

Exhibit F

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From: [Munoz, Monica x5022](#) on behalf of [100-District 2 \(831\) 755-5022](#)
To: [Ku, Cheryl x6049](#)
Subject: FW: Hi John, red barn related issue.
Date: Wednesday, February 13, 2019 10:45:37 AM

Hi Cheryl,
Are you working on the permit below?
If so, do you know what is being requested?

Monica S. Muñoz

Executive Assistant to Supervisor John M. Phillips
Monterey County - District 2
11140 Speegle Street
Castroville, CA 95012
(831) 755-5022

From: datada3 <datada3@yahoo.com>
Sent: Monday, February 11, 2019 8:22 PM
To: 100-District 2 (831) 755-5022 <district2@co.monterey.ca.us>
Subject: Hi John, red barn related issue.

Hi Mr Phillips,

My name is Dan Austin, I am the president of The Board of Directors for Ballantree Estates HOA. Our community is the neighboring gated community next to the Red Barn in Aromas. It's been brought to our attention that The Red Barn is trying to expand occupancy for sales. Our Board and the other neighboring community have a few concerns regarding this permit application. Our concerns are spelled out in a section of this email. We will be forwarding this letter to the planning commission to dispute the permit application. In hope's of achieving proper due process and transparency for possible indiscrepancies in the applicants plans. I am asking for your thoughts and response regarding our concerns. Please call or email me for confirmation that you've received this email.

Respectfully,
Dan Austin (831)809-7493
President of Ballantree Estates HOA

(Letter Begins Below)

To whom it may concern,

This letter is to serve as a written objection to the minor amendment requested by Stagecoach Territory (Red Barn) to relocate 17,497 square feet of sales area.

The request states that this space was lost due to the Caltrans right-of-way expansion.

The original Monterey county use permit from 1977 (ZA3117) allowed a certain amount of open air retail space on the Red Barn property. In our recent discussions with Senior Planner Ku, a current map overlay shows that the space approved in 1977 is calculated out at approximately 157,048 square feet. This amendment is requesting an additional 17,497 square feet.

On 10-13-17 a settlement agreement was reached between the County of Monterey and Stagecoach Territory (Red Barn) re: Case No. M104908 after a lawsuit had been filed by Monterey County.

There were many issues brought by the county in the lawsuit, and there were a number of red tags issued due to multiple violations. We believe that one of those violations was a clear expansion of their original footprint from 1977. In other words, they had greatly exceeded the 157,048 square footage allowances. We do not believe that this square footage was lost due to the Caltrans right-of-way expansion, but it was lost due to the Monterey County lawsuit from 2017.

In fact, in the settlement agreement from 2017, there is a clause which allowed the red barn to apply for a minor amendment if they wish to return to the footprint. That clearly leads one to believe that the footprint was breached before the lawsuit, was subsequently reduced due to the lawsuit, and not from the right-of- way expansion.

Also, we believe that the records will show that Stagecoach Territory (Red Barn) received somewhere in the vicinity of \$4 million from the State of California in the sale of this property for the right-of-way expansion. This money was not only for the property value, but for the loss of future sales revenue. It seems as if they have already been compensated for this revenue loss which would mitigate the need for it's recovery via expansion to allow for 60 additional vendor space rentals.

Another point we would like to bring up is the fact that, given the history of repeated violations, broken promises, and retaliatory lawsuits by the Red Barn, why would the county now allow them to go back to a footprint which the county fought to restrict (via taxpayer dollars in the lawsuit) just two years ago. Also, part of this new amendment requirement by the county is that the Red Barn must solve the restroom issues within two years. It seems much more logical to simply have them follow the rules and complete the restroom upgrades BEFORE agreeing to any footprint expansion.

This requirement should be blatantly obvious given the history of failure and rules violations on the property.

Finally, at this point in time, there are still questions about management of the Red Barn flea market.

There is still a court battle over the two wills of previous owner Frances Ellingwood. Due to those concerns, the court has appointed a third party to oversee the day-to-day operations of the facility.

Since the county does not even know who will eventually be running the property, why would they even consider entertaining an expansion of the facility at this point in time?

It seems the proper course of action would be:

#1- Correct the restroom deficiencies.

#2- Have the court system legally identify the property owner/manager.

#3- Only after the first two items have been rectified, should the county then allow proper ownership to submit requests for any future expansion.

Thank you for your time and consideration of this matter.

