

# Exhibit I

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**From:** [Sandra Schachter](#)  
**To:** [McDougal, Melissa](#); [McDougal, Melissa](#); [egonzalezsr56@gmail.com](#); [laslomasmt@hotmail.com](#); [Getzleman, Paul C.](#); [Getzleman, Paul C.](#); [amydroberts@ymail.com](#); [Monsalve-Campos, Etna](#); [mydiehl@mindspring.com](#); [cualrmg@gmail.com](#); [cmshaw.district2@gmail.com](#); [ben.workranch@gmail.com](#)  
**Cc:** [Paola Berthoin](#); [Alex Brant](#); [carmelvalleyassociation@gmail.com](#); [Luana Conley](#); [Forrest, Kim](#); [Rich Fox](#); [Gawain, Marianne](#); [Heyl, John](#); [Janet Brennan](#); [Rick Manning](#); [Marlene Martin](#); [Mibs McCarthy](#); [eric sand](#); [Eric Sand](#); [Bob Siegfried](#); [Dick Stott](#); [Strasser Kauffman, Karin](#); [Sudol, Andy](#); [Wahle, Charlie](#); [Priscilla Walton](#); [Wiltsee, Lamont](#); [jeff wood07](#); [chris@carmelpinecone.com](#)  
**Subject:** memo from CVA  
**Date:** Tuesday, February 4, 2025 9:48:05 AM  
**Attachments:** [letter storage Feb 2025.docx](#)

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To the Planning Commissioners:  
Attached is a memo from Marianne Gawain, president of the Carmell Valley Association, concerning the mid-Carmer Valley storage unit project. We thank you for your consideration of our views.  
Sandra Schachter, Secretary,CVA



Carmel Valley Association

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*preserving the beauty, resources, and rural character of the Valley since 1949*

To: Monterey County Planning Commission  
From: Marianne Gawain, President, Carmel Valley Association

Re: PLN210306 – Carmel Self Storage LLC

In response to strong community concerns raised during Planning Commission meetings on Sep. 26, 2024, the planning commission voted to continue this application to January 8, 2025. It has now been further continued to February, 2025.

At the September hearing the applicant agreed to make modifications to the project to (1) allow continued safe public use of the existing community trail along the south side of the parcel, (2) provide adequate space for handicapped parking at the entrance, and (3) assure ready access from Center Street to the adjacent residential parcel, a RHNA opportunity site for Monterey County.

The Carmel Valley Association stands by its previously expressed opinion that the ongoing approval of projects such as this test the spirit and standards of our CV Master Plan and are increasingly undermining the character of our community. In its current form, this project would degrade the viewshed of the Carmel River and hills and the traditional rural feel of the area and eliminate an historical footpath long used by community members to avoid the risk of heavy traffic on Carmel Valley Road and Robinson Canyon Road. Additionally, it would do nothing to ease the area's shortage of affordable housing while instead posing obstacles to access for a planned RHNA opportunity site.

While CVA opposes the project on principle, we recommend specific measures be taken to lessen its adverse impacts on the community. Below, we detail specific modifications necessary to make this proposal meet minimum standards of compatibility with community character and needs, the Carmel Valley Master plan, and other legal requirements.

For consideration at the next hearing, CVA requests the following changes for this project:

**Maintain Existing Historical Trail Access:**

According to the site plan, the southern-most Building A adjacent to the Carmel River would cover or obstruct much of the existing trail between Center Street and Robinson Canyon Road, a path long used by the community. As the project's site map contour lines show, the parcel has a steep drop at its south edge. The trail runs close to that edge, and the top of the drop-off is marked by a fence line. For safe passage on the trail, Building A must be significantly reduced in size and relocated at least 10 feet away from the existing fence line. A more effective solution would be to eliminate the building altogether. Reducing and relocating building A will also enable the applicant to fulfill his commitment to accommodating handicapped parking and protecting access to the

MAIL P.O. Box 157, Carmel Valley, CA 93924

WEB [www.carmelvalleyassociation.org](http://www.carmelvalleyassociation.org) | EMAIL [president@carmelvalleyassociation.org](mailto:president@carmelvalleyassociation.org)

parcel adjacent to the south. A compensatory increase in the bulk of other parts of this project is not the right resolution to the problem of reducing the size of Building A. Modifications of the two-story buildings that have been made to reduce the deleterious impact of this project on nearby residential units should not be reversed. Moreover, in his comments to the commission at the September hearing, the applicant, in support of his argument that this storage facility is needed despite its proximity to three other similar facilities, presented a chart showing that storage units in Carmel Valley command high rents. Thus, according to the applicant's own evidence, this storage business can achieve an excellent return on investment even if its overall square footage is reduced.

#### Finalize Recording of the Trail Easement:

At the last hearing, staff confirmed that the County had drafted text to record an easement protecting the trail in 2003, when the application for the adjacent Storage Pro project was approved. Although not adopted in final form, finalizing this easement would ensure the continued community use of the trail and mitigate the project's impacts on the residents of Carmel Valley.

#### Add a Sidewalk on Center Street:

Unlike the north side of Center Street, there is no sidewalk on the south side in front of residential properties. Commercial traffic directly in front of these homes will create a dangerous condition for residents. The street is wide enough to accommodate a sidewalk and, as a matter of public safety, adding a sidewalk should be required as a condition of approval.

In conclusion, CVA believes that this massive storage facility project is not fully consistent with the vision and principles codified in the Carmel Valley Master Plan. If, however, the Planning Commission deems it acceptable, the project must include the mitigation measures provided above to minimize its adverse impacts on the surrounding community and the Carmel Valley viewshed.

