



CALENDAR

PARTY IN THE VILLAGE

Sat., Oct. 29, 7 p.m.
Hidden Valley, 88 West CV Road

VOTE NOVEMBER 8

7 am - 8 pm at the Polls

ANGEL PROJECT HOLIDAY EVENTS

* COMMUNITY

THANKSGIVING DINNER

Open to all Valley residents
Thurs., Nov. 24, Noon-3 pm
To volunteer, contact Terry Pershall: pershall@gmail.com

* ANGEL STORE (see pg. 2)

CVA HOLIDAY PARTY

Dec. 4, 4 - 6 pm, Hidden Valley
(see details on pg. 6)

CHRISTMAS TREE LIGHTING

Dec. 3
CV Village Community Park,
4:30

SANTA CLAUS FLY-IN

Dec. 10
10:30 CV Air field
Meet Santa at Community
Center after parade

Mark Your Calendar

Sat., Jan. 28

14th Annual Wine Event

Friends of the Carmel Valley
Library

Subscribe to our **FREE**
weekly e-bulletin to
keep up with the latest
Carmel Valley issues and
events. You need not be
a CVA member to get the
news in your inbox every
Thursday. Sign up at www.carmelvalleyassociation.org

RANCHO CAÑADA REPORT NEEDS REVISION

By Priscilla Walton and Eric Sand



Monterey County Rancho Cañada Village Specific Plan
Photo: Robert Cameron

CVA hoped that the county would prepare an adequate environmental impact report on the proposed Rancho Cañada Village project so that the public understands how the two Rancho Cañada Village projects addressed in the Recirculated Draft Environmental Impact Report (RDEIR) would affect Carmel Valley. It is our opinion that the RDEIR is inadequate and requires recirculation.

The proposed project has a long history beginning in 2005, with the first EIR released for public review in 2008. It has taken eight years for the county to submit a new document. The CVA team that reviewed it found it to be inadequate for the following reasons:

- ▶ It is unclear what the proposed project is.

continued on page 3

President's Letter

by Priscilla Walton



Priscilla Walton

A Fork in the Road: *Can we come together to follow the road less taken to preserve the Carmel Valley?*

The last three months have been a time of great stress and anxiety, but also of unity and of the strengthening of community, as the Carmel Valley and the surrounding region affected by the Soberanes Fire have come together.

I want to begin by thanking the firefighters from all over California and many other states for their tremendous work. CALFIRE and state and local agencies were models of organization, efficiency, and hard work. Also to be thanked are the local public officials who followed CALFIRE's lead in getting information out by news, email, and public meetings.

All the community and private organizations and individuals who also came together to raise funds for those most affected by the fire are to be commended. We are grateful to you.

continued on page 2

HIDDEN VALLEY MUSIC SEMINARS



The Hidden Valley String Orchestra

Stewart Robertson, Music Director
Roy Malan, Concertmaster

An English Extravaganza

Parry • Pärt • Leighton • Elgar

Saturday, December 3, 2:30 pm
Hidden Valley Theatre, Carmel Valley

Sunday, December 4, 2:30 pm
Peace United Church, Santa Cruz

Tickets: \$25.00/person

CELEBRATE THE NEW YEAR AT HIDDEN VALLEY



Café Musique

with their unique blend of
gypsy swing tango folk wild classical

plus

Bob Phillips & Eddie Erickson

Dancing

Hors d'oeuvres • Wine
Specialty Coffees • Champagne

9:00 pm

Hidden Valley Theatre

Tickets: \$100/person

TICKETS

659-3115

hiddenvalleymusic.org
104 W. Carmel Valley Rd

President's Letter, continued from Pg. 1

This devastating fire taught us not only the value of a strong local community, but also the fragile existence of humans on a land prone to fire and floods. Certainly, the question of whether to continue to build in major fire areas, as well as in flood plains, has been raised to the forefront by this fire, as has the looming specter of climate change. All this building in an area with already overburdened roads-- Highway 1, Carmel Valley Road and Laureles Grade-- as our only emergency escape routes causes serious safety concerns that urgently need to be addressed.

We are truly at a crossroads in Carmel Valley. The reality is that our over-trafficked roads and our ongoing severe water shortage must make us turn sharply from the well-worn path of creeping development. For, if we continue down that path, our tranquil rural valley could become yet another dangerous example of urban sprawl.

New projects proposed for the mouth of Carmel Valley include the large Rancho Cañada project of 130 homes and a potential large supermarket-- bringing the total of three such markets within less than a mile of each other—and further intensifying the use of land, water, and traffic.

Is this the road we wish to go down? Or can we take the road less traveled and become a model for sustainable communities of the future? The fact of the matter is so far we have chosen the path that leads to a transition to predictable urban growth.