Respectfully,

Ballantree Estates Homeowner's Association

Sent from my Sprint Samsung Galaxy Note8.

From: [Edward](#)
To: [Ku, Cheryl x6049](#)
Subject: Fwd: Minor Amendment to Red Barn use permit to relocate 17,497 feet of sales area lost. File No. PLN170974
Date: Monday, February 11, 2019 8:08:35 PM

Ms. Ku: Thank you very much for speaking with me today regarding the Red Barn minor amendment request. Please see below our written objection to the process. If this format is not acceptable, please let me know as soon as possible and we can adjust as necessary.

Sincerely,

Ed Gluhan
Ballantree Estates Homeowner's Association Board of Directors
831-809-5468

Sent from my iPhone

Begin forwarded

Subject: Minor Amendment to Red Barn use permit to relocate 17,497 feet of sales area lost. File No. PLN170974

To whom it may concern,

This letter is to serve as a written objection to the minor amendment requested by Stagecoach Territory (Red Barn) to relocate 17,497 square feet of sales area.

The amendment request states that this space was lost due to the Caltrans right-of-way expansion.

The original Monterey county use permit from 1977 (ZA3117) allowed a certain amount of open air retail space on the Red Barn property. In our recent discussions with Senior Planner Ku, we learned that a current map overlay shows that the space approved in 1977 is calculated out at approximately 157,048 square feet. This new amendment is requesting an additional 17,497 square feet.

On 10-13-17 a settlement agreement was reached between the County of Monterey and Stagecoach Territory (Red Barn) re: Case No. M104908 after a lawsuit had been filed by Monterey County.

There were many issues brought by the county in the lawsuit, and there were a number of red tags issued due to multiple violations. We believe that one of those violations was a clear expansion of their original footprint from 1977. In other words, they had greatly exceeded the 157,048 square footage allowances. We do not believe

that this square footage was lost due to the Caltrans right-of-way expansion, but instead was lost due to the Monterey County lawsuit from 2017.

In fact, in the settlement agreement from 2017, there is a clause which allowed the Red Barn to apply for a minor amendment if they wish to return to the footprint. That clearly leads one to believe that the footprint was breached before the lawsuit, was subsequently reduced DUE to the lawsuit, and not from the right-of-way expansion.

Also, we believe that the records will show that Stagecoach Territory (Red Barn) received somewhere in the vicinity of \$4 million from the State of California in the sale of this property for the right-of-way expansion. This money was not only for the property value, but for the loss of future sales revenue. It seems as if they have already been compensated for this revenue loss, which would mitigate the need for it's recovery via expansion to allow for 60 additional vendor space rentals.

Another point we would like to bring up is the fact that, given the history of repeated violations, broken promises, and retaliatory lawsuits by the Red Barn, why would the county now allow them to go back to a footprint which the county fought to restrict (via taxpayer dollars in the lawsuit) just two years ago. Also, part of this new amendment requirement by the county is that the Red Barn must solve the restroom issues within two years. It seems much more logical to simply have them follow the rules and complete the restroom upgrades BEFORE agreeing to any footprint expansion.

This requirement should be blatantly obvious given the history of failure and rules violations on the property.

Finally, at this point in time, there are still questions about management of the Red Barn flea market. There is still a court battle over the two wills of previous owner Frances Ellingwood. Due to those concerns, the court has appointed a third party to oversee the day-to-day operations of the facility. Since the county does not even know who will eventually be running the property, why would they even consider entertaining an expansion of the facility at this point in time?

It seems the proper course of action would be:

- #1- Correct the restroom deficiencies.
- #2- Have the court system legally identify the property owner/manager.
- #3- Only after the first two items have been rectified, should the county then allow proper ownership to submit requests for any future expansion.

Thank you for your time and consideration of this matter.

Respectfully,

Ballantree Estates Homeowner's Association

Additional neighbors/residents of
Marilyn Ln

Sent from my iPhone

From: [Jessica Vaughan](#)
To: [Ku, Cheryl x6049](#)
Subject: Written objection to PLN 170974
Date: Friday, February 15, 2019 9:19:22 AM

To whom it may concern,

This letter is to serve as a written objection to the minor amendment requested by Stagecoach Territory (Red Barn) to relocate 17,497 square feet of sales area.

The request states that this space was lost due to the Caltrans right-of-way expansion.

