

Exhibit F

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From: [Maria Roden](#)
To: [Jensen, Fiona](#)
Cc: [Danny Roden](#)
Subject: 500 El Caminito - STR. PLN200101
Date: Wednesday, October 12, 2022 6:48:09 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 Fiona

We are very concerned about the proposed Administrative Permit application posted at 500 El Caminito Road "to establish the transient use of a residential property (three single family dwellings) for remuneration, commonly known as a short term rental".

The increased traffic which will result from the constant stream of new visitors (plus all the cleaners and maintenance people) driving to and from these properties is particularly worrying. It is difficult enough for residents who live on El Caminito and Chaparral Road year-round to navigate the unlit tight bends, narrow lanes, potholes and steep canyons ... and we have been driving them for years.

Visitors who do not know the road will undoubtedly drive faster with no knowledge of the upcoming dangers. These can also include overhanging trees, rock falls, families of deer that wander freely and the many pedestrians who walk their dogs and exercise up and down the road.

What is also interesting is that the project is categorized in the Toro Planning Area and yet users of this property will greatly impact Carmel Valley resources. And further we understand the new owner is a wine maker from San Jose who will no doubt be organising wine events too! It just all adds up to more noise, more traffic, more disturbance and potentially accidents ... and we oppose this application.

We would like a public hearing where permanent residents can air their concerns face to face with the owner.

Maria & Danny Roden
330 El Caminito Road
CA 93924

From: [Daniel S. Mason](#)
To: [Jensen, Fiona](#)
Subject: 500 el caminito- Carmel Valley STR PLN 200101
Date: Wednesday, October 12, 2022 3:42:02 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 Ms. Jensen

I am advised that you are the County Planner in charge of the project noted above.

My wife and I have resided at 72 Chaparral Rd, Carmel Valley for the last 13 years.

We read with alarm the proposed STR permit for 500 El Caminito Road, which is in very close proximity to our home.

If approved, this application will surely result in increased traffic on a very narrow road that has not been well maintained and create real potential for increased danger to the safety of our community.

El Caminito is difficult to maneuver even for the current residents- I fear we are asking for trouble if folks not familiar with that road and its environs begin to transverse it.

In short this is a terrible place to encourage additional traffic, and therefore we urge that the permit be denied.

By the way, I noticed that the project is deemed to be categorized in the Toro Planning Area- but be advised that those using the property will impact Carmel Valley- I urge that this permit be addressed there.

Please contact me by return email with any questions or if I may be of further assistance.

Many Thanks,

Daniel S. Mason

From: [Martin Wegenstein](#)
To: [Jensen, Fiona](#)
Cc: jwegenstein@gmail.com; [Martin Wegenstein](#)
Subject: 500 El Caminito Rd - STR. PLN200101
Date: Thursday, October 13, 2022 10:24:44 AM

[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.]

Hi Fiona,

Following are our main concerns regarding the proposed STR permit (PLN200101) for 500 El Caminito Road:

1. Adding three new STRs will create additional traffic (both commercial and renters) on El Caminito Road. The two miles of El Caminito leading to this property have not been maintained (County Road) and are not appropriate for additional guest and commercial traffic. The road is one lane in many sections due to tree growth and erosion, there are hairpin turns and blind corners, the shoulder berms have been destroyed and there are numerous potholes and ripped up tarmac which the county has troubles to keep maintained. In addition the road is very steep in sections and has been built to a very low (minimal) engineering standard which cannot withstand significant traffic. Neighbors have figured out how to travel our road, but we see visitors and delivery trucks drive unsafely or have troubles even navigating some of the hairpin turns – which has made it uncomfortable for us to drive and walk our road. In short adding additional traffic to El Caminito Rd would be extremely unsafe for drivers and pedestrians as this road is also our only way to walk to and from the village.
2. We are concerned that this project is categorized in the Toro Planning Area. However any uses of this property will be impacting Carmel Valley/District 5 resources. Therefore it would seem appropriate to address this permit under the rules and policies of that region.

Please feel free to contact me with any questions.

Sincerely,

Jill and Martin Wegenstein
310 El Caminito Rd
Carmel Valley, CA 93924
Mobile (Martin): 650-430-0201

From: [Martin Wegenstein](#)
To: [293-zahearingcomments](#)
Subject: 500 El Caminito Rd short term rental hearing
Date: Wednesday, November 30, 2022 10:52:54 AM

[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.]

In addition to my earlier comments emailed to you about a months or so ago I want to add the following:

"If 500 El Caminito Rd SDR is planned to be permitted it must be under the condition that the permit is only provided if and when traffic safety and road condition improvements on El Caminito Rd have been implemented to support the additional private and commercial traffic, and the STR on # 500 complies with Carmel Valley/District 5 policies."

I planned to make these comments in person but a conflict with a District 5 10 am meeting came up. The Carmel Valley Road commission meeting.

Thanks, Martin

Sent from [Mail](#) for Windows

From: [Val Pakis](#)
To: [Jensen, Fiona](#)
Subject: 500 El Caminito Road, STR permit PLN 200101
Date: Wednesday, October 12, 2022 3:09:05 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 Ms. Jensen,

Regarding the proposed STR permit (PLN200101) for 500 El Caminito Road:

Our main concern with adding three new STRs, is the additional traffic this will create on El Caminito Road. The two miles of El Caminito leading to this property have not been maintained (County Road) and are not appropriate for additional guest traffic. The road is one lane in many sections due to tree growth and erosion, there are hair-pin and blind corners, the shoulder berms have been destroyed and there are numerous potholes. Neighbors have figured out how to travel our road, but we see visitors and delivery trucks drive unsafely – which has made it uncomfortable for us to drive and walk our road. Adding additional new traffic to our road isn't safe. Perhaps a condition of approving this permit should be improving the condition of El Caminito Road.

Also, the overall property at 500 El Caminito has had very limited use over the last 20 years (at least). The property has been used as a second residence and for cattle grazing – we have rarely seen traffic heading up to the property. We realize the STRs are for three existing structures, but the users of these properties will all be additional traffic.

Additionally we are concerned that this project is categorized in the Toro Planning Area. Any users of this property will be impacting Carmel Valley resources and it would seem appropriate to address this permit in that region.

Sincerely,

*Val and Jane Pakis
350 El Caminito Road*

From: [Val Pakis](#)
To: [293-zahearingcomments](#)
Subject: 500 El Caminito Rd Short Term Rental
Date: Wednesday, November 30, 2022 8:47:39 AM

[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 Ms Jensen:

The proposal to allow short term rentals at 500 El Caminito Rd., Carmel Valley is ill considered. El Caminito Road cannot handle more traffic without resulting in unsafe conditions and increased traffic accidents.

The property is accessed by turning off of Carmel Valley Road at Ford Road and passing our local elementary school with its attendant traffic of parents dropping off and picking up their young children. Then one turns left on El Caminito Road for approximately 2 miles while passing two turn-offs to Chaparral Road.

El Caminito Road has two blind corners and two hairpin turns. There are places on the road that are so narrow that it's difficult for two cars to safely pass each. There are precipitous drop-offs and no guard rails to prevent cars from driving into a ditch or over a precipice. With heavy rain, the entire surface of the roadway at one location floods.