Thanks to the efforts of the CVA, we now

have capped the growth in Carmel Valley at no more than 190 more housing units between now and 2030. This cap was arrived at through the settlement of a CVA lawsuit with Monterey County over the 2010 General Plan. Recent events should make us question whether even that amount of additional development should be permitted, given existing traffic and water conditions, and the very real safety concerns should we need to evacuate in an emergency.

And, if we do allow any further development at all, should we not be focusing on model housing projects that embody sustainable energy and water use, solar energy, and green building? Shouldn't we be innovative and creative in the housing we support?

One last thought from the recent fire. Another of the lessons learned in this fire is the important role the Carmel Valley Airport in Carmel Valley Village played as a staging center to combat the fire. Should we residents of Carmel Valley come together to try to find a way to publicly finance the purchase of this land? It functions as a low maintenance park-like setting for dog walkers and joggers, an emergency airport for helicopters. It provides a rural view to all who live there and walk around it, enhancing and preserving the rural character of Carmel Valley.

Hopefully, some good can come from our recent travails, and as a community we can come together once again to try to travel as one down a less worn and more sustainable path for the future of our special rural valley.

The **Angel Store** is where Carmel Valley residents who find themselves financially challenged during the holiday season can pick up clothing and gifts. Donation barrels are available throughout the valley. Tax-deductible financial donations may be made by mailing checks to PO Box 1305, Carmel Valley, CA 93924, or online through the Angel Project website at www.thecvap.org. To volunteer, contact Cynthia Hall at cynthiabhall@comcast.net. Those who would like to visit the store can make an appointment with Susan at 831-601-7590.



While the RDEIR identifies the 281-unit project as the proposed project, the 130-unit alternative was publicly identified as the proposed project by the applicant at the Carmel Valley Land Use Advisory Committee hearing on the project.

- ▶ Both projects are inconsistent with the 2010 General Plan. Unlike the DEIR for the 281-unit project, the RDEIR does not include general plan amendments to address the inconsistencies for either project. California planning law requires that projects be consistent with substantive sections of general plans

The 281-unit project would violate the 2012 settlement agreement between CVA and the County of Monterey. That agreement resulted in an amendment to the Carmel Valley Master Plan that established a 190-unit limit for new units.

The 130-unit project, which includes 20% affordable housing, does not meet the 50% affordable housing requirement for the Special Treatment Area where the project would be located.

Neither project meets the traffic requirements of the 2013 Carmel Valley Master Plan and the Circulation Element of the 2010 General Plan.

- ▶ The RDEIR addresses consistency of the 281-unit project with the 1982 plan and policies even though they are no longer applicable. This serves to confuse the environmental analysis and adds hundreds of pages to the document. It also combines an eight-year old poorly prepared EIR for the 281-unit project with analysis of an essentially new 130-unit project, making public review challenging. The sheer volume of the 1600-page RDEIR (600 pages of text and 1,000 pages of appendices) is daunting. Referencing two distinct projects from two distinct time periods written under two different general plans obfuscates rather than clarifies the impacts of the proposed project.
- ▶ There are numerous serious defects in the traffic analysis, which uses an erroneous baseline for existing traffic conditions. The analysis also is flawed in the identification, selection, and

analysis of data.

CVA prepared an extensive analysis of the 2008 DEIR. It raised substantive concerns and questions. Our comments were never answered as the public review process was aborted in 2008, when the EIR was withdrawn. Thus, the public review process was never completed. The CVA Board and our members devoted considerable effort and expense to prepare those comments. Many of the issues raised regarding the 2008 EIR are repeated in the RDEIR, including numerous important factual mistakes and omissions outlined in a 117-page letter submitted to the county during the last public review period.

Because of the issues outlined above, the RDEIR needs to be revised and recirculated.

CVA Evaluation Team

- Priscilla Walton
- Eric Sand
- Tim Sanders
- Karin Strasser Kaufman



CARMEL VALLEY FORUM DONATION

CVA is grateful for the generous \$5,000 grant recently received from the Carmel Valley Forum to assist with legal fees related to the Rancho Cañada Village development project. The CV Forum is a 501(c)(3) non-profit corporation whose mission includes protecting "the rural character and environment of Carmel Valley." The Forum receives tax deductible donations and engages in grantmaking related to its mission. Donations may be mailed to CV Forum, PO Box 221512, Carmel, CA 93922.

MEDICAL MARIJUANA - PE

By Susan Selix, Public Policy Attorney

On July 19, 2016, the Monterey County Board of Supervisors voted to move forward a medical marijuana ordinance package combined with a tax measure to ultimately fund inspections, services and enforcement.

