



**The Need for Enforcement:  
Short Term Rentals and Events  
Endanger Residential Neighborhoods**



**President's Letter**

Those of us who have lived in Carmel Valley for the last four decades have seen the decline of enforcement of local ordinances, failure to implement required conditions on approved projects, and general regulatory laxity. It may not have seemed like a big problem in the 1980's, but it clearly is now.

Something must be done to rein in the current chaos, with its inconsistent enforcement of the rules that govern our community. Nowhere is this more apparent than with short-term rentals (STRs) and special events. The county administration is missing in action even though it receives many reports and complaints about illegal short-term rentals and unpermitted events.

One has to ask, what is the problem? The county states it has inadequate resources to implement the regulations and ordinances that it develops. But then it proceeds to commit its limited resources to less urgent matters. It is out of control. The individuals operating illegal STRs and event houses know that the county will do nothing. As a result, the number of events and short-term rentals in Carmel Valley continues to spiral. Carmel Valley is in effect being rezoned as an entire area of "commercial activity." And, this de-facto rezoning of Carmel Valley into a venue for STRs and event centers is occurring without any planning and without regard to public input.

It is imperative that Monterey County regulate all short-term rentals, as it does

Letter continued on page 2

**DRIVERS REACT TO NEW 45 MPH SPEED LIMIT**



Monterey County photo

by Sandra Schachter and Andy Sudol

Carmel Valley social websites and conversations have recently been abuzz with commentary on the recently lowered speed limit along Carmel Valley Road and its consequences. Some residents have been happy about the change, seeing a consistent speed limit as safer and easier to obey; others have been upset, finding it an inconvenience that makes it more difficult to drive the road comfortably; and others don't think it will make much difference because there is so much traffic that drivers can't go any faster and because the CHP doesn't patrol the road enough, anyway. Many residents believe the effect of the new speed limit is dependent on how effectively it is enforced. Recent comments on Nextdoor Carmel Valley indicate that drivers are noticing with annoyance more incidents of speeding, tailgating, and rude driving behavior and attributing these to the new speed limit.

**So why was this change made and how is it being enforced?**

So why was this change made and how is it being enforced?

According to Yuri Anderson, a policy adviser to Supervisor Mary Adams, "The decision to study speed on Carmel Valley Road was based on multiple requests for speed reduction along the corridor from Hwy 1 to a point 700 feet west of

Phelps Way over a period of two years or more, due to accidents with fatalities related to excessive speed. The Resource Management Agency conducted Engineering and Traffic (E&T) Surveys for the segments that were not already 45 mph, which is a requirement outlined in the California Vehicle Code and in the Manual of Uniform Traffic Control Devices (MUTCD). The then County Traffic Engineer reviewed the data and determined there should be a speed reduction for safety of drivers due to conditions not apparent to the driver and continuity of speeds along the corridor. It was recommended that the speed along the corridor be a continuous 45 mph

because of the entering driveways, sight distance issues, and collision data."

The county Resource Management Agency traffic engineer has not responded to emails with requests for the specific accident statistics previous to and after the change.

Anderson continues: "The Board of Supervisors modified Section 12.12.010 to establish a 45-mile-per-hour speed limit on Carmel Valley Road from State Highway 1 to a point 700 feet west of Phelps Way on April 3, 2018. This action merged eight speed sections of Carmel Valley Road into one continuous speed

# HIDDEN VALLEY MUSIC SEMINARS

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Carmel Valley



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104 W. Carmel Valley Rd

### President's Letter, continued from Pg. 1

other lodging businesses. By definition STRs should be considered commercial businesses, rather than residences, thereby making them a different type of land use. They should be regulated as such.

Concentrations of commercial businesses such as short-term rentals negatively affect residential neighborhoods, induce unfair competition with legitimate hotels and B&B establishments, and take valuable housing stock off the long-term rental market, thereby exacerbating affordable housing problems.

In addition, basic equitable enforcement of use permits for special events is not happening. In Carmel Valley, we have a party barn on Scarlett Road, operated by a county employee in a residential area. Chateau Carmel off Country Club



Google map image of 15 acre, 8,300 sq. ft Chateau Carmel compound

Drive is an unlicensed short-term rental and special event venue that has been reported on many times over the years. An unpermitted house operates as a bed and breakfast on Chaparral Road, and an ever-increasing number of events are occurring at Folktale Winery on Carmel Valley Road. Many more event houses could be cited here but space does not permit. These are all activities occurring in residential areas. Meanwhile, allowing all of the illegal event houses to operate in essence discriminates against honest and historically permitted operations like the Holly Farm. The good guy loses and dishonest operations continue to boldly grow in our face.