At the end of El Caminito, the property is accessed by driving through a gate and proceeds for another 2 miles up a one lane roadway. The residences are located at the top of the mountain that divides Carmel Valley from San Benancio Canyon. The property has the unhappy prospect of being imperiled by a fast-moving fire storm generated in either locality. And, please remember that both San Benancio Canyon and Carmel Valley have had recent fires, both requiring rapid evacuation of its residents.

I understand that a number of my neighbors have expressed concern about approval of this permit for safety reasons. Please consider at least driving up El Caminito Road to the properties at 500 El Caminito to see for yourself before making your decision.

Sincerely, Val and Jane Pakis 350 El Caminito Road

From: [sharon miller](#)
To: [Jensen, Fiona](#)
Subject: 500 el caminito
Date: Thursday, October 13, 2022 4:22:29 AM

[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.]

Hello..I want to add my concerns to Vince and Julia Hunts' regarding 500 El Caminito's STR request. I live at the top of El Cam and am aware that the previous owner was renting his homes out as well. And there was an increase in traffic.

My concerns are about fire! If the request is allowed to go thru I would hope that some assurances could be given that his tenants do not EVER start a cosy little campfire or smoke on the property!

Also, I worry about the additional strain on Carmel Valley resources since apparently the property is in the Toro Region.

I certainly respect the new owner's right to use his property as he sees fit. He had told me he was going to plant grapes which seemed like a lot of water usage as well so maybe we are damned if we do, damned if we don't.

Thank you.

Sharon Miller
401 El Caminito

From: [Robert](#)
To: [Jensen, Fiona](#)
Cc: [Ellen Korstanje](#)
Subject: 500 El Caminito-Carmel Valley STR PLN 200101 Short term rental application
Date: Friday, October 14, 2022 1:27:04 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 Ms. Jensen

We have been notified that you are the Monterey County Planner, responsible for the project identified here above. This in reference to 500 El Caminito rd. Carmel Valley 93924 Also known as the house on the top and end top of El Caminito.

This property overlooks a very broad wooded area, all the way to Underwood, and separated by wild growth of native brush, oaks and dried grass.

As indicated, this property can only be reached by one dirt narrow winding property road, an extension of El Caminito Rd. The highest point of this rim overlooks the Carmel Valley, the village and Corral Del Tierra. Part of the "Torro Planning Area".

Currently, this property consists of a pre 1940 main house with several old overnight dwellings (semi cottages) with limited fire resistant materials.

The residential house is at the end of El Caminito and has only one way in/out via a winding narrow dirt road at the end of El Caminito.

Sinds 2016 , my wife and I are living at on 41 El Caminito Rd. Carmel Valley, Long enough to recognize the limited capacity to vehicle traffic, road obstruction by poorly parked vehicles often occupied by short term illegal rentals. With limited maintenance over the years, well passed county's 5 years road upgrading schedule, currently eroded at several steep and bending corners, reconfirming the danger with the frequent utilization. County Road maintenance records will confirm the current limited road capacity. Weekends are notorious for continuous deterioration due to illegal short term rentals. Potholes are not easy to repair as open spots are frequently occurring. County road repair history will confirm the limitations.

The current fire risk to all the existing family homes makes the road already a high risk. Certainly not suited for short term rentals nor weekend fiestas and event parties.

In addition, the neighborhood complaints on illegal parking (see the police reports), is an additional indication of the current dangers this road offers to increased weekend traffic by out of town visitors.

Referring to 500 El Caminito Rd property, the long single rapid descending, dirt road from the top feeding into El Caminito Rd. is not fit for any commercial activity. Current number of residencies connected to the one way out of El Caminito Rd. is already a huge fire trap.

The Short Term Rental permit request, covering multi cabins at 500 El Caminito, Carmel Valley, should be denied! As well as any permits for festivities or group events.

The location of the different pre historic cabins, designated for short term rental, are a prime risk for fires. Check the slopes of the hills from this property, it does not give any access other than down to the El Caminito Rd and connecting to the Village Elementary School.

Besides the risk for fire, and increasing risk of traffic accidents , we cannot overlook the risk of the overcrowded Ford road crossing at the Village Elementary School of Carmel Village. No other options for traffic.

We request a public hearing so residents of El Caminito Road will be able to voice their objection and their major concerns..

Ellen and Robert Korstanje

341 El Caminito rd.
POBox 463
Carmel Valley 93924

Tle. 209 277 6320

From: [Hubert Fabre](#)
To: [Jensen, Fiona](#)
Cc: [president](#)
Subject: FW: Three Short Term Rentals @ 500 El Cam!
Date: Wednesday, October 12, 2022 3:09:19 PM
Attachments: [500ElCam.png](#)

[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 Fiona,

I also have some concerns about the 3 proposed STRs. My home is on 331 El Caminito Road. We, and a lot of our El Caminito neighbors walk that road every-day. We can very easily discern cars driving up and down of people who live on El Caminito and people who do not live on El Caminito. El Caminito is a narrow road with many blind curves. The local drivers do know that people walk that road often and pay attention. The other drivers (STRs) do not know that, they often drive too fast and do not stay on the right lane as they should. It is dangerous and one day, an accident is going to happen. Unlawful STRs have been going on for some time at this same address of 500 El Caminito. That is why I can attest to the danger these visitors bring to that road.

Another concern is the upkeep of that road. It needs serious maintenance as it is. The more cars = the more upkeep. That is not fair that we have to pay for it while others damage it.

Thank you,

Hubert Fabre (831) 224-2898

Subject: Three Short Term Rentals @ 500 El Cam!

Neighbors – Feel free to ignore or pass on to others as needed.

The new owner at the top of the hill has submitted a permit to have **3** (three) of their homes turned into STRs (see attached). What's interesting is that his property is in the County's Toro Region, so it's outside the Carmel Valley STR restrictions. Yet this property is fed from Carmel Valley Village and our El Caminito Road.

I had a chat with Fiona Jensen, the County Planner in charge of the project. She was a bit defensive, but was interested to hear my/our concerns.

If you have an issue with this development please send her an email (before 10/18) with your concerns. Jensenf1@co.monterey.ca.us

Here is what I sent to Fionna (feel free to copy as needed):

Subject: 500 El Caminito - STR. PLN200101

Fionna – In regards to the proposed STR permit (PLN200101) for 500 El Caminito Road:

Our main concern with adding three new STRs, is the additional traffic this will create on El Caminito Road. The two miles of El Caminito leading to this property have not been maintained (County Road) and are not appropriate for additional guest traffic. The road is one lane in many sections due to tree growth and erosion, there are hair-pin and blind corners, the shoulder berms have been destroyed and there are numerous potholes. Neighbors have figured out how to travel our road, but we see visitors and delivery trucks drive unsafely – which has made it uncomfortable for us to drive and walk our road. Adding additional new traffic to our road isn't safe.

Also, the overall property at 500 El Caminito has had very limited use over the last 20 years (at least). The property has been used as a second residence and for cattle grazing – we have rarely seen traffic heading up to the property. We realize the STRs are for three existing structures, but the users of these properties will all be additional traffic.

Additionally we are concerned that this project is categorized in the Toro Planning Area. Any users of this property will be impacting Carmel Valley resources and it would seem appropriate to address this permit in that region.

