

# Carmel Valley Perspectives

Preserving the beauty, resources, and rural character of the Valley since 1949

70<sup>th</sup> Anniversary Publication of the Carmel Valley Association

March 2019

carmelvalleyassociation.org



MOUTH OF CARMEL VALLEY as it looked in the early 1940s. This pastoral view of Carmel Valley prior to its development was taken from the bluff over what is now Highway 1, looking east out Carmel Valley Road. Hatton Ranch is in the foreground, where the Barnyard and Carmel Rancho shopping centers are now located. Photo courtesy Harrison Memorial Library

## ABOUT CVA

The Carmel Valley Association is one of the oldest, largest, and most successful community organizations in Monterey County. We are entirely volunteer with no paid employees. Our work is to defend the beauty, resources, and rural character of our beautiful Valley. We do that by working with residents, businesses, and government.

We keep Valley residents informed about important issues with our weekly email bulletin and calendar of events which goes to over 1,100 residents, and our quarterly newsletter, which is mailed to over 7,000 Valley addresses.

**The Presidents' Letters in this 70th anniversary newspaper, excerpted from our newsletters, describe CVA's extensive efforts and accomplishments during the past decade.**

## VISITING THE CARMEL RIVER WITHOUT THE SAN CLEMENTE DAM

by Mibs McCarthy

Many of us from Carmel Valley recently took a tour of the Carmel River site after the removal of San Clemente Dam. This was the third of visits that took place before, during, and after the demolition of the dam and the re-route of the river. Pictures tell some of the story, but the details and rationale make it more interesting.

The dam was silted in to a great degree, was deemed unsafe in a flood or earthquake, and made it very difficult for threatened California steelhead to reach their spawning area. The primary challenge of the dam removal project was how to remove the dam without releasing the accumulated sediment downstream. When the dam was in place, both the Carmel River and San Clemente Creek flowed into it. The first step was to cut through a rock ridge to divert the Carmel River for a half mile into San Clemente Creek to re-route the river around the sediment. Rock from the cut was used to create a dike forcing Carmel River from its old channel through the re-route channel. A sediment stockpile was created, and an engineered stabilized sediment slope was built at the downstream end of the stockpile to ensure sediment does not move into the



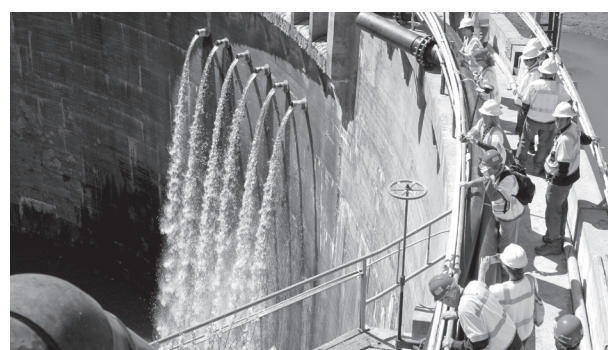
Step pools facilitate steelhead migration upstream from demolished dam — photo by Mibs McCarthy

river channel during an earthquake or flood. The dam was removed and the concrete debris was deposited in the sediment stockpile. The re-route channel and half-mile combined-flow channel have been reconstructed to provide passage for steelhead and to function like a natural stream.

Habitat restoration is the latest phase of the project. A significant challenge of the channel restoration is that the combined flow of both the Carmel River and San Clemente Creek now flow for a half mile in the smaller, steeper creek valley. The design facilitates fish passage while maintaining a stable creek valley.

Step pools function like a staircase for the steelhead. Fish make a one-foot jump, land in a pool, and swim to the next jump. Periodically there are larger pools for them to rest in. The floodplain includes rock and tree trunk structures that provide friction during a flood to slow down the water. Eventually this function will be provided by the riparian vegetation that will become established. Backwater areas along the channel will fill during floods and dry out over time, providing ideal breeding habitat for California red-legged frogs, an endangered species.

