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March 8, 2019

John Phillips, Chair
Board of Supervisors, County of Monterey
168 West Alisal St.
Salinas, CA 93901

Dear Board of Supervisors,

RE: Appeal of Carmel Point PLN170611, PLN170612, PLN170613

As a full time resident and property owner on Valley View Ave, I am disturbed by the lack of concern and appreciation for our natural environment by county officials and construction industry professionals. I am by no means against development as I am a landscape designer and contractor myself. It appears that no consideration in these projects has been given to the necessary connection humans must have to their outside space. Putting bedrooms in basements cannot foster a connection to one's environment.

Carmel is a unique place where forest meets sea, a place that is grounded by upper story trees that provide a healthy canopy for one's walk through life. Recognized urban foresters have recently cited that if there is not a change in attitude toward trees here in Monterey County, within 20-30 years Carmel will be just like any other seaside town where large houses, one next to the other, just crawl their way into the ocean.

To date, at least 12 large trees have been removed on and around these sites by this developer, permit status unknown. Those tree species included, protected Santa Lucia Fir, Cypress, Oak, Cedar and Buckeye. There is another remodel project just 3 lots away where 3 Cypress trees in excess of 50' have been clear cut within the month and removed with no permits. The pervasive thought in the construction industry is that it is easier and cheaper to just pay the fines, if one is caught.

I ask the County Supervisory Board along with Monterey Planning and Building Departments to strongly consider the following for these projects and future new projects:

1. Require both remodel and new construction, to replace all trees taken down at a rate of two trees to every one removed. Provide compliance monitoring for at least 5 years.
2. Re-evaluate the building and patio footprint coverages to allow more space for replacement trees.
3. Increase the fines for cutting trees down without permission to reflect an actual penalty rather than a calculated risk.

Respectfully submitted,

Ramie Allard

ramie@bluedoorgardendesign.com

Carmel Point

Jean Artz <stillpoint3@gmail.com>

Reply |

Mon 3/4, 6:00 PM

ClerkoftheBoard; Guthrie, Jaime S. x6414; Holm, Carl P. x5103; 100-Dis

Action Items

John Phillips, Chair
Board of Supervisors
County of Monterey
168 West Alisal St.

Salinas, CA 93901

Re: Please grant appeal of Carmel Point PLN170611, PLN170612, PLN170613

Dear Board of Supervisors,

I wish to send comments to the County in support of the appeal of the Pietro project approvals. I have learned that the developer has been less than careful in regards to adhering to standard rules while developing these large lots and this concerns me. I have owned my home on the point since 1986 and have seen many projects develop over the years. I have never found a reason to complained before.

I strongly oppose the development of the large house covering two lots WITH basement. The Carmel Point is a rare, and extremely beautiful point on the earth with a unique history, and that matters. The plans, as they are, will cause a great disturbance to the land and possible native burial grounds. A two lot home should be sufficient for any family and one should move into this area with an appreciation for the how nicely most of the current homes are situated within the landscape, and not on top of it.

Also I feel the developer is less than thoughtful in their actions without consideration for the rules. Trees were cut down along the south end of the lot years before the main project started. The trees were a buffer for the neighboring home and to cut them down long before doing anything else was insensitive and unnecessary. Also that south lot was used as a dumping ground for the developer as he was developing on another lot just north. It seems to be a violation for the builders to use the empty neighborhood lot as a dumping ground while building nearby. And again insensitive.

If fear that this project will continue with little regard for the neighbors and the rules. Please limit it as much as possible.

Thank you,

Jean Artz
Valley View

Grant Appeal of PLN170611; PLN170612 and PLN170613 – PIETRO FAMILY INVESTMENTS, LP

Luana Conley <luanaconley@gmail.com>

Sun 3/10/2019 9:15 PM

To:100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; ClerkoftheBoard <cob@co.monterey.ca.us>; Guthrie, Jaime S. x6414 <GuthrieJS@co.monterey.ca.us>; Holm, Carl P. x5103 <HolmCP@co.monterey.ca.us>;

Dear Chair Phillips and Board of Supervisors:

Please grant the appeal filed by The Open Monterey Project and Save Carmel Point Cultural Resources. The County should require that the developer pay for a focused EIR to look at the impacts of excavation for the proposed very large basements of the three contiguous projects proposed by the same property developer.

The County should follow the plans, honor the laws, and respect the concerns of the Native American tribes to investigate and take reasonable steps to protect their cultural heritage and ancestors' remains at Carmel Point.

Please put me on the notification list for future hearings

for these projects and these sites.

Thank you.

Luana Conley Carmel Valley

Alliance for Monterey Area Preservationists

Visit AMAP1.org

Protect Native American cultural sites.

KATHARINA HARLOW <katharlow@aol.com>

Sun 3/10/2019 9:30 PM

To:100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>;
100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>;
100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; ClerkoftheBoard <cob@co.monterey.ca.us>; Guthrie, Jaime
S. x6414 <GuthrieJS@co.monterey.ca.us>; Holm, Carl P. x5103 <HolmCP@co.monterey.ca.us>;

Dear Chair Phillips and Board of Supervisors:

Please grant the appeal filed by The Open Monterey Project and Save Carmel Point Cultural Resources. The County should require that the developer pay for a focused EIR to look at the impacts of excavation for the proposed very large basements of the three contiguous projects proposed by the same property developer.