Sincerely

*Vince and Julia Hunt
300 El Caminito Road*

Administrative Permit

COUNTY OF MONTEREY HOUSING AND COMMUNITY DEVELOPMENT

IT IS HEREBY GIVEN that on **Wednesday, October 19, 2022** the Chief of Planning and Community Development of the County of Monterey, State of California is hereby approving the following project:

Owner: BORNSKI MATTHEW & BORNSKI MARIA
Project File No.: PLN200101
Project Location: 500 EL CAMINITO RD, CARMEL VALLEY, CA 93924
Assessor's Parcel No.: 187-011-010-000
Permit Type: Administrative Permit
Planning Area: Toro Area Plan
Environmental Status: Find the project Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines
Project Description: Establish the transient use of a residential property (three single family dwellings) for remuneration, commonly known as a short-term rental.

This permit will be approved on **Wednesday, October 19, 2022** unless a written objection is received by the office of the County of Monterey Housing and Community Development by 5:00 pm **Tuesday, October 18, 2022** identifying substantive issues with the project. A public hearing may be required if any person so requests based on the identified substantive issues.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE APPROPRIATE AUTHORITY AT OR BEFORE THE PUBLIC HEARING.

Si necesita la traducción de este aviso, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas o por teléfono al (831) 755-5025. Después de su solicitud, se le suministrará con la traducción de este aviso.

FOR ADDITIONAL INFORMATION CONTACT:

Frances Jensen, Associate Planner
County of Monterey Housing and Community Development
1441 Schilling Place, South, 2nd Floor, Salinas, CA, 93905
(831) 796-2977 or jjensen1@co.monterey.ca.us

October 14, 2022

County of Monterey Housing and Community Development

1441 Schilling Place – South, 2nd Floor, Salinas, CA 93901

Attn: Fiona Jensen, Associate Planner

RE: File PLN200101, 500 El Caminito Rd., Carmel Valley, CA 93924

I object to this permit for a number of reasons as it is not appropriate.

1. This application is for Toro Area Plan and not for the Carmel Valley Master Plan!
2. The road is a residential Street, narrow, very poorly maintained by the County of Monterey. Lots of sharp curves and very steep in areas and on several of the curves. Therefore, not designed for commercial uses. Also, not really a safe road as a driveway for vacationers.
3. There are many wild animals on the road day and night. Deer, rabbits, squirrels, snakes, occasional wild pigs and mountain lions, etc. Unknowing drivers swerve and there are no rails and very steep drop-offs at the edges of the road.
4. * Also at 380 El Caminito Rd. a couple of years ago a new house was being built and being used as a vacation rental. The neighbors objected and the use was denied to my knowledge.
5. Multiple houses together (3) can and will create a resort atmosphere and attract other guests, parties, traffic, and compound problems. As opposed to one house.
6. Carmel Valley was not well informed regarding this permit! Only 2 or 3 notices were put up at the very end of the road where very few people will see it.
7. The Carmel Valley Property Owners Association dealt with this issue in the past and were not positive for it.

Personally, I did graduate work in Land Planning and Land Economics. I worked on the committee to develop the Master Plan of Carmel Valley by appointment of the supervisor some years ago. I also was appointed by Sam Farr to be a member of the Advisory Committee for the Coastal Act creation as I am also a property owner in Big Sur as well as in Carmel Valley.

Robert C. Zobel

386 El Caminito Rd.

Carmel Valley, CA 93924

(831) 915-0551

From: jwall85@juno.com
To: Jensen, Fionna
Cc: ellenkorstanje@hotmail.com; shopvince@gmail.com; diana.markham@icloud.com; hfabre@me.com; jwall85@juno.com; dannyproden@gmail.com; martinweg@outlook.com; cynthiabhall@comcast.net; stephen-e-hall@live.com; tracy.coppinger@gcinc.com; paulwfenwick@gmail.com; vap51@aol.com
Subject: Re: Proposed short term rentals at 500 El Caminito Rd.
Date: Saturday, October 15, 2022 11:25:13 AM

[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 Ms Jensen:

The proposal to allow short term rentals at 500 El Caminito Rd., Carmel Valley is ill considered.

The property is accessed by turning off of Carmel Valley Road at Ford Road and passing our local elementary school with its attendant traffic of parents dropping off and picking up their young children. Then one turns left on El Caminito Road for approximately 2 miles while passing two turn-offs to Chaparral Road.

El Caminito Road has two blind corners and two hairpin turns. There are places on the road that are so narrow that two cars many not safely pass each other unless they slow to 5 miles an hour. There are precipitous drop-offs and no guard rails to prevent cars from driving into a ditch or over a precipice. With heavy rain, entire surface of the roadway at one location is flooded.

At the end of El Caminito, the property is accessed by driving through a gate and proceeding for another 2 miles up a one lane roadway. The residences are located at the apex of the mountain that divides Carmel Valley from San Benancio Canyon. Thus, the property has the unhappy prospect of being imperiled by a fast-moving fire storm generated in either locality. And, please note that both San Benancio Canyon and Carmel Valley have had recent fires requiring rapid evacuation of its residents.

I have lived on El Caminito Road since 1977. Twice, I have seen cars drive off the road and down a steep hillside. I have seen a truck end up in a ditch. I have been involved in a collision when I rounded a blind corner and found a truck pulling trailer directly in my path. Although I drove up a hillside, I was unable to avoid colliding with the corner of the trailer.

Lastly, a car full of high-spirited teenagers drove reckless up El Caminito at high speed. On their way down our mountain, they turned off onto Chaparral and ended up driving off a cliff. One of them was killed.

Susan Wallace, 360 El Caminito Rd.

From: [Doris B. Fabre](#)
To: [Jensen, Fiona](#)
Subject: WeatherTop Ranch at 500 El Caminito Road, Carmel Valley, CA 93924
Date: Saturday, October 15, 2022 3:43:10 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 Ms. Jensen,

A couple of days ago I was notified by a neighbor, also living off of El Caminito Road here in rural Carmel Valley, about an application by a Mr. Matt Bornski for multiple STR's (short term rentals) on his newly acquired Weather Top Ranch property, 500 El Caminito Road.

As my husband and I, and other El Caminito residents, have already experienced un-permitted STR's at the said property over the last several years, we are very well aware of the unwanted consequences of such a proposal.

We have numerous times witnessed drivers speed around the several hairpin turns going up El Caminito Road with apparently no regard for the folks that live along the road and enjoy going for a safe and leisurely walk to the top of the hill. Countless times I have found myself being tailgated by an impatient driver who is often times unfamiliar to me (as I choose to drive the posted speed). It has been impossible to manage careless and speeding traffic along El Caminito Road.

El Caminito is in constant need of road work to repair broken up asphalt from shifting hill and traffic use, as it is, and more traffic from visitors who undoubtedly do not contribute to those costs, surely is another reason to not support more STR's in our very residentially zoned neighborhood.

I understand that WeatherTop Ranch is a large acreage property and if, in fact, the parcel (or parcels) are zoned under the Toro Planning Area and exempt from the Carmel Valley Master Plan and its STR rulings then I ask/request that any road entrances come from the "Toro" side of the hills, rather than using any access from Carmel Valley roadways.

