



President's Letter

VALLEY LANDMARKS VANISHING



Pris Walton

SUCCESSES AND CHALLENGES

Thank you all so much for your warm welcome at the successful March 16 CVA annual meeting at Hidden Valley. It was a delight to see all of you again. Your warmth and dedication to

Carmel Valley and its residents are as strong as ever. It's nice to be back working with you.

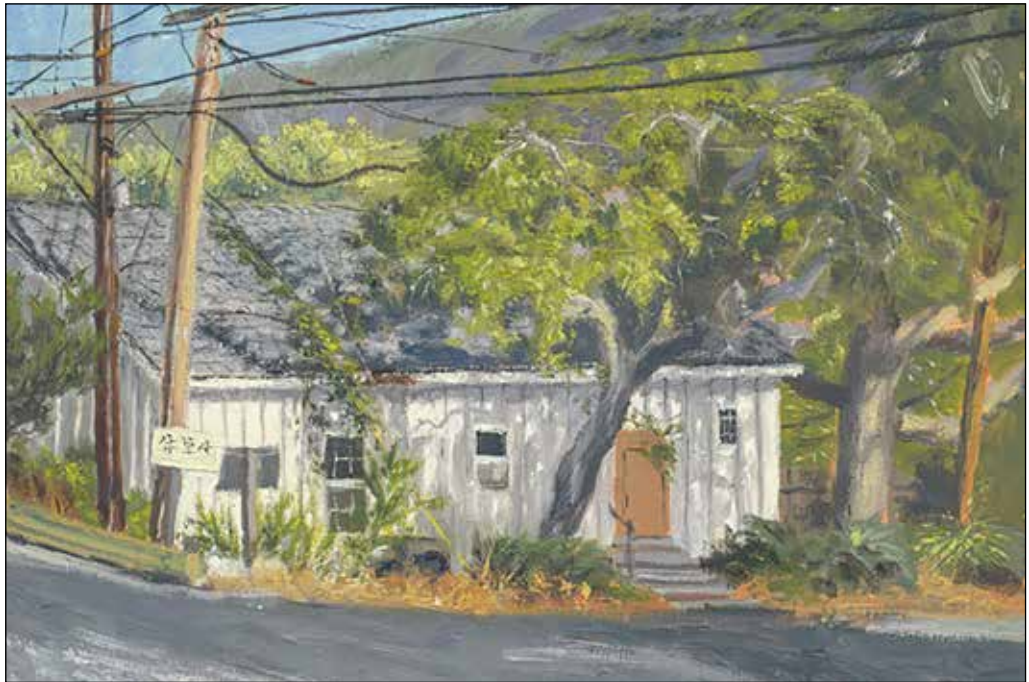
I would like to take this opportunity to thank C.S. Noel for her service and leadership of the Carmel Valley Association these past two years. We appreciate the competence, dedication, and hard work she provided as our leader. We will miss her and wish her well on her next adventure. I also want to thank Mibs McCarthy for her committed services as the CVA treasurer for so many years and the continuing work of Rick Manning, Vice-President, Sandy Schachter as Secretary, and Dick Stott as our website manager.

We start our year with many successes behind us and many challenges ahead. We all want to continue to preserve the incredible local beauty and to carry out our mission, "To preserve, protect, and defend the natural beauty, resources, and rural character of Carmel Valley." It is only with your continued dedicated volunteerism and your financial support that we can achieve our mission.

While we have managed to be good stewards of this amazing valley, we must remain vigilant and prepared to respond to the larger forces that affect us. On the horizon are new California State Housing Mandates and county-wide vacation rental ordinances that have the potential to dramatically change the nature of Carmel Valley.

The Carmel Valley Association follows these and other issues closely. We meet with Supervisor Mary Adams and the Planning

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by Rick Manning, painting by Paola Berthoin

Valley residents have driven past the Carmelo Athletic and Social Club for years without giving it a second thought-- not that it's especially visible when you pass by it at the intersection of Carmel Valley Road and Robinson Canyon Road. Many of us don't know its name, don't wonder what had gone on there, what it had been used for, or what might become of it. Occasionally, one might take note of the nearby sign in Korean, "SamBoSa," and then simply drive along. Now that the county has put in a bid to purchase it, this building at mid-valley has become the focal point of a discussion about its future.