The County should follow the plans, honor the laws, and respect the concerns of the Native American tribes to investigate and take reasonable steps to protect their cultural heritage and ancestors' remains at Carmel Point.

Please put me on the notification list for future hearings for these projects and sites.

Thank you.

Katharina Harlow

Sent from my iPhone



Alliance of Monterey Area Preservationists

March 11, 2019

Monterey County Board of Supervisors
168 W. Alisal Street, 1st Floor
Salinas, CA 93901

RE: Grant Appeal of PLN170611; PLN170612 and PLN170613 –
PIETRO FAMILY INVESTMENTS, LP

Honorable Supervisors,

It is very unfortunate that property owners and developers cannot act responsibly to protect 4,000 year old Native American Cultural Sites. It is the obligation of the County of Monterey to establish adequate protections and policies under the California Environmental Quality Act. County Planning staff had recommended reasonable alternatives and mitigations to protect the Carmel Point sites in October. The Planning Commission Resolution conditions and mitigations of Dec 5, 2018 were obviously not enough. The Stop Work Order of February 15, 2019 is not the first Code Violation issued for these projects.

The Alliance of Monterey Area Preservationists supports the appeal by The Open Monterey Project and Save Carmel Point Cultural Resources of the Planning Commission decision to approve these three Carmel Point projects. Since these three projects are all commonly owned and adjacent parcels with the same environmental concerns they should be considered at the same time--- not separately.

Basements, even of small size, are not necessary or typical in the California Coastal climate. The risk to treasured Native American sites known to be in this location is far too great to allow excavation for basements.

Please grant the appeal before you to deny approval of these 3 projects as designed. AND please direct staff to create a Historic Resource Overlay for the entire Carmel Point that does not allow deep excavations in this known important Native American site which is eligible for the California and National Registers of Historic Places as an archaeological district.

Thank you,

Nancy Runyon

Nancy Runyon, President, 831-649-8132 or nancy@nancyrunyon.com

AMAP, a 501(c)3 corporation dedicated to the appreciation and preservation of the Monterey Area's historic assets for public benefit, supports activities that interpret and share our rich cultural heritage with residents and visitors and encourages them to be advocates for ideas that contribute to the understanding of our cultural, ethnic, artistic, & architectural legacy.

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Luana Conley
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Raymond Neutra
Claudia Sawyer
Mimi Sheridan

FW: Correspondence: Letter from Sandra Schachter, FW: Appel: Open Monterey Project

McDougal, Melissa x5146

Mon 3/11/2019 2:54 PM

To: Guthrie, Jaime S. x6414 <GuthrieJS@co.monterey.ca.us>; Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>;

For your record.

Thank you,

Melissa McDougal
Administrative Secretary
Monterey County
Resource Management Agency
1441 Schilling Place, 2nd Floor
Salinas, CA 93901
Direct Line: (831) 755-5146
Fax: (831) 757-9516

From: ClerkoftheBoard <cob@co.monterey.ca.us>

Sent: Monday, March 11, 2019 2:51 PM

To: 100-BoS Everyone <100-BoSEveryone@co.monterey.ca.us>; Bauman, Lew x5113 <baumanl@co.monterey.ca.us>; Girard, Leslie J. x5365 <GirardLJ@co.monterey.ca.us>; McKee, Charles J <McKeeCJ@co.monterey.ca.us>

Cc: Chiulos, Nick x5145 <chiulosn@co.monterey.ca.us>; Dugan, John x6654 <DuganJ@co.monterey.ca.us>; Harris, Lisa x4879 <harrism@co.monterey.ca.us>; Holm, Carl P. x5103 <HolmCP@co.monterey.ca.us>; McDougal, Melissa x5146 <McDougalM@co.monterey.ca.us>; Ruiz-Ignacio, Maegan x5508 <Ruiz-IgnacioM@co.monterey.ca.us>; Spencer, Craig x5233 <SpencerC@co.monterey.ca.us>; Swanson, Brandon xx5334 <SwansonB@co.monterey.ca.us>

Subject: Correspondence: Letter from Sandra Schachter, FW: Appel: Open Monterey Project

Good Afternoon, All-

Please see below e-mail from Sandra Schacter.

Joel G. Pablo
Board Clerk, *Deputy*
Clerk of the Board
County of Monterey
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Phone: (831) 755-5066

Fax: (831) 755-5888

From: Sandra Schachter <schactersj@comcast.net>

Sent: Monday, March 11, 2019 12:57 PM

To: ClerkoftheBoard <cob@co.monterey.ca.us>; 100-District 1 (831) 647-7991 <district1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>; 100-District 5 (831) 647-7755 <district5@co.monterey.ca.us>; 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>; 100-District 3 (831) 385-8333 <district3@co.monterey.ca.us>

Subject: Appel: Open Monterey Project

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Please grant the appeal filed by The Open Monterey Project and Save Carmel Point Cultural Resources. The County should require that the developer pay for a focused EIR to look at the impacts of excavation for the proposed very large basements of the three contiguous projects proposed by the same property developer.