The ordinances were taken from the Planning Commission recommendation and are primarily designed to approve permits based on the type of production activity and the appropriate zone for the activity. Permits will be limitless and in the least restrictive manner. Using Monterey County's existing matrix of zones, from Industrial Agriculture to Commercial, the activity is paired with a consistent use in an existing zone. This process is somewhat restricting the activity to place industries in the appropriately designated areas.

Our county ordinances allow 'vertical' growing, processing, and sales permits. Vertical means that on one property a producer, under certain circumstances, can be permitted to grow, test, process, and sell on the same property. There are pointed views on both sides of this type of approval; however, vertical

Wednesday evening, October 12, the Soberanes fire, after 113 days, was finally declared fully contained. These are a sampling of the expressions of gratitude toward firefighters found throughout the community by Mibs McCarthy. For more, visit our CVA Facebook page.



PERMITS, TAXES, AND ZONES

growing is common here in Monterey County.

The tax measure is written more broadly than that and does not specify that the tax funds be dedicated for a specific law enforcement and/or inspections of the new incoming marijuana industry. Thus at budget time there will be a significant competition for those funds for items not only pertaining to marijuana production. The supervisors made it clear that they are relying on an ad hoc committee led by Supervisors Potter and Phillips and attended by staff, industry leaders and others.

Lastly, marijuana sales (cash only) are still illegal under federal law; there are no banking services available to this industry. The specific process, which is prescribed by state law, requires a stringent standard of accounting and reporting of all transactions, retail and wholesale. To this, our county strictly adheres.

In 2015, California passed a new medical marijuana industry law called MMRSA, the Medical Marijuana Regulations and Safety Act. This new law permits marijuana production in counties, cities,

and municipalities. These entities, like Monterey County, may allow and restrict marijuana production in the form of growing, manufacturing, selling through dispensaries, lab testing and transportation, in an all cash business. The State of California has strict regulations on distribution and transportation with a track-and-trace program of this cash business.

The new state law requires cities and counties to promulgate regulations specifically for their municipality. Three state agencies will oversee this new legalized industry. Currently state regulations from the three state departments are being prepared and will come down to local level soon.

Our county Natural Resource Management Agency, the County Counsel, and the County Planning Staff should be commended for diligently preparing for this new policy by holding open public meetings and workshops.

The next shoe to drop happens in November 2016, when and if the state recreational marijuana sales initiative passes, along with the county tax to offset

the costs of county enforcement. Should the county tax measure pass in November 2016, Monterey County will be ready in 2017 to move forward with full permits, sales, manufacturing, production, growing, tag and trace measures, and cash management of medical marijuana.



Susan Selix is a public policy attorney who specializes in agriculture, cannabis, horticulture and land use issues. Her key areas of expertise include advocacy, coalition building, and the development of sustainable projects. She also has an undergraduate degree in horticulture and is the founder and former CEO of the CA Cut Flower Commission (sselix@comcast.net).

Note: The Carmel Valley Association has not yet taken a position on this issue.

WANNA-BE COWBOY SUCCEEDS

By Carolyn Rice

Recently during the Soberanes Fire, a lone horseman was seen herding a few cattle near Garrapata State Park. It turned out to be Carmel Valley resident and Trail and Saddle Club board member Larry Bacon. His horse riding skills came in handy when one of the Doud family asked him to come down to their Big Sur ranch near Soberanes Canyon to help round up five evasive cattle. The ranchers already had moved 1,500 cattle to a Salinas Valley location, but the remaining five had evaded capture.



Larry helping Big Sur friends round up spooked cattle during the Soberanes fire. Photo by Dave Burbidge

The Douds' pasture with the corral was near the ocean and being used as a communications center for the fire operation. It was filled with equipment and people. "The cattle didn't like the firefighters and their yellow uniforms," Larry said, noting it was an effort to move the cattle through the facility and not a usual situation for a cattle roundup. But they managed to do it, and all the cattle were then trucked to a safe location. Two-thirds of the Doud ranch lands burned during the fire, Bacon said.

So where did this helpful cowboy come from? In 1995, two San Francisco city kids, Sharon and Larry Bacon, hankered for a life in the country, so they headed for Carmel Valley. "I was a 'wannabe cowboy,'" Larry explained, while Sharon's family roots drew her to the area.

Sharon had been coming here since a young child to visit family. Her grandmother, Florence Sharon, moved to Carmel in 1918 and married her third husband, a Russian who professed Russian



Right, Sharon and Larry Bacon and their dog, Jasmine, enjoy a sunny day, sitting on a bench dedicated to Anne and Rod Mills at the Carmel Valley Trail and Saddle Club. Photo by Carolyn Rice

nobility. The couple ran a Russian tearoom in Carmel.