The original Monterey County use permit from 1977 (ZA3117) allowed a certain amount of open-air retail space on the Red Barn property. In recent discussions with Senior Planner Ku, a current map overlay shows that the space approved in 1977 is calculated at approximately 157,048 square feet. This amendment is requesting an additional 17,497 square feet.

On 10-13-17 a settlement agreement was reached between the County of Monterey and Stagecoach Territory (Red Barn) re: Case No. M104908 after a lawsuit had been filed by Monterey County. There were many issues brought by the county in the lawsuit and there were several red tags issued due to multiple violations. We understand that one of those violations was an expansion of their original footprint from 1977. Specifically, they had exceeded the 157,048 square footage allowances. We understand that this square footage was not lost due to the Caltrans right-of-way expansion, but rather due to the Monterey County lawsuit from 2017.

In fact, in the settlement agreement from 2017, there is a clause which allowed the Red Barn to apply for a minor amendment if they wish to return to the footprint. That suggests that the footprint was breached before the lawsuit and was subsequently reduced due to the lawsuit rather than from the right-of-way expansion.

Also, the records should show that Stagecoach Territory (Red Barn) received approximately \$4 million from the State of California for the sale of this property for the right-of-way expansion. This money was for the property value as well as the loss of future sales revenue. That would suggest that they have already been compensated for this revenue loss and thus would mitigate the need for its recovery via expansion to allow for 60 additional vendor space rentals.

Additionally, given the history of repeated violations and retaliatory lawsuits by the Red Barn, it seems unreasonable to expect that the county would now allow them to return to a footprint which the county fought to restrict (via taxpayer dollars in the lawsuit) two years ago. Also, part of this new amendment requirement by the county is that the Red Barn must solve the restroom issues within two years. It seems prudent to enforce the established rules and complete the restroom upgrades before considering a footprint expansion. This requirement should be non-negotiable given the history of violations on the property.

In addition to the existing violations and lawsuits, traffic and trash mitigation needs to be addressed for the Red Barn flea market operations, as it consistently disrupts the Ballantree and Camino Hills Estates communities and is generally neglected. Traffic violations are rampant and unaddressed on flea market days and the trash resulting from flea market makes

its way to these adjacent neighborhoods and the frontage road. It is a blight and requires immediate attention.

Finally, there are remaining questions about management of the Red Barn flea market. There is an ongoing court battle over the two wills of previous owner Frances Ellingwood. Due to those concerns, the court has appointed a third party to oversee the day-to-day operations of the facility. Until the official property operator is determined by the county, consideration of further expansion of the facility should be tabled.

Recommended course of action:

1. Correct the restroom deficiencies.
2. Address and correct the traffic and trash issues.
3. Legally identify the property owner/manager.
4. Allow legally identified property owner to submit requests for future expansion.

Thank you for your time and consideration of this matter.

Respectfully,

Camino Hills Estates Homeowner's Association

From: [TECH CENTER](#)
To: [Ku, Cheryl x6049](#)
Subject: Re: Stagecoach Territory aka Red Barn
Date: Tuesday, February 12, 2019 11:35:07 AM

Hello Ms. Ku,

I live at 1200 Marilyn Lane next to the Red Barn. This morning, my husband saw the notice regarding expansion (minor) posted over near Ballantree Estates. In the future, I feel the postings should also include Marilyn Lane as our neighborhood is mostly affected by the Red Barn.

I am wondering if the expansion takes into consideration our road right of way? I believe we have a 60 foot right of way on our road. In passing years, the fence along our road was moved much closer to our road and also the toilets and the trailer with no consideration to the right of way. Also, the vendors tables are left during the week with tarps covering them and it looks awful.

Since the vendors are no longer selling right along our road, it has been a pleasure. No more blasting music, hanging their wares for sale on the fence. I won't go on and on but it has been very nice. So I'm asking how far away will the vendors be from our road? And shouldn't the Red Barn be obliged to move back the fencing and trailer?

Is this expansion requiring the installation of the sewage treatment plant?

Thank you for your time.

Best Regards,
Sheila Smith

-----Original Message-----

From: Ku, Cheryl x6049 <KuC@co.monterey.ca.us>
To: TECH CENTER. <insurancelady@aol.com>
Sent: Mon, Feb 27, 2017 8:16 am
Subject: RE: Stagecoach Territory aka Red Barn

Sheila,

I have added your name and email as an interested party. Do you want to provide a mailing address as well?

Thank you.