Thanks to Elizabeth Barratt's article for the Carmel Valley Historical Society, we now know a little more about the building, which has been incorrectly referred to as the Grange or the White Barn. It was built in 1895, when a number of valley residents pitched in to complete its construction. When dances with live music were held, attendees passed around a hat to pay the

carmelvalleyassociation.org

performers. Some considered it to be one of the oldest clubs in Monterey County.

Thanks to recent stories in local papers, most of us know that the building was recently used as a store room by the Carmel Unified School District. Before that, it had been used for a series of businesses which included a saddlery shop and a sculpture studio. What a contrast there is between this small, old, uncared for simple structure - who knows if there were even permits and codes for construction back then - and the large, modern, commercial, and resort structures of the neighborhood today.

What connections do we have with 1895? Well, in 1895 the first US Open Golf tournament was held in Newport, RI. The first professional American football game was played in Latrobe, PA. The first American automobile race was sponsored by the *Chicago Times-Herald*. The first projected celluloid film was shown by the Lumières. Svante Arrhenius became the first scientist to deliver quantified data about the

continued on Pg. 2

HIDDEN VALLEY MUSIC SEMINARS



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Fantasia on a Theme by Thomas Tallis
~ Ralph Vaughan Williams

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7:30 pm



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Mark Kosower, Principal Cello
Cleveland Orchestra
Tuesday June 4 at 7:30 pm

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Letter, continued from Pg. 1

Department on a regular basis. A key problem continues to be the Planning Department's lack of responsiveness to our concerns and its challenges in meeting major deadlines. Progress has been unreasonably slow.

For example, we have sought to have input from the Carmel Valley Association and residents included in the Short-Term Rental (STR) Ordinance. We began our involvement in the process in 2016. As of 2024, eight years later, we are still without an ordinance and the inclusion of key features we have repeatedly requested to keep the ordinances consistent with the Carmel Valley Master Plan. In spite of these years of involvement, county staff has failed to include many of our workable ideas into the draft ordinances. Our ideas allow owner-occupied residences the chance to defray some costs of living here without exorbitant fees while imposing stricter rules for limiting commercial third-party-operated "mini-hotels" in our residential neighborhoods.

We worked with Mary Adams and the Board of Supervisors in 2022 to encourage increased enforcement of existing STR code, and additional staff were hired to implement it; however, to date only those failing to increase revenue for the county through TOT (transient occupancy tax) payment have been issued code violations.

CVA will continue to lobby on your behalf over these issues and to provide data to neighborhoods to help maintain the rural nature of their own areas. We know that neighborhood protections begin with the neighbors themselves, and we seek to help Valley residents to build strong communities.

We hope fervently that county staff, their consultants, and county leadership will improve upon the new draft ordinances well

Landmarks, continued from Pg. 1

sensitivity of global climate to atmospheric carbon dioxide. And we have the Carmelo Athletic and Social Club still standing where it has been for more than 125 years.

The Carmel Valley Association has a connection with the area: it was CVA that persuaded the county to construct an underpass, not an overpass, when the Carmel Valley Ranch was developed. In the rush to get somewhere on time, it's easy to drive along without noticing the stores, or homes, or schools, or fields along the way. Most of us pass by the Los Laureles Lodge regularly without thinking about its history. Many of our current residents might not

before the Planning Commission and Board of Supervisors certify the Final Environmental Impact Report (FEIR); only then could the revised ordinances take effect sometime in late 2024.

Tardiness of staff in meeting important dates is a deep concern. For example, staff missed the December 2023 deadline to submit the 6th Cycle Housing Element with the Regional Housing Needs Allocation (RHNA) numbers required for the state mandate for affordable housing. Not completing this within the 120-day buffer period, which expired April 15th, means that the Builder's Remedy Option can now kick in. This allows developers to bypass much of the planning process, permits, etc., and build at will, with little or no restrictions, and allow county staff to abdicate any permitting authority or oversight.

