

Exhibit J

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From: [Edward](#)
To: [293-pchearingcomments](#)
Subject: Project file No: 140602. Red Barn
Date: Monday, July 1, 2024 12:48:57 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Commission members:

I would like to formally submit my concerns regarding the amendment to the Red Barn use permits. We have lived at 3860 Ballantree Ln, behind the Red Barn, since 1998. In fact, along the west side of our personal property we share a considerable amount of fence line with the Red Barn property. We have horses and dogs. We have lived with the noise and traffic stemming from Red Barn events for many years. There are many Sundays (if I leave the house during the morning or middle of the day) when I actually have to drive on the wrong side of the frontage road just to get to our entrance gate, as there are dozens of cars lined up back towards the freeway overpass just to get into the Red Barn property. Additionally, the various vendors (not associated with the Red Barn) have made the over crossing area and frontage road curb lines a sales spot as they take advantage of customers coming and leaving the Red Barn flea market. They make U-turns, and park along the emergency lane areas and no parking areas with no regard to signage or driving rules. I have seen the CHP once this year taking enforcement action on the parking, traffic, and sales, as it is apparently illegal to conduct sales operations within 500 feet of a freeway offramp. Also, on only one occasion have I seen the county health department on scene issuing warnings and/or citations to the various vendors. The trash left behind by these vendors and their customers, not to mention the Red Barn property itself, blows wherever the wind decides to take it after every event. Music coming from the Red Barn property is audible all day every Sunday, and it is simply useless to call the county to complain, as we did for a number of years. My wife has also witnessed, males and females alike, urinating in the grass and trees along our neighborhood entrance road fence line, as that also is a shared fence line with the Red Barn. These are people in the Red Barn parking lot, picnicking in the grassy areas along our fence line. We have had our entrance gate damaged by people mistakenly turning onto our road instead of the Red Barn driveway, and have had to actually drive into the Red Barn parking lot to confront these people for payment and repair of our property. We installed cameras to identify the perpetrators in real time due to these events.

I guess we have simply learned to live with this disruption, since it is only one day a week, but we absolutely do not want it to increase in size from this point forward. We are also adamantly opposed to the additional uses that have been presented. One of the uses is actually an exterior paintball club. This is not a quiet activity, and the noise from the paintball guns will absolutely spook our horses and dogs. When that happens, and it will, I will hold both the Red Barn and the county responsible for any injuries or property damage resulting from my animals bolting from the property. Fences can only do so much. We should not be subjected to this type of activity next door to our property, as we appreciate and expect the serene and usually peaceful lifestyle that country living provides. I'm sure many of my neighbors feel the same way.

I'd be happy to invite any of the commission members to come up to our neighborhood on any given Sunday to witness the Red Barn activities and the traffic, noise and commotion stemming from it.

I will also attempt to attach some photograph to a future email showing just a couple of the vendors along the frontage road and the size of the crowd on the property.

Respectfully,

Edward Gluhan
3860 Ballantree Ln
Aromas, California
831-809-5468
Fenwick1@yahoo.com

Sent from my iPhone

From: [Edward](#)
To: [293-pclearingcomments](#)
Subject: Project file No: 140602. Red Barn
Date: Tuesday, July 2, 2024 11:41:07 AM

















Sent from my iPhone

From: [Patricia Waibel](#)
To: [293-pchearingcomments](#); [Beretti, Melanie](#); [Quenga, Anna V.](#)
Cc: [Patricia Waibel](#)
Subject: Ballantree Estates - Notice of Public hearing - The Red Barn - File Number PLN140602
Date: Wednesday, July 3, 2024 6:01:24 PM

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Dear Monterey Planning Commission,

This email is on behalf of the Ballantree Estates Homeowners Association with concerns that the attached Notice of Public Hearing was received on June 27, 2024, and the hearing is scheduled for Wednesday July 10, 2024, at 9:00am. Ballantree Estates homeowners would like to request the hearing be extended 30 days to allow time to respond and/or attend a hearing.

Below is a list of objections and concerns we have received from homeowners at Ballantree Estates.

1. Increased traffic
2. Increased noise levels
3. Disruptions of the quality of life currently in our neighborhood
4. Increased pollution of the streets
5. Posing safety risk to pedestrians
6. Environmental impact of contracting and operating
7. Increased levels of air and light pollution
8. Potential for crime development
9. Disruptions of wildlife
10. Decreased of the sense of safety and security
11. Concerns regarding the amendment to the Red Barn use permits.
12. Along the west side of the property there is a considerable amount of fence line that is shared with the Red Barn property.
13. There has been a considerable amount of noise and traffic stemming from Red Barn events for many years.
14. On Sundays (when homeowners leave the house during the morning or middle of the day) they actually have to drive on the wrong side of the frontage road just to get to the Ballantree Estates entrance gate, as there are dozens of cars lined up back towards the freeway overpass just to get into The Red Barn property.
15. Various vendors (not associated with the Red Barn) have made the over crossing area and frontage road curb lines a sales spot as they take advantage of customers coming and leaving the Red Barn flea market. They make U-turns, and

park along the emergency lane areas and no parking areas with no regard to signage or driving rules.

16. There's trash left behind by these vendors and their customers, not to mention The Red Barn property itself, blows wherever the wind decides to take it after every event.
17. Music coming from The Red Barn property is audible all day every Sunday
18. There are people in the Red Barn parking lot, picnicking in the grassy areas along the Ballantree Estates fence line and it is often seen where men, women and children are urinating in the grass and trees along Ballantree Estates neighborhood entrance road fence line, as that also is a shared fence line with The Red Barn.
19. The Ballantree Estates entrance gate has been damaged by people mistakenly turning onto our road instead of the Red Barn driveway. Cameras have been installed to identify the perpetrators in real time due to these events and for attempt to collect payment and repair to Ballantree Estates property.
20. We are also adamantly opposed to the additional uses that have been presented. One of the uses is an exterior paintball club. This is not a quiet activity, and the noise from the paintball guns will absolutely spook horses and dogs in the Ballantree Estates community.
21. We would be happy to invite any of the commission members to come up to Ballantree Estates neighborhood on any given Sunday to witness The Red Barn activities and the traffic, noise and commotion stemming from it.

The Ballantree Estates Board of Directors and myself have left several voicemail messages for Mary Israel the Supervising Planner at 831 755-5183 and we still have not received any responses back as of today.

I look forward to hearing from you soon. Thank you.

Patricia Waibel | Community Association Manager

The Management Trust 

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HOW DID WE DO?

My goal as an employee-owner is to create a wonderful customer experience. Please let me know how I am doing by taking this brief [survey](#).

*If I exceeded your expectations, or you have other feedback about your experience, please let my supervisor **Devin Langley** know at **(805) 602-9113 x3305** or by email at devin.langley@managementtrust.com*

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