*Cheryl Ku, Associate Planner
Monterey County RMA-Planning
168 West Alisal Street ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi*

From: TECH CENTER. [mailto:insurancelady@aol.com]
Sent: Saturday, February 25, 2017 8:47 AM
To: Ku, Cheryl x6049
Subject: Re: Stagecoach Territory aka Red Barn

Hi,

Yes, will you please put my name on the list as interested party. I would greatly appreciate it I were notified. I

have never noticed a notice of meetings in the past and I don't receive the paper any longer.
Sheila

-----Original Message-----

From: Ku, Cheryl x6049 <KuC@co.monterey.ca.us>

To: Insurancelady <Insurancelady@aol.com>

Sent: Fri, Feb 24, 2017 4:14 pm

Subject: RE: Stagecoach Territory aka Red Barn

Hi Sheila,

The hearing will be noticed in the paper, a notice will be mailed to property owners within 300 feet of the project site, and a notice will be posted at the site itself. If you'd like I can go ahead and add you as an interested party to make sure you receive a notice as well. At this time Planning cannot move the project forward without additional information from the applicant, so I can't provide an estimate of when the hearing will take place. It would be most effective if they submit a formal letter once the hearing is scheduled and/or if they attend the hearing to voice their concerns.

Thank you.

*Cheryl Ku, Associate Planner
Monterey County RMA-Planning
168 West Alisal Street ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi*

From: Insurancelady@aol.com [<mailto:Insurancelady@aol.com>]

Sent: Friday, February 24, 2017 3:45 PM

To: Ku, Cheryl x6049

Subject: Re: Stagecoach Territory aka Red Barn

Hi Cheryl,

Thank you for contacting me so quickly. How will we know when the hearing is due to take place? I have met with Pat in the past regarding the treatment plant but wasn't really sure when this will be completed. Should other residents in my neighborhood submit an email for the file also as they are concerned about the visual aspect?

Please let me know how we should proceed.

Thanks again,
Sheila

In a message dated 2/24/2017 1:48:05 P.M. Pacific Standard Time, KuC@co.monterey.ca.us writes:

Hi Sheila,

Yes I am a new planner here with the Resource Management Agency (Planning). Right now this project is "incomplete" status as we are awaiting further information from the applicant. Once the project is deemed complete it will be scheduled for a public hearing, which will be

noticed. Any member of the public is welcome to attend the hearing and provide comment. You can also submit comments in writing during the review period.

Environmental Health is the agency that does the detailed review of the wastewater treatment plant. We do not yet have the final plans, but I spoke with Pat Treffry from Environmental Health this morning. He explained that proposed treatment plant is what is called a constructed wetland. It uses plants for the filtration system and generally looks (and smells) far more appealing than what is typically thought of when we think of waste water treatment. There will also be some structures as part of the treatment plant. Projects are sometimes conditioned to require landscaping to screen them from public view, so yes, that may be an option in this case.

I will add you email to the project file so that we can review your concern more thoroughly once final plans are received and the staff report is being prepared. Pat would be the best contact for questions specific to the Waste Water Treatment Plant, but I will be preparing the staff report and scheduling the project for hearing, so feel free to contact me with additional questions.

Thank you.

Cheryl

*Cheryl Ku, Associate Planner
Monterey County RMA-Planning
168 West Alisal Street ~ Second Floor
Salinas, CA 93901
(831) 796-6049 work (831) 757-9516 fax
www.co.monterey.ca.us/pbi*

From: Insurancelady@aol.com [<mailto:Insurancelady@aol.com>]
Sent: Thursday, February 23, 2017 3:45 PM
To: Ku, Cheryl x6049
Subject: Stagecoach Territory aka Red Barn

Hello,

I am a resident on Marilyn Lane which runs along side of the Red Barn. I noticed your name on a letter and I previously was in contact with Steve Mason. I am wondering if you are involved with the planning department and if I can address any concerns to you directly?

We, (the residents) on Marilyn Lane are very concerned about the wastewater treatment facility to be placed at the Red Barn. According to the plans, it appears the

treatment ponds, etc will be right alongside of our road and basically next door to one of the homes on Marilyn Lane.

Are there any plans to conceal from view the treatment plant? The thought of driving alongside septic treatment ponds makes me shudder as I visualize my property value plummeting dramatically.

Are there meetings for the concerned residents to attend and possibly have some sort of input?

Thank you in advance for your reply.

Regards

Sheila Smith