I appeal to all our members and followers to join us in our efforts to fulfill our mission. We have two vacant positions on the Carmel Valley Association Board of Directors. If you have an interest, we encourage you to contact Rick Manning at 831-264-3964 or cvvoice@carmelvalleyassociation.org

Please consider joining one of the CVA standing committees: Land Use, Natural Heritage, Roads and Traffic, and Communications. Come to our events. Be our ears and eyes on the ground to inform us, and support us when we represent your concerns to our local government entities.

Our ability to maintain the quality of life here is only possible with your support of our efforts. We will continue to work together towards our shared vision to initiate positive change, promote collaboration, and address the residents' needs and aspirations for our Carmel Valley.

remember where the original Thunderbird Book Store was in the village or when it was located at Valley Hills in what is now the Baja Cantina before it moved to the Barnyard.

On the other hand, it's not hard to notice the One Carmel project opposite Brookdale Drive and to wonder what that development will look like in the future. Soon we might need to make an effort to remember the way it looked just a few months ago when it was still the September Ranch.

By the way, the SamBoSa Buddhist Center and Temple, founded by Han Sang Lee in 1973, was the first Buddhist temple and pilgrimage site in the United States.

For more info email cvvoice@carmelvalleyassociation.org

Rana Creek Presentation at CVA Annual Meeting



Kat Hardisty-Cranstone of Rana Creek
Photo by Mibs McCarthy

Hidden Valley Music Center's auditorium was the location for the this year's Annual Meeting of the CVA. Many thanks to Peter Meckel for the venue, Carmel Valley caterer Rima Crow for the buffet, Bob Phillips for his piano music, and fine wines from Hubert Fabre. The following is a summation of remarks made by The Wildlands Conservancy's Preserve Manager for Rana Creek Ranch Kat Hardisty-Cranstone.

Rana Creek is the 25th property in The Wildlands Conservancy preserve system. Our mission is to preserve the beauty and biodiversity of the earth, and to provide programs so that children may know the wonder and joy of nature. We believe that nature is a birthright, not a privilege; therefore all our preserves, campsites, and programs are completely free. There are a few steps we need to take to open Rana Creek to the public. Working closely with our partner and co-manager, the Esselen Tribe of Monterey County, we plan to culturally and ecologically assess the property. We also plan on improving the existing ranch infrastructure. We are grateful for the support of the CVA and look forward to when we can behold the beauty of Rana Creek together!



Rana creek photo courtesy of Hall and Hall.

Electrical Undergrounding Project Awaits County Action

by Sandy Schachter

Are you tired of unexpected and annoying electrical blackouts? Camel Valley seems particularly prone to them recently. One way to minimize them is to bury the electrical wires underground, and, in fact, that is what is being planned for the near future.

The Carmel Valley Village Improvement Committee (CVVIC) has been working with PG&E on this project for 16 years. The project was established by the County Board of Supervisors on July 30, 2013, and PG&E finally gave its approval on November 21, 2023. Peter Coakley and Pat Ward were the initial contact people, and now Pat Ward is the coordinator with County Public Works

PG&E Electrical Rule 20A provides a way to fund a program of undergrounding from accumulated work credit allocations. Communities must apply to the utility in order to be considered for the program. Then allocations are given out annually by the utility, and communities accumulate them over several years until they have enough to complete a project. Requirements for the project are that it meet public interest criteria for esthetics, enhance electric reliability, and increase safety in wildfire-prone areas.

Lindsay Lerable, Monterey County Public Works Facilities and Parks Department Assistant Director, is directing the project and will confer with PG&E on what credits the county has. She will select staff to proceed and will keep the Carmel Valley Road Advisory Committee updated.

The first phase of the work as proposed involves the area from Pilot Road to Miramonte Road (3.1 miles). The second phase is planned for Miramonte to Dorris Drive (2.6 miles), and the third from Dorris to Del Mesa (1.9 miles).

The project costs grew from \$1 million per mile to \$2 million per mile in 2016 and to \$3 million per mile in 2022. Costs for the first phase are now estimated at \$8.9 million for construction, paid for by PG&E, plus about 25% for supporting activities, to be paid for by the county. As of this publication date, the county had not identified a source for these matching funds. Because of the funding problem, the county is considering ending the first phase at Boronda Road, and future work on the other phases will be uncertain.