We see our 5th District Supervisor, Mary Adams, trying to get a handle on this legacy of neglect. Yet, we don't see much of a response from the county.

That is why the work of the CVA is so critical. Someone has to work with our supervisor to hold the county's "feet to the fire." Until the county administration starts to properly do its job, CVA will be there to push, prod, and, if necessary, litigate, to protect the residents and resources of Carmel Valley.

Thanks for your support in making this possible.

### Drivers React, continued from Pg. 1

along this stretch of road. An after-study will be conducted to review the corridor speed of 45mph and determine if any other adjustments will need to be made after a period of driver adjustment of one year.

In regard to enforcement, at this time there is no plan to change enforcement patterns along the road. Supervisor Adams's office has received numerous calls and emails regarding the change over the past few weeks. There is a split in how people feel about the corridor having a continuous 45 MPH limit, but it seems most people are aware of the changes and making the required adjustments to their speed."

Unfortunately, the change to a consistent 45-mile-per-hour limit and signs that indicate 25 miles per hour along "Dead Man's Curve" near Country Club Drive did not prevent the tragic auto accident that took place earlier this year involving teenagers and an adult, alcohol, lack of

seat belt use, and a narrow curvy road with oncoming traffic. In this dangerous area where signage is often insufficient in slowing vehicles, speed bumps or some other similar physical speed-reducing addition should be considered.

Teenagers will always be prone to making mistakes. That will not change. We live in an area where many teenagers drive. It's also a strong wine drinking, growing, tasting locale. Drinking alcoholic beverages is promoted heavily. Perhaps our community could do more to educate our youth on the possibility of fatal risks of driving impaired - regardless of whether it's because of alcohol, other drugs, texting, or worse: a combination. Carmel Unified School District and Carmel High School have taken steps to address the issues, but are they enough? Tragic accidents like the one that occurred are preventable, but preventing them requires action, focus, and periodic repetition of warnings.



## NOTES FROM THE CVA PICNIC

photos by Mibs McCarthy and David Mullally

The 2018 annual CVA picnic on September 30 at the CV Trail and Saddle Club was a big hit with over 100 old and new members. We had perfect weather, a gourmet meal by Jerome Viel, wine donated by Hubert Fabre, music by Rick Chelew and Nick Leahy, and a silent auction. District 5 Supervisor Mary Adams updated us on local issues, saying she is grateful that residents bring concerns to her to help alert her to important county matters. She also spoke of being shocked at the unpermitted special events, mentioning that wine tasting and car events are not a good combination. Amy Anderson from Public Water Now explained the details of Measure J on this November's ballot. CVA has endorsed Measure J and urges everyone to vote!



Silent auction shoppers inspect offerings



Mibs McCarthy with Tim Sanders



Mary Adams



Jerome Viel serves up BBQ



## AMY ANDERSON: Scientist, Musician, and Activist

by Carolyn Rice

She won an election for a town that doesn't exist. Music ranks first place in her life. A scientist, she recalls with pleasure diving in a deep-water submarine for research near the Galapagos Islands. In recent times she has devoted about half her time promoting Public Water Now goals.

Activist, volunteer, and environmentalist Amy Anderson, with her husband, George Somero, moved to the mouth of Carmel Valley from Oregon in 1995. They were teaching zoology at Oregon State in Corvallis when he accepted a job at the Hopkins Marine Station. Both had lived in Southern California in areas that had been overdeveloped. The greenery, open space, air quality, and temperate climate of Carmel Valley appealed to them. During her time here, Amy has worked to preserve the Carmel Valley character that impressed her when she first came.

Enthusiastic about her diverse interests, Amy is convinced that "acting locally is your best chance of having any impact." In 2009 she put her energy into the Carmel Valley incorporation measure, running for a town council position that she won. But when the measure to create the town of Carmel Valley was defeated, no city council came into being. At the time the measure lost, the US economy was in a downturn and places like Quail Lodge were closed. Looking back, Amy reflects, "the timing was difficult."

She calls Carmel Valley a great place where she and her husband hope to spend the rest of their lives. "We are so grateful there is a Carmel Valley Association to protect our interests." She encourages residents to support the CVA and its endeavors to enforce the Carmel Valley Master plan.

When she moved from Oregon, Amy took stock of what she wanted to do with her life. "I loved science, but when teaching, I didn't have time for music. It was my soul food. It still is." A cello player, she plunged her energies into Chamber Music Monterey Bay, an organization that brings top-flight international music groups to Sunset Center. Amy said one of her most rewarding volunteer jobs is listening to CDs submitted by the groups hoping to perform here. "I have seven gigantic boxes of CDs."