With much appreciation for your time and attention,
Respectively,
Doris and Hubert Fabre
331 & 340 El Caminito Road
Carmel Valley, CA 93924
(831) 238-3098

From: [Ellen Korstanje](#)
To: [293-pchearingcomments](#)
Subject: Proposed STR Application: PLN200101
Date: Thursday, January 5, 2023 12:06:19 PM
Attachments: [ElCamDetails.pdf](#)

[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 administrator,

Please find enclosed the Pdf created by one of our neighbors re.

Proposed STR Application PLN200101
at 500 El Caminito Road

We would like to attend the upcoming meeting of the Planning Commission pertaining to this subject matter.

Please communicate the date.

At the last Zoning Commission meeting on December 1/2022 this issue was referred to the Planning Commission on the basis of a road/ fire risk.

* Please note that in this Pdf there are several clarifications on the subject of this STR application.

* The owner continues to rent out his property without a permit! Unfamiliar cars and several garbage cans testify to this.

* The online advertisements on different sites raise a MAJOR concern due to the following reasons:

- The number of guests supposedly allowed greatly outnumber the number allowed in the permit!!

* The photograph shows a fire pit. Even if the use of this is legal, casual tenants who are not aware of the enormous fire risk of this area will undoubtedly enjoy using this fire pit.

* The site refers to EVENTS the occurrence of which would be difficult to gauge for the residents of El Caminito and will bring even more traffic: caterers, cleaning crews, number of guests way beyond the intent of the permit

Looking forward to a confirmation of this e mail stating the concerns.

Thank you.

Robert and Ellen Korstanje

Sent from my iPhone

From: [Ellen Korstanje](#)
To: [293-zahearingcomments](#)
Subject: Fwd: Zoning administrator December1st; Agenda Item # 3 PLN200101-Bornski Matthew & Bornski Maria
Date: Wednesday, November 30, 2022 2:30:29 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.]

Sent from my iPhone

Begin forwarded message:

From: ellenkorstanje@hotmail.com
Date: November 30, 2022 at 1:42:20 PM PST
To: zahearingcomments@co.monterey.ca.us
Cc: "LundquistE@co.monterey.ca.us novom@co.monterey.ca.us"
<LundquistE@co.monterey.ca.us novom@co.monterey.ca.us>
Subject: Zoning administrator December1st; Agenda Item # 3 PLN200101-Bornski Matthew & Bornski Maria

In addition to our previously stated objections re. Short Term Rental 500 El Caminito; we noticed on page 2 of the Project Information that a “small vineyard” has been created. Has an administrative permit been issued conforming to the “Agricultural Winery Corridor Plan” (part of the Monterey County General Plan)

On page 3 of the Project Information it is mentioned that this short term rental permit is considered a “one single-family dwelling” and will generate “approximately 10 daily. trips”. This does not take into account cleaning services after each rental period, catering services, maintenance and related services based on a 12 person occupancy!

In today’s society there are no 12 member families living together and thus the reasoning that this project is similar to a traditional one single- family dwelling is incorrect and should not pass muster!

Residents of El Caminito paying hefty taxes on their properties participated in a survey just a few years ago. The # 1 reason they have chosen to live here are “dark skies” and a quiet, rural environment.

In addition to the traffic and fire/ risk objections already communicated by most neighbors we strongly oppose granting this permit.

Robert and Ellen Korstanje
341 El Caminito

Sent from my iPhone

Clarifications for Proposed STR Application: PLN200101

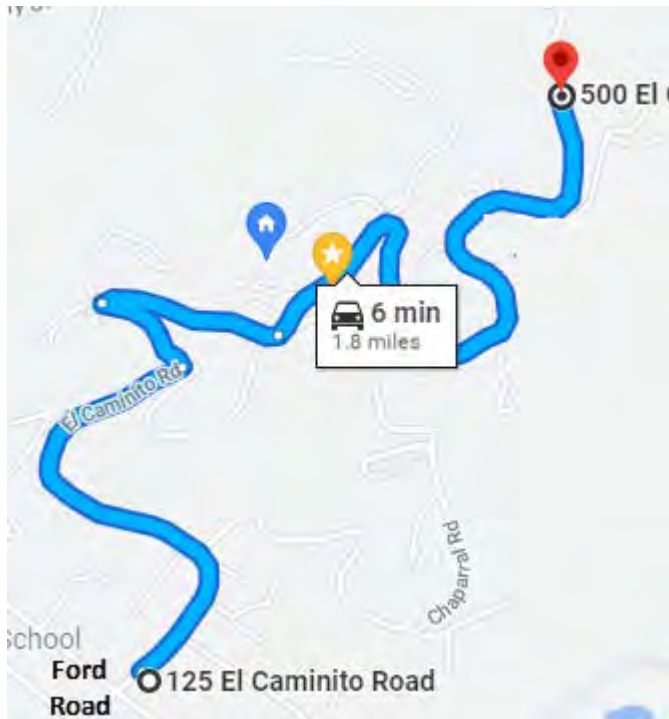
During the Zoning Administration Meeting on December 1, 2022 for File Number: PLN200101 (500 El Caminito Rd), there was inaccurate information presented from the County's Reports. This document rectifies these specific issues:

- 1) Distance from Secondary Through Road to the STR property
- 2) Width of El Caminito Road
- 3) Roadway Signage
- 4) Overall Safety of the roadway
- 5) Proposed and current use of the property

Distance from Ford Road (Secondary Through Road)

During the Zoning Administration Meeting, the County stated the property was 1 to 1.3 miles from Ford Road (the exit route/cross street - secondary through road).

The entrance to the property is actually closer to 2 miles from Ford Road. The STR facility is another 1.5 miles beyond that gate. It's our understanding that this distance (3.5 miles from a secondary through road) is too far for STR approval.



Width of El Caminito Road

During the Zoning Administration Meeting, the Count stated that El Caminito is 20' to 21' feet wide with the exception of a 30 to 40' section which are less.

While there are some sections of the road that are 20' wide, there are large sections of the road that are 16' to 17' wide. A fair estimate is that a quarter of the road is less than 18' wide.

16' 8" example:

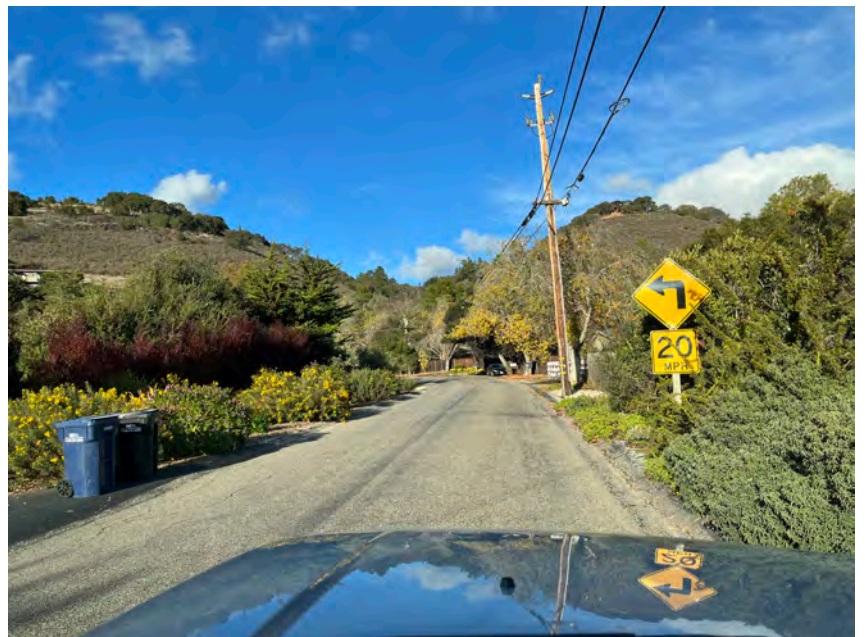
These photos show sections that are all under 20 feet wide:



Signage on El Caminito Road

During the Zoning Administration Meeting, the County stated there are numerous road signs warning to blind or tight turns.