Overall the project is impressive, well-planned and implemented. The cost and the story behind who pays what is another thing entirely.



Carmel Valley residents visit San Clemente Dam before its demolition — photo by Joe McCarthy

## CVPOA IN THE 50s

By Jan Ayers — Founding member of the CVPOA

When I was married in 1945, both my husband and I had horses, so we had to have a place zoned for horses. A friend of ours had persuaded Sam Fertig to cut 15 acres off his thousands of acres (he owned from hilltop to hilltop -- now what is Laurel Drive to the River Ranch adjacent to Garland Park). We were able to buy 8 acres. The zoning was "U", which allowed about anything. The break-up of the big ranches began in the 1940s, leading to the beginning of subdivisions.

Robles del Rio had been subdivided in the 1920s into small lots, as were Paso Hondo and Lower Circle. I had become a member of the League of Women Voters and there were two other members (Orre Haseltine and Frances Andrews) living in the upper Carmel Valley. We got together and decided to observe the County Planning Commission and Board of Supervisors, where we found out that real estate brokers were asking for exceptions to the zoning. In 1947 we were able to get an ordinance passed by the Board of Supervisors establishing a one-acre minimum for a single family dwelling and a set number of animals per parcel. This document was entitled "Regulations for K Districts."

We three realized we would have to have an organization behind us, and so we got some people together in April of 1949, and formed the "Upper" Carmel Valley Property Owners' Association, with the stated purposes of studying the problems of the Valley and disseminating accurate information to members. Below is a quote from the minutes of the first meeting, April 21, 1949.

"The meeting of this new organization was called to order at Holman's Guest Ranch by Janet Ayers. She stated that the meeting was called by Valley residents who were interested in the welfare and development of the Valley. The aim of the group is to get the facts of problems and present them to the residents so that they are aware of the problems and are enabled to deal intelligently with them. Typical problems of the past have been zoning, the fire district, the dam, and school districts. Representatives could be appointed to attend the Board of Supervisors meetings, Planning Commission meetings, tax assessment meetings, School Boards etc., and thus keep the Valley residents abreast of what is going on."

The Board of the Carmel Valley Property Owners' Association (*upper* had been deleted) decided in November of 1951 that we should ask the County Planning Commission to commence laying out a master plan for the future development of Carmel Valley. The master plan, as envisioned, would embrace road layout, parks, setbacks, types of zoning, and aspects of utilities and mail service. Therefore a Master Plan Committee was formed, including representatives from the CVPOA and from the business and professional groups.

In 1955 the Planning Commission submitted a short 5-page document entitled "Community Development Plan for Carmel Valley" to the Board of Supervisors. It basically designated four areas for commercial use -- the Village, Mid-Valley Farm Center, Louis Wolter's and the Valley mouth, with most of the rest to be devoted to homes and agriculture. A great deal more work was done by diverse groups of people, and as a result of CVPOA leadership, the Board of Supervisors adopted the first real Carmel Valley Master Plan in 1961. Future articles on the history of CVPOA will continue the story, but this is the first chapter.

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# 19<sup>th</sup> CENTURY BARN HAS A NEW LIFE!

One of Carmel Valley's most historic structures, a Hatton dairy barn built c.1890, was restored in 2011 by its owner, Frank Tarantino. The barn, located on Carmel Valley Road about three miles east of Highway 1, is one of the only surviving structures from William Hatton's successful dairy operation a century ago. It sat for many years, gradually deteriorating, until Mr. Tarantino decided to cut down the trees obscuring it and hire his son-in-law to restore it.

The original Douglas fir had rotted, so most of it had to be replaced. However, the south-facing wall is all original wood, including pieces transferred from other parts of the barn during restoration. The new roof is covered with wood shake pieces that are replicas of the original, so the whole building is as close to its original appearance as the builders could achieve.