The County should follow the plans, honor the laws, and respect the concerns of the Native American tribes to investigate and take reasonable steps to protect their cultural heritage and ancestors' remains at Carmel Point.

Please put me on the notification list for future hearings for these projects and these sites.

Thank you.

Sandra Schachter

Carmel Valley, CA

Dear Mr. Guthrie:

I am writing in support of the appeal of the Pietro projects. We live at 26354 Valley View Ave, immediately to the south of the proposed house, PLN 170613. I went the morning of the Planning Commission hearing, but the Pietro items were put over to the afternoon and I didn't get the opportunity to speak. I have experienced this developer for two years as he built other projects, including 26324 Valley View.

Neighborhood compatibility:

The neighboring proposed house is much too large for the neighborhood. Our house is 1500 sq. ft. There are some houses that are 900 sq. ft. The house across the street from the proposed house is 2200 sq. ft. The mass, bulk and scale of the proposed houses are totally out of character with the neighborhood. We believe the neighborhood compatibility goals of the Monterey Planning Department have not been met. Possible mitigations would be to reduce the square footage and not build a basement, which would reduce the height.

Excessive noise, dust and erosion

For two years, Mr. Adamski has been using the two adjacent empty lots (PLN 170613, 170612) next to us as a construction yard for other projects, milling the cedar trees he cut, storing soil, gravel, machinery, implements, portable toilets, trash, debris trailers and an unused construction trailer. For two years he has had trucks or tractors going in and out routinely. I can't explain why he put the driveway for this disruptive activity next to our property line. He has made minimal attempts at dust and erosion control that have been ineffective. I shovel and sweep our downhill property after rains. Surrounding houses and cars were covered in dust for a year. We are zoned for residential, not business. There was high decibel noise, even two lots away from our house, from masonry sawing at 26354 Valley View lasted for months. The proposed projects have extensive masonry hardscape.

Completely blocking traffic

This developer routinely blocked one lane of traffic on this Valley View block, and completely blocked all access on numerous occasions over the year of the construction of the first house in the development. No detour signs were put up, forcing vehicles to turn around mid-block. One time, a large truck (that was being loaded with a huge amount of stock-piled soil), blocked us in for an extended period. I am the full-time caregiver for my 94 year old mother and am concerned about the access for emergency vehicles.

Cordial

I have had many cordial conversations with this developer, but have learned that he is insincere when he says he will try to mitigate these impacts. He is a very nice person, but says what you want to hear, then does what he wants. He promised me that he would do better this time. I am surprised at the number of beautiful large trees he removed even though they were on the edge of the properties.

Our family's wishes

Whatever is approved, I would want this developer to begin to follow the rules set by the Resource Management Agency and the Planning Department. I would like the developer to begin to show respect for the neighborhood and courtesy to its neighbors. I would like noise mitigation for the masonry sawing.

Thank you for your consideration,

Victoria Thomas, for the Stone and Thomas family.

26354 Valley View Ave, Carmel, CA 93923



Linda Yamane
1585 Mira Mar Ave
Seaside, CA 93955
rumsien123@yahoo.com

8 March 2019

TO: Monterey County Board of Supervisors
ATTN: John Phillips, Chair

SUBJECT: Please Grant Appeal of Carmel Point PLN170611, PLN170612, PLN170613
Pietro Family Projects on Carmel Point

Dear Board of Supervisors,

I am a resident of Monterey County and trace my heritage to the Rumsen (Ohlone) indigenous people who were living along the Monterey region coastline and in lower Carmel Valley long before the coming of the Spanish in 1769.

For about 25 years, I served as a Most Likely Descendant (MLD) for the State of California's Native American Heritage Commission. As MLD, I was called upon to make recommendations for the respectful treatment and disposition of Native American remains and associated grave goods encountered during construction or other ground disturbance activities in Monterey, San Benito, Santa Cruz, Santa Clara and other Bay Area counties.

I was called as MLD for three projects on Carmelo Street, just one and two streets away from the projects being considered by you now. Working alongside archaeologists, I learned a lot about the cultural resources present on Carmel Point. I also witnessed first-hand the misleading and hopefully unintentional disservice that can be rendered by a "mitigated negative declaration."

From one lot, I witnessed massive truckloads of culturally-rich/archaeologically-rich midden soil being hauled away from Carmelo Street in order to excavate for an underground garage. Artifacts, human remains, and ancient cooking-related materials were excavated, including samples that dated as old as 9,000-plus years – the oldest date so far to be identified in Monterey County! And this on a parcel that an earlier archaeologist had tested and concluded that no archaeological materials or features were likely to be found as there was "a low sensitivity for cultural resources."

Once destroyed, these valuable records of Monterey County history can never be replaced ... and I ask that you weigh this carefully as you make your decisions whether to allow spacious basements and subsurface garages on Carmel Point.

Thank you for your consideration.

Linda Yamane