There is only ONE sign on the road. It is at the very bottom of the road (0.1 mile) just before the first corner. There are 10 other corners w/out any signage.



Overall Safety of El Caminito Road

During the Zoning Administration Meeting, it was implied that El Caminito was a safe roadway for visitors unfamiliar with the area.

This assumption is a concern as the road has a 1/2 dozen blind corners, is steep, has several hairpin turns, no lighting, no signs and is single lane in many places. These photos illustrate the quality of the road.



Current and Proposed use of the Property

Websites show the entire property is available for rent and events @ \$50K/month for 9 bedrooms and 16+ guests.

<https://www.vrbo.com/1908736>

<https://www.airbnb.com/rooms/42590949>

<https://luxevaca.com/427652/>

Lx37 weathertop ranch

★ 4.63 · 8 reviews · Carmel, California, United States

LX37 Weathertop Ranch

LX37 Weathertop Ranch

9 Beds 6 Bathrooms 12 Guests

VIEW PHOTOS

DESCRIPTION

Weathertop Ranch a Minimum one month rental in Carmel Valley, fantastic climate, with hot tub and luxury amenities, find your rustic getaway fish n the pond, enjoy nature and come enjoy earthing, just 25 minutes away from downtown Carmel and 35 from the city of Monterey, within 10 miles to the most fantastic California wineries of the west coast... Surround yourself with dazzling views stretching from Carmel Bay to Monterey Bay, Mount Toro, all of Carmel Valley, and the neighboring historic Holman Ranch. This spectacular property is a rancher's dream with approximately 343 acres of ridge tops, canyons, and rolling pastures for cattle, horses, or vineyards. The 2,734 square foot main home boasts contemporary finishes including a focal double-sided fireplace in the open concept great room with rich hardwood flooring and stunning vaulted ceilings. Walls of windows provide peaceful views with gorgeous formal dining, an upscale chef's kitchen, and granite counters with center island seating. Exposed beam ceilings flow into the bedrooms with a lavish master bath containing a deluxe walk-in shower. Guests can retreat to a 1,124 square foot bunkhouse, a charming 807 sq ft quest house, or entertain in the game room in the main house.

Fees associated with an event, Please inquire as every case is different. Price includes only a rental home.

Please beware before booking your stay that our property management company requires you additionally, in order to provide check-in instructions and grant access to the property.
1-2 portable AC units are provided upon request. Please make sure to let your host know if you

About this rental

Lodge	9 bedrooms	6 bathrooms	Spaces
6000 sq. ft.	20 beds · Sleeps: 12	6 full baths	Kitchen · Deck/Patio · Dining

Weathertop Ranch a Minimum one month rental in Carmel Valley, fantastic climate, with hot tub and luxury amenities, find your rustic getaway fish n the pond, enjoy nature and come enjoy earthing, just 25 minutes away from downtown Carmel and 35 from the city of Monterey, within 10 miles to the most fantastic California wineries of the west coast... Surround yourself with dazzling views stretching from Carmel Bay to Monterey Bay, Mount Toro, all of Carmel Valley, and the neighboring historic Holman Ranch. This spectacular property is a rancher's dream with approximately 343 acres of ridge tops, canyons, and rolling pastures for cattle, horses, or vineyards. The 2,734 square foot main home boasts contemporary finishes including a focal double-sided fireplace in the open concept great room with rich hardwood flooring and stunning vaulted ceilings. Walls of windows provide peaceful views with gorgeous formal dining, an upscale chef's kitchen, and granite counters with center island seating. Exposed beam ceilings flow into the bedrooms with a lavish master bath containing a deluxe walk-in shower. Guests can retreat to a 1,124 square foot bunkhouse, a charming 807 sq ft quest house, or entertain in the game room in the main house.



Entire home hosted by Sean

16+ guests · 9 bedrooms · 27 beds · 6 baths

\$2,694 avg/night

★ 4.5 (32 Reviews) - Excellent!

ⓘ Add dates for total pricing

Check In

Check Out

Guests

Check availability

Dear Felicia Peterson,

This is for the public record.

Please send this short letter to Z/A Mike Novo, Fionna Jensen and Anna Quenga, prior to the hearing today (December 1, 2022)

Re:

PLN200101- BORNSKI MATTHEW & BORNSKI MARIA
(FORMERLY WEATHERTOP RANCH LLC)

Public hearing to consider allowing the transient use of a residential property (three single family dwellings) for remuneration, commonly known as a short-term rental.

Project Location: 500 El Caminito Road, Carmel Valley, Toro Area Plan, (Assessor's Parcel Number 187-011-010-000).

Proposed CEQA action: Finding the project Categorically Exempt pursuant to CEQA Guidelines Section 15301.

Dear Mr. Novo,

Mike Weaver here. I am a longtime resident of the Toro Planning Area and currently Chair of the Toro Land Use Advisory Committee. However I'd like to make it clear that I am not speaking for the Toro LUAC with this letter. But from this perspective, I do not understand why this proposed PLN200101 could not have been sent to the LUAC for its consideration and advice.

I inspected the current 2010 General Plan Land Use Map and it appears the property is Permanent Grazing. So, I went to my copy of the April 1983 Monterey County General Plan and its Land use Map, also looks like Permanent Grazing. The I went to the subsequent Amended General Plan dated 12/3/1991.....also Permanent Grazing.

This was and is a cattle ranch. The neighbors wonder why it is in the Toro Planning area Whelp, Toro is "a bull". Outbuildings were for the ranch hands. Staff management appears to be trying to split hairs as to land use zoning.

I reviewed the ACCELA documents and find the Monterey County Environmental Health Bureau appears to have had this this sent to them several times, finally relenting with a suggestion to only rent out not more than one of the three proposed STR's at any one time. This is not mitigation as there is now way for the County to follow or enforce this.

Is there not a complaint filed with the County for existing illegal STR use on this property?

The current owner purchased a cattle ranch. Did his Realtor not tell him this?

From this perspective, this property is not, and never was, "visitor serving".

If the owner does not want a cattle ranch than he should sell it to someone that does.

This proposed big change in land use is not CEQA exempt and needs environmental review.

I am asking for it. Please.

Thank you Mr. Novo for your consideration.

Respectfully,

Mike Weaver

From: shopvince@gmail.com
To: [Jensen, Fiona](#); [293-zahearingcomments](#)
Subject: Comment: STR permit (PLN200101) for 500 El Caminito Road.
Date: Tuesday, November 29, 2022 6:03:12 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.]