We owe Frank Tarantino our gratitude for his foresight in preserving this important piece of Carmel Valley history. Since 2016, when Mr. Tarantino died, the property changed owners, is privately owned by LeVett Properties, currently not open to the public. But the barn remains, treasured and cared for, with the rooftop visible as one drives down the Valley road.



Restored Hatton dairy barn — photo by Mibs McCarthy



Garland Park Outing — photo by Paola Berthoin

## OUT AND ABOUT IN THE WATERSHED

by Paola Berthoin

The Natural Resources Committee of CVA started the new program, 'Exploring a Sense of Place,' in 2017. It is based on a similar program that was 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 and bioregion. These outings include reflective opportunities such as creating a simple drawing of what one is seeing, 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. We share readings, walks, and encounters to gain a closer connection to the watershed that sustains all our lives.

Generally, every other month a specific aspect is offered on the second Saturday, building toward a whole experience of the watershed. The outings are open to children and adults.

Among the various outings we have explored are the different macro-invertebrates at the Carmel River below the Los Padres Dam with freshwater scientist, John Olson, and the natural history of the river with riparian and native plant ecologist, Nikki Nedeff. We have engaged in tracking at Hastings Reserve with wildlife and aquatic ecologist, Dawn Reis, and learned about the needs of steelhead trout at the Carmel River Lagoon with Frank Emerson and Brian Le Neve from the Carmel River Steelhead Association. We traveled back in time at Palo Corona Regional Park with geologist Doug Smith, and went on an invigorating tour of locations in Carmel Valley and Carmel Bay with geologist enthusiast Donna Zahn. We have delved into the rich world of birds that inhabit the Palo Corona Regional Park with birding enthusiast Rick Berg and have been treated to the knowledge of native peoples at Garland Park with Rumsen-Ohlone basket weaver and story teller Linda Yamane.

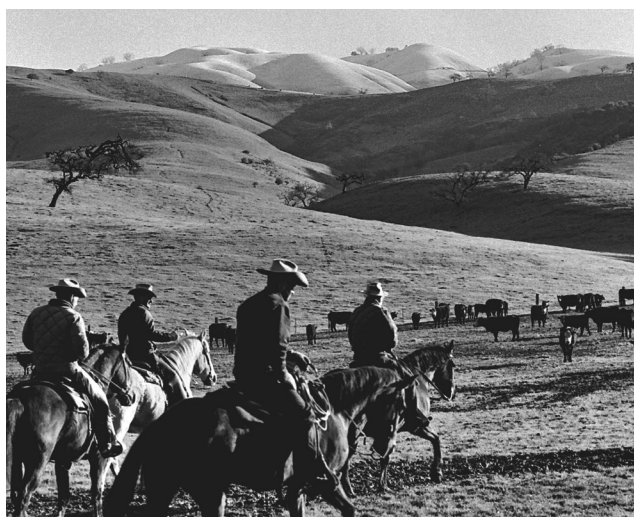
Such outdoor experiences, made possible by the generosity of the volunteer presenters, help us to build a more comprehensive awareness of how finely tuned the natural world is and how we can help or hinder its health. All the way around, the outings provide beautiful and enriching opportunities to learn and be with new and old friends in the Carmel River Watershed. We invite you to come along in 2019!



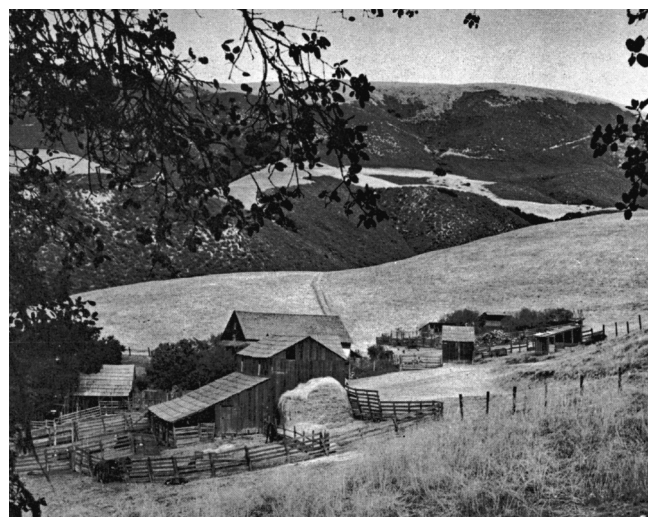
A caterpillar tractor breaks through the last ridge over Laureles Grade as the road is built in the 1940s. — photo from the collection of Tom Augustitus