Recently she has devoted many hours to



the Public Water Now group, which has promoted public ownership of our water company. Nationally, only 13 percent of citizens obtain their water from private companies, and the rest are served by public water companies, she noted. She believes that if the public could buy California American Water Company, the money now spent on corporate taxes and for investor profits could be used to help with the buyout. "Los Angeles and San Francisco have public water. Why can't we?" she asked. "People are mad about the increase in water bills." She also notes that five new water sources have been developed by the Monterey Peninsula Water District and to date Cal Am has not produced any new public water supplies.

She noted the millions being spent on the public relations campaign currently underway by Cal Am dwarf the \$177,000 budget Public Water Now has to promote the November vote on Measure J. The measure would mandate a study requiring the Monterey Peninsula Water Management District to determine whether a public buyout of California American Water Company would be feasible and benefit water customers.

# HOME SHARING: A Relief Valve for the Housing Crisis

photos and story by Luana Conley



Doris Beckman, left, co-sponsor of the Home Share presentation, with Annamarie Pluhar, author of 'Sharing Housing'

Are you or your friends and family struggling to find a place to live that's habitable and affordable? Are you rattling around by yourself in a bigger home than you need? Monterey County's housing crisis is propelling some creative solutions and energizing efforts toward rent control. Many "economic refugees" have not recovered from being pushed out of their own homes after the financial collapse of '08, and business segments are experiencing trouble finding employees who can afford the commute for a low or median pay rate. On the other side of the equation, homeowners, particularly those on fixed incomes, are feeling the pinch of increasing maintenance and utility rates.

Home sharing is one option that can help one hold on to a beloved but too-big home, and help renters remain in their community. The shared house option is a practical solution to help individuals save money, overcome the isolation so prevalent in aging populations, and live more fully with companionship.

Annamarie Pluhar is the author of *Sharing Housing, A Guidebook for Finding and Keeping Good Housemates*, and founder of Sharing Housing, Inc., [sharinghousing.com]. Her book describes a tested process to help self-reliant, mature adults who might be

struggling with living alone discover how they can share a home for the mutual benefits of cost, company, cooperation, and comfort.

A Robles del Rio widow does it the easy way: a friend needed a place and she had a spare room. Her house-sharing model is more than simply renting a room. It's deciding how to combine two lifetime collection of household items to avoid duplicates, and decide together how to best use common areas. Another local long-time resident refurbished her bright and breezy downstairs and rents it to a working friend who could not find an affordable apartment. They all save on expenses, and the security of another resident on the property is a comfort.

The Alliance on Aging facilitated a home-sharing match program for seniors, but it was discontinued in 2009 due to the administrative burden and

no core funding. HipHousing [<http://hiphousing.org>] of San Mateo runs a vigorous matching program between the home provider and seeker, who pays rent or will exchange household duties for reduced rent. The National Shared Housing Resource Center [<http://nationalsharedhousing.org>] is a clearinghouse of information for people looking to help get a program started. Locally, Doris Beckman's Golden Connections of Marina and the Area Agency on Aging sponsored a local presentation by Pluhar, and the attendees are now collaborating to promote home-sharing in Monterey County.

Home-sharing done right relieves alienation, stress, depression, and anxiety. Humans require connections to thrive. Not all those who live alone are lonely, but the benefits remain for a range of personalities.

## PROGRESS TOWARD CONSERVING THE AIRFIELD LAND

By Joe Hertlein and Candace Lutian



Carmel Valley Save Open Space (CVSOS) continues to make excellent progress toward raising funds and awareness regarding the goal of purchasing the former Carmel Valley Airfield for community use.

The organization, which has grown to nearly 300 supporters, was officially recognized by the State of California in early August, and the group's tax-exempt status is being reviewed by the IRS.

Community outreach activities include staffing tables at the Village Farmer's Market, in mid-valley, and at Garland Regional Park. The group arranged for a well-known land trust advocate from Cambria Land Trust, Rich Hawley, to share his experience in creating a successful land trust. CVSOS sponsored an Oktoberfest fundraiser at Trailside

Cafe in Carmel Valley Village on October 16, and a gala fundraising event is in the works for early 2019. CVSOS continues to garner support from local political figures and is actively researching fundraising and grant sources.

Supervisor Adams' office is assisting with inquiries into Prop. 68, state-wide park funding, which authorized \$4 billion for state and local parks and other environmental projects. Community residents can fill out a survey at cvsos.org with suggestions for possible uses for the airfield.

The airfield is an important community asset that must be kept as open space for future use: a staging area for firefighters and helicopters to prevent disasters, for CALSTAR helicopters in health emergencies, by the Sheriff's Search and Rescue team, and for the annual Santa Fly-In (a community tradition for nearly 60 years). The safety and well-being of our community depend on preserving this critical, 30-acre, flat open space area, the only one of its kind in the Valley.