In regards to the proposed STR permit (PLN200101) for 500 El Caminito Road, Carmel Valley:

Our main concern with adding three new STRs, is the additional traffic this will create on El Caminito Road. The two miles of El Caminito leading to this property have not been maintained (County Road) and are not appropriate for additional guest traffic.

We first moved to El Caminito in 2002 and have seen significant traffic growth on our road caused by:

1. 6 news homes
2. Approximately 6 second homes have become full-time homes. Covid drove people out of the city and into our rural community
3. Delivery trucks (e.g. Amazon) plus the additional support and maintenance traffic for all our new neighbors.
4. Illegal STR activity

The property at 500 El Caminito has had very limited use over the last 20 years (at least). The property has been used as a second residence and for cattle grazing – we have rarely seen traffic heading up to the property. We realize the STRs are for three existing structures, but the overall property hasn't had full-time residence for many year. So any STR usage will all be new/additional traffic.

There has been some STR and/or event activity at property over the last 18 months with tour buses and full size coaches attempting to navigate our road – which isn't safe and in some cases not possible.

The road is one lane in many sections due to tree growth and erosion, there are hair-pin and blind corners, the shoulder berms have been destroyed and there are numerous potholes. Neighbors have figured out how to travel our road, but we see visitors and delivery trucks drive unsafely – which has made it uncomfortable for us to drive and walk our road. There are online posts from walkers having to jump off the road from fear of being run over.

Adding additional new traffic to our road isn't safe.

Sincerely

Vince and Julia Hunt
300 El Caminito Road

From: [Jaymurray2](#)
To: [293-zahearingcomments](#)
Subject: 500 El Caminito
Date: Wednesday, November 30, 2022 10:12:45 AM

[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.]

Greetings,

I've been a resident of Monterey County for almost 40 years and lived on El Cam for 25 years. The idea of having a rental complex at the top of the hill is not something anyone except the applicants would like.

I've had numerous close calls driving the road. In fact I was almost run off the road by the 3 County trucks racing up the hill to inspect the property recently.

When renters come to Carmel Valley one of their favorite experiences is wine tasting in the village. Having them driving a sometimes one-way road at night, or at any time will not be fun. Will there be any way to reverse any decision that allows the proposal? How many accidents will it take??

When I drive the road I always expect one of our Carmel Valley Fire Department trucks to be coming around any and all blind corners. Do you expect the inebriated visitors to know how to drive this narrow winding road?

I oppose the idea completely. In the past 15 years the property has gone from a place where neighbors were welcomed to walk and enjoy the property, to a locked, gated area that prevents any resident on El Caminito from escaping a rapidly advancing fire that has blocked ingress, egress and any other way to escape and save lives.

If the county decides to allow this invasion of El Caminito, expect residents to be calling directly to complain on a regular basis.

Sincerely Jay R. Murray
369 El Cam
831 659 4729

From: [Lydia Williams](#)
To: [293-zahearingcomments](#)
Subject: Zoning Admin 12/1/22 Item 3 PLN200101-Bornski Matthew & Bornski Maria
Date: Wednesday, November 30, 2022 12:29:41 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.]

Regarding the permit application for STR at 500 El Caminito, Carmel Valley....

We live a little more than a mile directly east of the buildings on Weathertop Ranch (500 El Camino) on a cattle ranch and all our neighbors surrounding us live on ranches. There are no buildings or trees between our property and 500 El Caminito. The sounds of loud parties and events like weddings coming from 500 El Caminito are a nuisance to us and one of our neighbors who lives south of us. His ranch is at least 2 miles away from 500 El Caminito.

Over the past several years I believe this property has been used as a party house and event venue without a permit. Many times we have been bombarded until late at night by loud raucous party noises with thumping bass and drums, screaming, shouting and shrieking. (From the noise I would expect that there are a few not very sober party attendees driving down narrow El Caminito threatening the safety of residents and pets there who are walking or driving in their neighborhood.) We have been assaulted by an hours long electric guitar practice with the amp turned to 11. Another time, rave music with loud bass, tom tom drums and wailing was being played from early evening until 9am the next morning!!!

I have heard that one group of renters of this property started a bonfire in the summer and almost burned down all of Carmel Valley.

I have searched Weathertop Ranch and Weathertop Rustic Ranch on the internet and find it listed as a vacation rental on hotel booking sites like hotels.com, expedia, travelocity and orbitz. This is of course in addition to all the booking sites for vacation rentals by owner. I found some of these sites state that there is an extra fee for event rentals for Weathertop ranch. So basically, it seems to me we are living next to an unpermitted hotel. Is the county aware of this?

We are not opposed to short term rentals at 500 El Caminito if we can be assured that they don't affect our safety and our access to a quiet, peaceful environment. How will the county enforce the no event rental stipulation on the permit? If we have a complaint about loud party noises or bonfires at Weathertop can the county help resolve the issue in real time?

Lydia Williams
P O box 170
Carmel Valley, Ca 93924

Zobel, Robert C.

To: Magana, Sophia; Jensen, Fionna
Subject: RE: Notice of Public Hearing for the Monterey County Planning Commission on March 8, 2023

This is a response to Notice of Public Hearing of PLN200101.

1. This is application for a use permit for the TORO AREA PLAN presented in the Carmel Valley Planning Area. No different than the last failed request and only change is the name and the language.
2. Since when does a single-family dwelling need a use permit unless a commercial or semi-commercial use is the reason. A member of the Toro Area Plan last time said this use is not allowed on the zoning for this area. This request should be denied as this application is avoiding the land use for the Toro Area Plan.
3. El Caminito Road is a residential road with very poor maintenance by the county, steep, sharp curves and steep blind 300+ degree turns, narrow and single lane sections in the worse areas.
4. All the past objections are still affective just because of the language change such as: family residential dwellings for renumeration. I believe this is just another term for commercial rentals or vacation rentals! This is still a wrong zoned use from a different Area Plan.
5. If it were resident single-family use, why does it need a use permit application.
6. Carmel Valley Road is at what is called Level F, why is the county wanting to issue a higher use of Carmel Valley Road for a commercial or semi-commercial use for another plan area (Toro)? There are already discussions regarding this overuse and the safety hazards!
7. Are any of the dwellings in the Carmel Valley Area Plan? If so, you are not providing that information as this is a residential area, not residential property for renumeration!

I have been a resident of Carmel Valley since the 1950's. Served on the Carmel Valley Plan committee, Coastal Plan committee and others. This requested use should not be given with the circumstances. They can use these houses for long term residential use without this permit!

Sincerely,
Robert C. Zobel

Notice of Public Hearing

Monterey County Planning Commission

IS HEREBY GIVEN that the **Planning Commission of the County of Monterey**, State of California will hold a public hearing to consider taking action on the project described below. The hearing will be held on **Wednesday, March 8, 2023** at the hour of **9:00 a.m.** In addition to attending in person, public participation will be available by electronic and/or telephonic means. The agenda for the Planning Commission meeting will provide information on how the public may observe and provide testimony telephonically, electronically, or in person in the **Cayenne Conference Room, located at the Monterey County Government Center at 1441 Schilling Place, 1st Floor**, Salinas, CA, 93901. At least 72 hours ahead of the meeting, the agenda will be posted at 1441 Schilling Place, Salinas CA and on the County website at the following address:

<https://www.co.monterey.ca.us/government/departments-a-h/housing-community-development/planning-services/current-planning/committees-hearings-agendas/planning-commission/agendas-reports-2023>

Any and all persons interested in participating in the public hearing on the project are encouraged to submit comments via email to phearingcomments@co.monterey.ca.us by 2:00 p.m. the Tuesday prior to the Planning Commission hearing to facilitate distribution of the comments to the Commission.