CVA Board Members, 2016: Standing left to right: Karin Strasser Kauffman, Rich Fox, Pris Walton, Margaret Robbins, Rick Manning, Hannah Priestley, Donna Kneeland, Eric Sand, Sandy Schachter, Tim Sanders, Janet Brennan, Frank Hennessy, Marlene Martin. Kneeling left to right: Kim Williams, Mibs McCarthy, Dick Stott



Cowboys heading out to work their cattle in the early morning on Rancho Tularcitos in the 1960s-1970s — photo courtesy of the CV Historical Society.



Berta Ranch main house, garage, old barn, dairy, corrals, and hog sheds are shown above, circa late 1940s — photo by George Seideneck

## CVA 70<sup>th</sup> ANNIVERSARY PERSPECTIVES

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# LOOKING BACK, THROUGH THE EYES OF CVA PRESIDENTS

## PRESIDENT'S LETTER

### *Carmel Valley's Future*

February 2010 — by Glenn E. Robinson



Glenn Robinson,  
CVA president

In the wake of November's defeat of Measure G to incorporate Carmel Valley, the five top vote-getters for the (unimplemented) town council met to discuss steps that could be taken to preserve Carmel Valley's rural character and quality of life. Those candidates—Karin Strasser Kaufmann, Larry Bacon, Amy Anderson, Priscilla Walton, and I -- all agreed that the development challenges facing Carmel Valley were too great to rely on ostrich-like wishful thinking, and that

land-use-by lawsuit was no way to undertake planning.

We arrived at six recommendations, subsequently published in the Herald in January. Four recommendations were specific to the county's new General Plan ("GPU5") which may be adopted as early as March (after a decade's battle), and two recommendations revolved around institutional change.

The four GPU5 recommendations were: (1) maintain a distinct Carmel Valley Master Plan as currently the CVMP is going away in favor of a few pages of "supplemental" policies; (2) limit further development in Carmel Valley to existing legal lots of record (there are about 500 undeveloped parcels in the CVMP area); (3) maintain strong traffic standards, or "triggers," for Carmel Valley Road in order to limit congestion; and (4) eliminate the "special treatment area" at Rancho Canada, which seeks to transform five parcels into hundreds of houses in and around the flood plain of the Carmel River.

These recommendations are consistent with CVA policies, and we will continue to push them with the county.

## PRESIDENT'S LETTER

### *CVA Committees Protect Valley*

February 2012 — by Christine Williams



Christine Williams,  
CVA president

In the time of my tenure, CVA has faced many challenges and experienced growth. In the last years we have worked towards incorporating Carmel Valley to give us a more equal voice in the County, which sadly failed by only 275 votes (out of 5,459); have sat through many meetings on the General Plan; and are litigating on your behalf regarding traffic issues on Carmel Valley Road (still in mediation).

Our Land Use Committee has tirelessly worked to protect the Valley, giving us input on the developments of Cottages of Carmel, Villas de Carmelo, September Ranch, the Steiny project, the airport property, Robles del Rio Lodge area, Val Verde, Rancho Canada, and Holman Ranch. CVA has come alongside localized concerns, including the re-open-

ing of a publicly used path near Garzas and the cell tower placement at Holman, since moved to a better location.

Our Water Committee continues to interface often, intelligently and clearly, with all parties involved in the race to 2016 to reclaim and develop water supply to avoid severe water rationing.