Once the project gets started, it will go forward until the funds or work credits run out. CVVIC is willing to monitor the project and keep it moving.

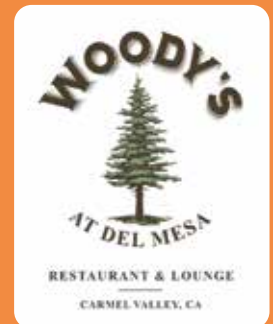
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WHO'S IN CHARGE AT RIPPLING RIVER?

by Luana Conley

In January, the Monterey County's Housing Authority held a meeting at Rippling River to announce that property management at the low income, senior, and disabled housing development would no longer be contracted out to the John Stewart Company, but handled by the Monterey County Housing Authority (HA) personnel. Zulieka Boykin, the Executive Director, presented the news on the transition to the crowded community room of residents, friends, and family members. Rumors had been flying, and everyone was eager to ask questions and voice concerns. Ms. Boykin was happy to reassure residents that there would be "one less degree of separation for their questions" and promised open conversations and greater accountability. She voiced enthusiastic support for the independent Residents Association to ensure that residents are proactive in their own wellbeing, and support for the restoration of their office space. Caron de Seguirant, the RA president, is happy with the open lines of communication and follow-through the HA representatives have shown so far..



mobility-impaired or otherwise physically compromised, felt that the process lacked planning and have been pleading for an organized coordination of county emergency services. A follow-up meeting with HA representatives on February 15 advertised assistance in getting prepared, handed out the *California Ready Guide*, and promised to be the go-between among responsible agencies for evacuation. The HA board is aware of the urgency and has this mission pinned to the top of its monthly agenda.

Residents also voiced concerns about occasional new tenants who may have been transitioned from vulnerable crisis situations and are having difficulty adapting to secure apartment living. There are occasions when residents in an emotional crisis create the need to call for emergency response, and many feel that follow-up social services could support troubled residents through a successful adjustment. Residents are hoping the county will seek funding sources for ongoing care where necessary to help maintain the rights to a peaceful environment where all can thrive.

Meanwhile, as they await specifics of redevelopment plans, the active Residents Association continues to plan and organize. Its members assist residents with government and utility rebate forms, coordinate food bank activities, have formed a safety committee, oversee the disbursement of a residents' emergency fund, and disburse community donations through an Amazon Wish List page for Rippling River that was created with the help of the Rotary's Danielle Carlson. The association coordinates a fun clothing swap, BBQs, holiday picnics, bingo, birthday celebrations, yoga classes, and crafts activities. As always, participation from the larger Valley community is welcome. If you have any interest in sharing your expertise in a class, presentation, donations, or entertainment send an email to cvvoice@carmelvalleyassociation.org.

At the top of residents' concern is how they will be affected by the scope of maintenance and renovations. They were alerted to the possibility that some people may be moved temporarily off site for some rebuilding, but there are no specific plans yet. Everyone shares the broad recognition that some investment in the physical plant is necessary, and they have been assured that ordinary maintenance will not be delayed in the meantime. On that point, residents are happy that their friendly property maintenance lead, Abel Magallan, will stay on, and also grateful that their compassionate property manager, Isela Villafuerta, has been retained.

Hans Buder, Chair of the HA Board of Commissioners, said they have noted some delayed maintenance, such as elevator, railings, and walkway repair, and they are in the process of determining just how extensive the scope of work will be, from repairs to a major renovation. The HA has 25-30 properties under evaluation and is reviewing the allocation of resources and schedules.