Project Name: **BORNSKI MATTHEW & BORNSKI MARIA
(FORMERLY WEATHERTOP RANCH LLC)**

Project File No.: **PLN200101**

Project Location: 500 El Caminito Road, Carmel

Assessor's Parcel No.: 187-011-010-000

Permit Type: Administrative Permit

Planning Area: Toro Area Plan

Project Description: Administrative Permit for transient use of a residential property (three single family dwellings) for remuneration.

Proposed CEQA Status: Find the project Categorical Exempt pursuant to Section 15301 of the CEQA Guidelines.

IF YOU CHALLENGE THIS MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS PUBLIC NOTICE OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE **PLANNING COMMISSION** AT OR BEFORE THE PUBLIC HEARING.

Si necesita la traducción de este aviso, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey ubicado en el Centro de Gobierno del Condado de Monterey, 1441 Schilling Place, segundo piso, Salinas o por teléfono al (831) 755-5025. Después de su solicitud, la Secretaria asistirá con la traducción de este aviso.

FOR ADDITIONAL INFORMATION CONTACT:

Fionna Jensen, Associate Planner
Monterey County Housing and Community Development
1441 Schilling Place - South, 2nd Floor, Salinas, CA, 93901
JensenF1@co.monterey.ca.us

If you do not wish to receive email communications from New York Life and/or NYLife Securities LLC., please reply to the email, using the words "Opt Out" in the subject line. Please copy email_optout@newyorklife.com

From: Magana, Sophia <MaganaS@co.monterey.ca.us>

Sent: Wednesday, February 22, 2023 1:46 PM

Subject: Notice of Public Hearing for the Monterey County Planning Commission on March 8, 2023

Good Afternoon,

Please find attached notice of public hearing for the Planning Commission scheduled on March 8, 2023.

- PLN200101 - Bornski
- PLN210094 – Pajaro Sunny Mesa Community Services District
- PLN220043 – Wolovsky

Thank you,

Sophia Magana | Senior Secretary

County of Monterey

Housing & Community Development

1441 Schilling Place, South 2nd Floor, Salinas, CA 93901

Direct Line: (831) 755-5305, Main Line: (831) 755-5025

maganas@co.monterey.ca.us

Website: [Housing & Community Development | Monterey County, CA](#)



From: [Martin Wegenstein](#)
To: [293-pchearingcomments](#)
Subject: BORNSKI MATTHEW & BORNSKI MARIA (FORMERLY WEATHERTOP RANCH LLC) Public Hearing
Date: Friday, February 24, 2023 5:31:44 PM
Attachments: [ElCamDetails.pdf](#)

[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.]

To The Monterey County Planning Commission,

Unfortunately I will not be able to attend the March 8, 9:00 AM Public hearing on subject matter as I will be out of the country. Therefore I would like to submit my comments via e-mail.

Per advertisements on various websites 500 El Caminito was clearly purchased and is now positioned as a commercial short term rental property for events or other use and for up to 16 guests. Such use will bring significant added traffic, both from renters/event participants and suppliers, to El Caminito Rd. Contrary to the erroneous assessment by some county employee this road is not designed and in a condition to handle this traffic. I refer to the attached document by Mr. Hunt which details the facts of the road condition.

The use of 500 El Caminito Rd as for as you call it “transient use” with it’s increased traffic raises severe safety concerns regarding car, bicycle and pedestrian traffic, fire, hazard and evacuation and deterioration of an already damaged road. Again I refer to Mr. Hunt’s document which provides all the facts on this.

In summary I strongly request that the Planning Commission does not approve this permit as it is currently proposed without appropriate mitigation based on current county policies and zoning standards (e.g. distance to closest cross road).

Respectfully submitted,

Martin Wegenstein

310 El Caminito Rd

Carmel Valley, CA 93924

Mobile: 1-650-430-0201

Sent from [Mail](#) for Windows

From: [Daniel S. Mason](#)
To: [293-pchearingcomments](#)
Subject: Notice of Public hearing re 500 El Caminito-Objection to STR Application
Date: Tuesday, February 28, 2023 8:52:31 AM

[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.]

For many years we have lived at 72 Chaparral Rd, Carmel Valley less than one mile from the subject property We write to express our strong objections to the above application.

We are well familiar with El Caminito—much of the Road is quite steep, and in many places less than 18 feet wide. Even worse, there are several blind or tight turns, and a total lack of appropriate warning signage as to the Road’s dangers.

I am aware of only one such sign.

Permitting the increased traffic, which will be the inevitable result of approval of the application is, my opinion, completely unwarranted and, quite frankly, irresponsible.

The road is difficult enough to traverse for residents- to encourage additional traffic from motorists unfamiliar with the surroundings will multiply the dangers, putting both residents and visitors at risk of potentially dangerous accidents.

We therefore urge that the Application be denied.

Thank you.

Daniel S. Mason
Furth Salem Mason & Li LLP
3053 Fillmore Street
San Francisco, CA 94123
415-407-7796
dmason@fsmllaw.com

Offices in San Francisco, Beijing, and Tampa

From: [Manuel Martinez](#)
To: [Jensen, Fiona](#)
Subject: PLN200101- BORNKSI MATTHEW & BORNSKI MARIA
Date: Wednesday, March 1, 2023 10:30:33 AM

[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.]

Hello Fiona Jensen,

I hope you are doing well and today brings joy to you. My name is Manuel and I support short term rental homes in monterey county! Vacation rental homes can be better for the environment when compared to hotels. Vacation rental homes tend to have fewer guests in them than hotels, making them more energy efficient. For instance, when a small group of four people rent a vacation home, they are likely to use fewer electricity and water resources than a hotel room with the same number of guests. Furthermore, when fewer people stay in a single location, there is less travel involved, meaning fewer emissions from transportation.

In addition, vacation rental homes often allow for more customization when it comes to energy and water usage. Guests renting a vacation home may have the option to opt out of certain services or switch to using environmentally friendly options. This can help reduce overall consumption, while still providing a comfortable experience. On the other hand, hotels typically have set policies that cannot be easily adjusted by guests.

Finally, many vacation rental homes are designed with energy efficiency in mind. Building materials, insulation, and heating/cooling systems can all play a role in how much energy a home consumes. Hotels are typically older structures, making them more difficult to upgrade to meet modern energy requirements.

Overall, vacation rental homes can provide a more energy efficient experience than hotels, in addition to being more personalized and customizable to the needs of their guests.

From: [Dominic De La Torre](#)
To: [Jensen, Fiona](#)
Subject: In reference to PLN200101- BORNKSI MATTHEW & BORNSKI MARIA
Date: Wednesday, March 1, 2023 2:34:58 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 Fiona Jensen,

I am writing to express my support for vacation rental homes in Monterey County. As a resident of this beautiful county, I believe that vacation rental homes can have a positive influence on our local communities, particularly when managed responsibly.