At press time, six cities are voting on creating a Joint Powers Authority to speak with one voice and to have the power to be a key player in future decisions. If this is created, we have lobbied hard for inclusion of the Water Management District, the Pollution Control District, and representation for the 34 percent of us in the unincorporated area. Water Committee member Roger Dolan states, "We heard an openness by both operating agencies to working with a JPA, so this is in a state of flux at the moment. We continue to lobby for a workable, cost-effective and efficient solution."

Our membership and outreach efforts have shown amazing results. Our picnic and annual meeting continue to draw a good solid core of members. Our quarterly newsletter is mailed out to over 400 households. In 2009 we produced a four-page newsprint history of CVA, and distributed all 5,000 copies!

## PRESIDENT'S LETTER

### *Legal Victory*

November 2012 — by Mibs McCarthy



Mibs McCarthy,  
CVA president

In mid-summer, when P&E announced they would be replacing the Village light poles in September, it caused quite a stir.

P&E planned to replace them with steel poles, with globes on top. The 22 wooden poles, with a pendant light hanging from an arm specifically designed and put in decades ago, provide visual definition to the Village area, are themed "rustic" and abide by the lighting requirements of the Carmel Valley Master Plan. A community meeting organized by Christine Williams put public pressure on PG&E, augmenting the work already started by Supervisor Dave Potter and CV Village Improvement Committee. PG&E has postponed any action until September of 2013.

In September, we announced the settlement of our lawsuit against Monterey county for violating the California Environmental Quality Act. In the General Plan for Monterey county, the county used a new model for traffic assessment on Carmel Valley Road that would count decreasingly

smaller numbers of cars as traffic increased. Changing this method for measuring traffic required a public hearing on that issue, which was not held. CVA argued that using this new methodology would undercut traffic reporting, thus artificially diminishing traffic impacts from new development.

The settlement calls for continuing to use the historically established traffic counting system for which there are over two decades of data, in addition to reporting the calculations from the new method. Using the existing counting mechanism, where one car counts as one car, will reduce the possibility of the County bypassing traffic congestion as a serious issue in the consideration of new development plans. This settlement also lowers new development in Carmel Valley under the General Plan from 266 new units to 190 units, as well as strengthens environmental protections.

Without the outstanding traffic analysis by CVA volunteer Dr. Tim Sanders and legal representation by Ron DeHoff, as well as the considerable efforts of former CVA presidents Glenn Robinson and Christine Williams, the victory for the residents of Carmel Valley would not have been possible.

County policy requires that the proposed General Plan amendments agreed to in the lawsuit settlement receive recommendations for approval by the Carmel Valley Land Use Advisory Committee (it did) and the Planning Commission. The Board of Supervisors must then approve it.

## PRESIDENT'S LETTER

### *An Active Year*

February 2015 — by Mibs McCarthy

Happy New Year from CVA! The coming year brings new challenges to the peace and tranquility of the valley, so please renew your membership today and help in the efforts to protect the rural character of our Carmel Valley.

In 2014, your Association

- (1) Requested the Water Management District to conduct a watershed study to evaluate the safe, sustainable yield of the Valley before allowing any new wells (other than replacement wells) to be drilled.
- (2) Hired an attorney to write a letter to the County detailing issues involved with the Hilltop Ranch event application.

- (3) Urged the Monterey County Board of Supervisors to impose a moratorium on hydraulic fracturing (fracking) until such time as full scientific evaluation and environmental impact studies show it will have not adversely affect Carmel Valley and surrounding areas.

- (4) Joined Quail Lodge neighbors in opposing the proposed canine sports center on Valley Greens Drive.

- (5) Worked with LandWatch on analysis of ordinances implementing the new General Plan as they will affect Carmel Valley. Paid LandWatch \$500 reimbursement for legal fees, and pledged an additional \$2500 to be paid as legal work progresses.

In the coming months, issues which will impact the rural character of the Valley are development of Rancho Canada and September Ranch, emergency response and evacuation, and hiking and equestrian trails.