# PUMPKIN SPLENDOR at Earthbound Farms

by Samantha Cabaluna



Photo by Mibs McCarthy

With its organic pumpkin spectacular on full display, Earthbound Farm's Farm Stand and Organic Café' has re-opened on a limited schedule following an 8-month closure for renovations. "We understand how well-loved Earthbound Farm's Farm Stand is - both with locals and visitors

- and that it was deeply missed," said Earthbound Farm President, Deverl Maserang. The Farm Stand's redesign focuses on its most popular offerings, the all-organic fresh produce and flowers, and added smoothies, a juice bar, and espresso machine.

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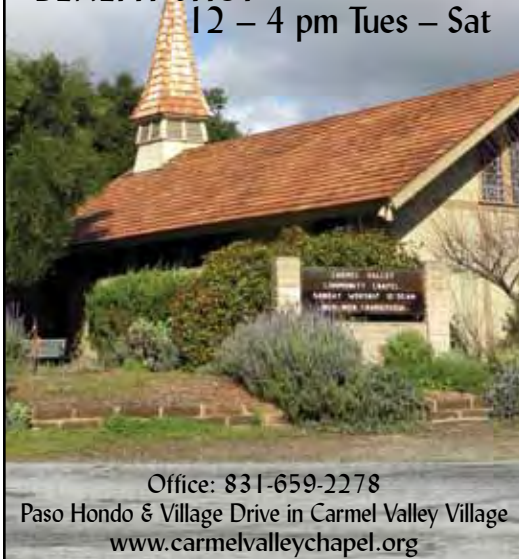
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Paso Hondo & Village Drive in Carmel Valley Village  
[www.carmelvalleychapel.org](http://www.carmelvalleychapel.org)

## Carmel Valley Holiday Events Celebrate Community

Traditional Carmel Valley holiday activities take off once more with the Community Thanksgiving dinner on November 22 from noon to 3pm at the Carmel Valley Community Youth Center on Ford Road, sponsored by the Carmel Valley Angel Project and open to all valley residents. If you would like to volunteer, contact Terry Pershall at 247-6642 or [pershall@gmail.com](mailto:pershall@gmail.com).

The annual Tree Lighting Ceremony will take place on December 1 at the Carmel Valley Community Park, and the Santa Fly In will happen at the former Carmel Valley airfield on the morning of December 8. To volunteer to help with the Santa Fly In, call Ed Lake at 915-4467.



Long time Angel Project volunteer Cynthia Hall decorates her home with a carved wooden angel

The Angel Store, also sponsored by the Angel Project, will be open again in mid-December. At this time, Valley families who need some help to brighten their holidays can come by appointment and pick up needed food and gifts, for free. Please

call Alicia Doherty at 298-7425 for an appointment. If you would like to volunteer to help at the store, contact Ann Marshall at 659-5449. Toy donations can be made in barrels placed at businesses around the valley, and financial donations can be made by sending a check to the Angel Project at PO Box 1305, Carmel Valley, CA 93924. For more information, see the website, [www.cvangelproject.org](http://www.cvangelproject.org).

# Let's Do the Feasibility Study and Get the Facts.

## Vote YES

# J

**PublicWaterNow.org**

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#### Facts about Measure J and the Monterey Peninsula Management District:

The Monterey Peninsula Water Management District (MPWMD) would be the new public owner of our water system. They have a board of directors elected by us and answerable to us. MPWMD would retain most of the local Cal Am employees who currently run the system and hire a new management team. MPWMD was created in 1977 by a public vote in response to the 75-76 drought, and is highly competent. It was created to develop additional water supplies, protect the watershed, manage available water supplies, and promote water conservation, and has done so. **66% of the water we currently use, over 7,000 acre-feet over the past 25 years, has been developed by MPWMD. Cal Am has developed NO new water in 52 years of ownership.** More on MPWMD here: <http://www.mpwmd.net>.

Historically Cal Am and a few commercial and development interests were responsible for smearing MPWMD with bad press and trying to eliminate them with legislation. For more information go to [publicwaternow.org](http://publicwaternow.org). Source: *Public Water Now*

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Call about KIDS UP FRONT & FREE! 6:45 Pre-Concert Lecture with Kai Christiansen

# CVA CHRISTMAS PARTY

Plan now to attend the CVA Christmas Party on Sunday, December 9, 3-5 p.m., at Hidden Valley Music Seminars. Jerome Viel will serve a festive dinner with wine from Hubert Fabre, and we will dance to the music of K. (Kathi) Mello and Mike Mahoney. Here is a picture from last year's party.