Vacation rental homes can increase property values in our neighborhoods and offer new sources of income for locals. They can also help to increase tourism, create more job opportunities and produce an influx of money into the area. Furthermore, vacation rental homes can encourage more people to visit local attractions and support businesses in the area, helping to boost the local economy. As a business owner we heavily rely on tourists to purchase items from our small family owned boutique.

I believe with responsible management, vacation rental homes can also provide additional amenities and services to the community, such as swimming pools or community centres, as well as activities. Finally, they can benefit the community by providing an additional source of housing, which can help to alleviate the pressure on the physical and social landscape of the local area.

I believe that vacation rental homes can have a positive impact on Monterey County, and I fully support the responsible management and operation of such properties. I urge you to consider this perspective as you continue to make decisions that affect our community.

Thank you for your time and consideration.

Sincerely,
Dominic De La Torre
(831)440-8081
Monterey County Resident

From: [Timea Schafferova](#)
To: [Jensen, Fiona](#)
Subject: Subject:in reference to PLN200101- BORNKSI MATTHEW
Date: Wednesday, March 1, 2023 3:57:32 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 Fiona Jensen,

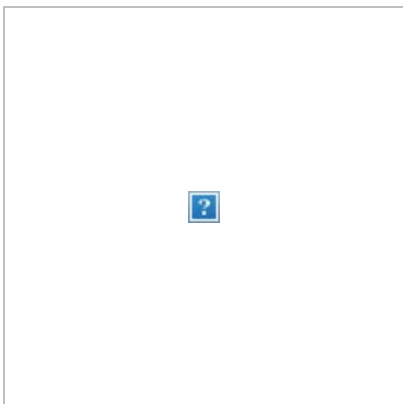
I am writing to express my strong support for vacation rentals in Monterey County, and to share with you the impact they have on my small family-owned boutique business.

As a local business owner, I rely heavily on tourism to support my business. Vacation rentals have been instrumental in bringing in more tourists to the area, and as a result, more business to my store. When tourists stay in vacation rentals, they are more likely to explore the local area and visit local businesses like mine. This not only benefits me as a business owner, but it also supports the local economy by creating jobs and generating income for other businesses.

I understand that there may be concerns about vacation rentals in our community, but I believe that with responsible management and regulation, they can continue to provide a valuable contribution to our local economy. As a small business owner, I am grateful for the positive impact that vacation rentals have on my business and the community as a whole.

Thank you for your time and consideration.

Sincerely,
Timea Schafferova
Resident & Business Owner in Monterey County



TIMEA SCHAFFEROVA
OWNER | SHOPPING WITH TIMI
Website: shoppingwithTIMI.com



From: [Kyle Morrison](#)
To: [Jensen, Fiona](#)
Subject: My position on Short-Term rentals: PLN200101- BORNKSI MATTHEW & BORNKSI MARIA Fiona Jensen
Date: Wednesday, March 1, 2023 6:04:23 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.]

To whom it may concern,

I want you to know that I support Short term rental homes which can provide a number of benefits to local economies.

For one, these rentals can help generate additional income for property owners, who may have had difficulty finding other sources of income. This increased income is then reinvested back into the local economy in the form of taxes, wages, and purchases, which further stimulates the local economy.

Additionally, short-term rentals can increase the overall economic activity in an area and boost tourism, allowing local businesses to benefit from increased spending and foot traffic.

Finally, these rentals can give local small businesses a way to reach out to a different demographic that they may not otherwise have been able to access, thus giving them an opportunity to grow and succeed. All of these benefits are great for the local economy, helping to create jobs, and promoting economic stability for families living in Monterey County!

Most sincerely,
Kyle Morrison
Carmel Valley resident

Kyle Morrison
Broker Associate
c 831-236-8909

CalDRE 01430119

From: [Val Pakis](#)
To: [293-pchearingcomments](#)
Subject: Notice of Public hearing re 500 El Caminito-Objection to STR Application
Date: Tuesday, February 28, 2023 5:43:17 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 Sir/Madam:

I have lived at 350 El Caminito Road for 8 years, less than one mile from the subject property. I write to express my strong objections to the above application.

I am very familiar with El Caminito Road. Much of the Road is steep, and in many places less than 18 feet wide. Even worse, there are several blind or tight turns, and a total lack of appropriate warning signs as to the Road's dangers. I am aware of only one such sign.

Permitting the increased traffic, which will be the inevitable result of approval of the application is, in my opinion, completely unwarranted and, quite frankly, irresponsible.

The road is difficult to traverse for residents and to encourage additional traffic from motorists unfamiliar with the surroundings will multiply the dangers, putting both residents and visitors at risk of potentially dangerous accidents.

If there actually is a requirement that STRs be close to a secondary through road, the actual housing located at 500 El Caminito is more than 5 miles from Ford Road.

I therefore urge that the Application for 500 El Caminito Road be denied.

Thank you.

Val Anthony Pakis

From: [Robert Korstanje](#)
To: [293-pchearingcomments](#)
Subject: Notice of Public Hearing re. PLN200101 -500 El Caminito Rd, Carmel Valley 93924- OBJECTION TO STR APPLICATION
Date: Tuesday, February 28, 2023 6:21:22 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.]

Since 2014 we are resident/owners of the property at 341 El Caminito Rd, Carmel Valley 93924. Our property is about 3.2 miles below the Property/Residential Home at 500 El Caminito Rd. which is situated at the top of El Caminito Rd.

Previous owners have never possessed nor used the residential facilities as a short term rental facility.

Since the recent acquisition of the property, we have observed activities that reflected commercial rental arrangements on a "limited scale". Not only have we noticed overnight visiting but also cleaning services before and after visitations.

On-line sites advertisements of this property mention "events", guest capacity up to 26 guests and, in addition, show a photograph of a fire in the firebox on the property!

The owners don't live on the property and have engaged a manager to take care of the future STR. This is obviously a commercial endeavor to which we strongly object for the following reasons:

- Access to the property offers only one dead-ended road at the property that is in high risk condition; El Caminito is a very winding road with no other outlets during emergency situation; a 3 miles down the hill with no escape roads.
- Current capacity of this road does not meet code for two way traffic in the dark! Plenty of documentation can be given. (see de PDF submitted to the Planning Commission).

Although it has been on the county road project planning list for years for repairs, it has never been executed due to limited funds and other priorities. Consequently, it is a high risk driving experience for current residents. Insurance companies have doubled their rates and classifications!

*Critical issues such as steep curves and sharp invisible corners, less than 15 ft. wide stretches at very steep run offs are a huge danger for out of town people.

At this road with a hidden curve we have had three accidents to our fence. No warnings signs while asphalt is in poor conditions. No rails and some day it may happen. High risk for legal disputes! Most visitors are not used to drive steep narrow hill roads in the dark without any safety rails.

We encourage the County to refuse this permit for short term rental. Although we presently enjoy the rain, please remember, El Caminito Rd. is a full sun exposed road with very limited emergency water supply and fully surrounded by very flammable vegetation. This location IS a high risk for fires and public firetrucks would have an impossible task.

We therefore expect you to refuse the application for a short term rental permit.

Robert and Ellen Korstanje
341 El Caminito Rd
Carmel Valley, Ca. 93924