## PRESIDENT'S LETTER

### *Many Successes... But Many Challenges Remain*

February 2018 — by Priscilla Walton



Priscilla Walton,  
CVA president

We at CVA are most grateful for our members' support and dedication to our shared CVA mission. We value your determination to help us protect Carmel Valley's natural beauty and the character of the quintessential rural living place our predecessors preserved and have left to us as stewards for future generations.

With your help, we've had many major accomplishments over the past two years. We challenged the totally inappropriate Val Verde project at the mouth of the Valley and have fought to ensure that all proposed projects in Carmel Valley conform to county rules and the Carmel Valley Master Plan, including the proposed Rancho Canada development.

We also successfully fought against the development of special event centers in residentially-zoned neighborhoods, and we launched our advocacy project on our website to ensure that Carmel Valley residents' concerns are brought to the attention of the proper county officials for action.

I am pleased to report that we are also developing a new spirit of transparency and cooperation with the county. We maintain ongoing positive contact with our supervisor, Mary Adams, and have an excellent working relationship with her. Together we try to resolve issues that arise. We also meet regularly with county personnel to help resolve the problems that you report to us.

We are also actively involved in organizations that are working on issues and ordinances that affect us. Issues include short-term rentals and special events. We work with organizations such as the Carmel Valley Road Committee and the Monterey County Regional Park District (regarding use of Rancho Canada lands). We are also working to find a way to save the Carmel Valley Airport property as open space and as a potential staging area for future emergency operations.

It is a very big agenda but a vital one. Many significant challenges lie ahead. But if we fail as stewards for our valley now, there is no going back...there are no second chances. Yet, with your continued help, I know we can meet the challenges, and continue to preserve and protect our precious valley for generations to come. And, like you, I know we must.

## PRESIDENT'S LETTER

### *A Year At The Crossroads*

February 2016 - by Priscilla Walton

As you know, since our founding in 1949, the Carmel Valley Association has worked with great success to protect our way of life and preserve the rural character of Carmel Valley. With the help of our members, 2015 was another year of great accomplishments, including the following:

- a. Working with Friends of Quail and other community members, we were able to mobilize the Carmel Valley community to stop the proposed approval of the Carmel Canine Sports Center...
- b. With the expertise of CVA Board members, we investigated the major traffic and water issues facing Carmel Valley and brought them into the spotlight.
- c. We reached out to other organizations in the valley to more effectively work together and support one another on issues that affect our quality of life.
- d. We became a locus for citizens throughout the valley who called on us to help with issues such as short-term rentals, unpermitted events, and other concerns related to land use.

Though this is a record of which we are rightly proud, we cannot rest on our laurels, for 2016 is going to be one of our most challenging years ever.

As we enter 2016, we are faced with many serious issues that will drastically impact the way we live and interact with our environment. As the economy improves, there is an ever-growing flow of visitors and increased pressures for land development.

With these, emerge intensive and dangerous traffic patterns and overuse of our limited water supply. Added to this, short-term rentals, too many events, and a shortage of police protection are already impacting the quality of our lives. We are truly at a crossroads!



CVA Picnic Sept. 30, 2018 — photo by Mibs McCarthy

# CARMEL VALLEY VINTAGE AIRFIELD



1945 photo of 4 single-engine taildraggers at Carmel Valley Airport — photos courtesy of CV Historical Society



Byington Ford (with Larry Sweeney, right) dreamed of turning a Carmel Valley oat field into an airpark where pilots could taxi right up to their door.

## THE “AIRWAY RANCH” STORY

Byington Ford settled on the Monterey Peninsula in 1941 and bought a corner of the Mexican Rancho Las Laureles. His visionary concept was an airpark where owners could live in close proximity to their airplanes, with homes adjacent to hangars. Unfortunately, the introduction of his dream coincided with the Pearl Harbor attack on December 7, 1941.

His “Airway Ranch” only produced two hangar-homes on the property, one burned, and one is still standing but repurposed. In 1949, Peter Delfino bought the property, and the open land has remained integral to emergency and fire safety contingency plans since.