Later, Sharon came to Meadows Road to visit her father, Bill Brown, one of the founders of Mid-Valley Fire Department and a former president of CVA, and stepmother, Carol, who had been John Steinbeck's first wife. Her family also was related or had ties with other well-known Monterey Peninsula families, including the Douds and Farris.

Upon moving to Carmel Valley, Larry promptly joined the Carmel Valley Trail and Saddle Club, becoming a board member and then serving as president for many years. An enthusiastic equestrian, Larry competes in various events at the CV Trail and Saddle Club on his quarter horse, Chica.

About 170 members belong to the private club, located on 14 acres at the end of East

Garzas Road. It is surrounded by parkland with many trails available for riding.

The members trailer their horses to the club, as there are no boarding facilities on the property. At \$350 for an annual membership, Larry calls the 60-year-old club "a bargain." Many Peninsula residents have attended weddings, celebrations of life, the Kiwanis Hoopla, and other events at the outdoor dance and barbecue area or in the clubhouse. "It gets more active each year," Bacon said.

A few years back Larry was active in the Carmel Valley incorporation efforts that would have turned the area into a self-governing city. He would have been a member of the new city's governing board had the measure passed. "I wanted to see it get started, but it would have been a personal burden," he noted of the close but failed measure.

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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

- \$25 Basic
- \$50
- \$100
- \$500
- \$1,000

FAMILY

- \$40 Basic
- \$75
- \$150
- \$750
- \$1,500



**MEMBERSHIP MAKES A GREAT GIFT!
CLIP AND MAIL WITH YOUR CHECK TO:**

CARMEL VALLEY ASSOCIATION
P.O. Box 157, Carmel Valley, CA 93924



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(Your information will be used only for CVA business and news.)

SINCE 1949





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CVA MONITORED PROJECTS—UPDATES

By Frank Hennessy, CVA Land Use Committee Chair

RANCHO CAÑADA VILLAGE

The Monterey County Planning Commission held a public workshop on September 14th to discuss Rancho Cañada Village. Staff described the project as two alternative plans, a 281-unit plan with 50% affordable housing, and a 130- unit plan with 20% affordable housing. Both plans would require a general plan amendment. Alan Williams presented the project’s history, flood control provisions, and merits of the scaled-down alternative. (See lead article.)

Several neighbors spoke in support of the project’s flood control measures. Representatives of the Carmel Valley Association and LandWatch raised concerns that were not adequately addressed in the Recirculated Draft EIR, including traffic, affordable housing, and due process, and recommended that a new EIR be prepared for the preferred alternative only. CVA has extensively analyzed and commented on the RDEIR. The CVA Board of Directors has not yet taken a position on the project itself. The project is currently scheduled for a formal Planning Commission Hearing on October 26 and Board of Supervisors meeting on December 6..

HILLTOP RANCH

Hilltop Ranch has recently announced two events to be held in the barn at the top of the property. CVA has objected to the use of the property for events under its current residential zoning. The county has subsequently notified the owners that no events are allowed while their use permit application is pending. The county is discussing the possibility of allowing some extension of activities of the Cima Collina Tasting Room for limited events at Hilltop Ranch, citing a “Winery Corridor” provision of the General Plan. CVA has expressed concern and is monitoring the project.

HOLMAN RANCH

Holman Ranch is proposing a 4500-square-foot house on a hill overlooking its vineyards and distant mountains. CVA expressed concerns at a Carmel Valley Land Use Advisory Committee (LUAC) meeting that the house, located on a separate lot from ranch facilities, not be used as an extension of event activities and that approval be expressly conditioned to prohibit events. Neighbors also objected to certain design aspects, which the owners offered to reconsider. LUAC unanimously recommended approval the project, with conditions.

HOLIDAY PARTY

The CVA invites the community to join us for a holiday get-together with music, food, neighbors and friends!

Members free, or join the party and the CVA for \$25 individual or \$40 family at the door.

Share the cheer by bringing a children's gift to fill the Angel Project donation barrel.

**Sunday, December 4
4 to 6 pm
Hidden Valley Music Seminars.**

MEASURE Z and MEASURE E ENDORSED

At the September CVA Board Meeting, the board voted to endorse two local initiatives on the November ballot, **Measure Z** and **Measure E**. **Measure Z** bans new high risk oil extraction methods, which endanger our water, health, and economy, and greatly increase the potential for earthquakes. The measure requires oil companies to clean all their toxic wastewater by phasing out wastewater injection and wastewater ponds over a five-year period. Read the initiative at protectmontereycounty.org. **Measure E** renews and continues open space funding to protect beaches, parks, wildlife habitat and natural areas throughout Monterey County. The Monterey Bay Coastal Trail and habitat for our area's rich array of birds, animals and marine life will be protected with locally controlled funding. More about E here: parksandopenspace.org/about.