During the Carmel fire evacuation of 2020, the residents, many of whom are

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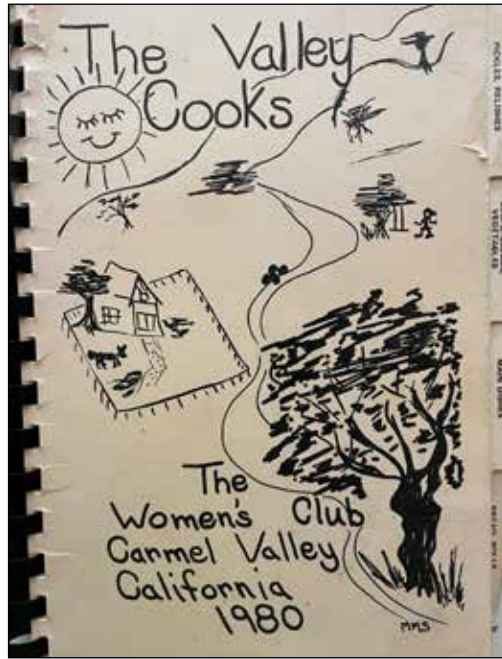
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CARMEL VALLEY WOMEN'S CLUB CELEBRATES ITS 75TH YEAR

by Judy Tschirgi

It was 1949, post-World War II, and a very rural Carmel Valley was a pretty sleepy locale for young families who were just settling down. A small group of women decided to start meeting at each other's homes to socialize and see how they could support their community. They decided to form a club, with Mrs. C. E. Borchers as their first president. Other members included later presidents Mrs. R. B. Stoney and Ceil Varga. Ceil and her husband Tom later took on the planning and construction of the Community Center. From the start these women had multiple aims of creating a fun social life, providing educational forums, and raising funds to help individuals (via college scholarships) and organizations that benefited the community.

The club formally incorporated in May, 1964, as a nonprofit corporation under the laws of the State of California. This formalized their stated goals and transitioned the group to a more structured format. Activities evolved to include a monthly luncheon at a local restaurant with a guest speaker focused on topics of interest to Valley residents. By 1980 the group had published a popular cookbook, *The Valley Cooks*, with recipes contributed by members and highly representative of the times (lots of recipes with cream of celery soup!)



There was an active book club, a group that went to the movies, and a monthly newsletter from the president. Everything was coordinated by phone-trees and mailed print-outs. It's remarkable to think how much more effort it took to keep all those activities going than with today's texting and email.

Philanthropic activities grew from local personalized fund-raising to become larger community events. The club became known

for holding an annual fashion show featuring local celebrity models showing off wardrobes from local retailers. In keeping with its long tradition, funds raised were used for college scholarships for Carmel Valley women and grants to local organizations. Fashion show fundraisers were held annually through 2019, stopping only with the advent of the pandemic.

By 2013, to keep up with tax laws, the club re-incorporated under federal tax laws into two separate entities: The Carmel Valley Women's Club, a 501(c)(7) tax-exempt social club, and the Carmel Valley Women's Club Foundation, a 501(c)(3) tax-exempt public charity. This further formalization allowed the club to continue its social functions and the foundation to pursue the charitable goals of the club. In 2017, the foundation partnered with the Community Foundation of Monterey County to use its infrastructure and scholarship fund options to create an efficient single online system for application and administration of the club's scholarship program.

As with many nonprofits, the main challenge facing the group is attracting new members. The COVID-19 pandemic also was a challenge, as it shut down all social activities, disrupted the rhythm of board meetings, and forever changed the ease with which some members want to congregate in group settings. The club has responded by offering smaller venue events, some in the evenings, and inviting potential members.

Despite its challenges, today's club and foundation are still thriving as important Carmel Valley institutions. This year's fundraiser returned the group to its rural roots with a 75th Annual "Diamond" Hoedown on Sunday, April 28: a grand celebration barbecue, live music, dancing, a silent auction, and tons of fun. Of course, that is what the club is known for: combining great socializing with philanthropy, all focused on our wonderful Valley community.

As Harriet Busick, one of the longest-term members of the club, reminds us, "Empower a woman, empower a community, together we rise by lifting others."

If you are interested in becoming a member of the club or donating to the foundation, please visit the website: cvwomensclub.org or contact membership@cvwomensclub.org.

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Our page 1 banner photo of the spring bloom of 2023 is by Barry Kilzer.

We welcome your comments, photographs, story ideas, offers to help, or join a committee. Drop us an email at cvvoice@carmelvalleyassociation.org.
Subscribe to our weekly e-bulletin at carmelvalleyassociation.org

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
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During the March annual meeting, CVA members thanked outgoing President C. S. Noel for her service and welcomed President Pris Walton back for another term. Photo by Mibs McCarthy