The Carmel Valley Vintage Airpark secured a designation as a State Historic Resource in November of 2003 with a unanimous vote by the California Historical Resources Commission, finding that it represented the first airpark in the United States and the world.



Soberanes Fire Emergency Staging — photo courtesy of Jeff Ohlson, CV Historical Society

## THE CARMEL VALLEY VINTAGE AIRFIELD

May 2018 — by Pris Walton

The Carmel Valley Association’s mission to protect the beauty, natural resources, and rural character of the Valley comes into sharp focus when one thinks of the Carmel Valley Vintage Airfield—thirty acres of privately-owned, undeveloped land in Carmel Valley Village also known as the Delfino Family Property.

People who have taken a morning jog, walked dogs, or ridden a horse there recognize how integral the airport is to Carmel Valley Village life. CVA believes that it is imperative to preserve and protect this open space and ensure its continued public use by local residents and in emergency situations.

### A BRIEF HISTORY

The airport is located right in the heart of Carmel Valley Village. It is the site of the former Carmel Valley Airfield that originated in the 1940s. The airport was closed down in 2002 due to public and private pressure. The pilots and their planes are long gone, and the paving is in disrepair. Now the airport is used by locals and visitors informally as an open space and has served as an important staging facility for fire suppression activities. The current owner (the Delfino Family Trust) has generously allowed local residents to use the 30 acres of flat, open space for exercise and casual recreation.

The potential benefits of saving the airport property for public use are numerous. As well as providing valuable open space for recreation and vital emergency response efforts, it would save the property from development. This in turn would help to serve the environmental protection interests of the broader community.

## CARMEL VALLEY SAVE OPEN SPACE

UPDATE — Joe Hertlein, Board Chair

In June of 2018, a group of concerned residents came together to save the airfield property from development. The community group has become a registered California non-profit corporation and has received federal IRS tax-exempt status. The stated mission is to purchase the 30-acre property to guarantee its future use as open space and for emergency uses such as Cal Fire’s wildfire fighting operations. The group has some 400 members so far and is actively soliciting for more supporters and donations. Go to [CVSOS.org](http://CVSOS.org) to learn more and to take a short survey to indicate preferred community uses for the property upon public acquisition.



## CVA PRESIDENTS

- 1949 William Wood
- 1950 Ernest Dawley
- 1951 David Hoisington
- 1952 J.L.Underhill
- 1953 Harold Sand
- 1954 Paul Jones
- 1955 Ed Haber
- 1956 L.W. Klene
- 1957 Dudley Swim
- 1958 Claude Dillavou
- 1959 R.O. Bare
- 1960 Frank Fletcher
- 1961 J.L.May
- 1962 Jack Uzzell
- 1963 John Sigourney
- 1964 George Brown
- 1965 E.P. Tyner
- 1966 Rex Pryer
- 1967 C.L.Underwood
- 1968 Emil Hansen
- 1969 Roy Kaminske
- 1970 Ed Lee
- 1971 George Sackman
- 1972 Bill Brown
- 1975 Al Eisner
- 1977 Hannah Davidson
- 1978 Doug Despard
- 1980 Earl Moser
- 1981 Jack Sassard
- 1982 Richard Delsemer
- 1984 Robert Greenwood
- 1985 Jerry Foote
- 1986 Gene Erner
- 1987 R.T. Nimmons
- 1989 Max Chaplin
- 1991 Allan Sandstrum
- 1993 Roger Williams
- 1995 Ilene Crane-Franks
- 1997 Christopher Cayce
- 1998 Jerry Clark
- 1999 George Boehlert
- 2002 John Dalessio
- 2004 Glen Robinson
- 2008 John Dalessio
- 2009 Christine Williams
- 2012 Mibs McCarthy
- 2015 - present Priscilla Walton

SINCE 1949

**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**

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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 CVA e-bulletin with the calendar and relevant local news.*

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