[



**From:** [REDACTED]  
**To:** [Israel, Mary](#)  
**Subject:** Center Street Storage Unit, Carmel Valley  
**Date:** Tuesday, January 7, 2025 5:27:49 PM

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Dear M. Israel,

My family has lived on Berwick Dr. since 1962. We have hiked the trail behind the existing storage unit long before it was built, to reach the bridge leading to Robinson Canyon Road (RCR) and St. Dunstan's Church. Otherwise, one must walk along Carmel Valley Road where the speed limit is 45 MPH. Many drivers ignore this speed limit. I have three family members injured at St. Dunstan's Church, and this long-used trail allows for a safer and more peaceful access to visit these loved ones. I have personally used this route since at least 1970.

The proposed units, especially on the southernmost edge of the property, will block any safe access to RCR. Even when riding a bike, to return to Berwick Drive, the only legal route is through the tunnel heading west, then crossing into more car traffic speeding down the hill. The trail, which is aligned closer to the river, must be preserved.

Also, the buildings need to be scaled down in height and mass! We cherish the residential character of our neighborhood.

Respectfully Submitted,

Kathleen Sanders

**From:** [Laura Bailey](#)  
**To:** [Israel, Mary](#)  
**Subject:** Storage units at Center and Berwick  
**Date:** Tuesday, January 7, 2025 3:30:33 AM

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Hello,

Laura Bailey here from mid valley homes.

We do NOT need another ugly storage unit company in the lot on Berwick and Center. There are already 3 storage unit companies out. This vicinity. We do NOT need a 4th! Perhaps a dog park? If they must occupy this lot. We are a beautiful quiet neighborhood that is pet friendly. We do not want our views obstructed by cement. They plan on cutting a lovely oak tree home and shelter to the native inhabitants. Please stop this building from happening. Thank you, sincerely, Laura Bailey  
Sent from my iPhone



**From:** [Judy Thompson](#)  
**To:** [Israel, Mary](#)  
**Subject:** Center Street, mid-Carmel Valley  
**Date:** Wednesday, January 8, 2025 7:36:04 AM

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> Dear Mary,

>

> I am a home owner at 27932 Berwick Drive in mid-Carmel Valley. I am opposed to the building of the storage unit on Center Street.

>

> Thank you,

> Judy Thompson

**From:** [Dustin Nagai](#)  
**To:** [Israel, Mary](#)  
**Subject:** Possible storage unit in Mid Carmel Valley.  
**Date:** Wednesday, January 8, 2025 3:57:28 PM

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Marry,

I was unable to sit in on the zoom meeting this morning. I oppose the possible storage unit off center ave. I live on Dorris down the street. We already had a storage unit build next door. I was born and raised in Carmel Valley and moved back in 2006 after college. The increase in traffic from tourism and the wine industry alone has made CV rd a dangerous road to turn on and off of. The increase in car accidents in front of Safeway has been steady. Turning into the storage unit is also a dangerous one for the flow of traffic. Adding more cars on the road that doesn't directly help the locals. We have limited appts. Less rentals each year. I have never heard any friends, family or patients say we need more storage. Houses here have storage space. They continue to be remodeled and upgraded with space. I have not heard anyone say they couldn't find any storage in Monterey. Thank you for your time in this matter.

Dr. Dustin Nagai DC  
(831) 655-3255  
550 Camino El Estero, Suite 103  
Monterey, CA 93940  
[drdustinnagai@gmail.com](mailto:drdustinnagai@gmail.com)

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**From:** [karen wood](#)  
**To:** [Israel, Mary](#)  
**Subject:** new storage unit mid-valley  
**Date:** Tuesday, January 14, 2025 2:34:22 PM

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Dear Mary

Please note my request for the new storage unit planned for mid-Valley to be denied. We already have several storage units mid-Valley that are not full and this large of a building does not fit with this area of our community. We use that trail to connect for hikes and the added noise, traffic and security issues are of concern.

Karen Wood  
Carmel Valley Resident

***Susann Valenza***  
*2 Country Club Drive*  
*Carmel Valley, CA 93924*

February 16, 2024

Monterey County Zoning Administrator

RE: PLN 210306

To Whom It May Concern:

Please consider this letter as support for PLN 210306, the proposed development by Carmel Self Storage LLC. My family and I strongly support this project and disagree with opposition raised. In support of PLN 210306, the following points are offered:

- Carmel Self Storage LLC, as the owner of this property, has the right to develop it as set out in the Carmel Valley Master Plan, section 21.06.320. As residents of Carmel Valley we encourage our County to recognize this right. Also, there has been NO objection raised by the owners of the only residential lot that actually shares boundary lines with Carmel Self Storage LLC. In fact, it is our understanding that the owners of this bordering lot have given this development their full support.

- The zoning of this property is in the category of Heavy Commercial (HC). The Carmel Valley Master Plan, section 21.20.060, details over 40 uses for HC. This project definitively falls in this category and has one of the lowest environmental impacts of the uses outlined (e.g., there will only be ONE bathroom on site; thus, minimal water usage).

- There is precedent for this type of business as the adjacent property is owned and operated as a storage facility, Storage Pro, which has been in business for almost 20 years. During this time, Storage Pro has enjoyed an environment of virtually no competition. Our family has had a storage unit with this business for 4 years. During that time, Storage Pro has increased fees on our 10 x 10 unit by almost 100% (from \$280 to \$550). We assert that Carmel and Carmel Valley residents would benefit from having more local choices for storage solutions.

- With consent of property owners, Carmel Self Storage has generously agreed to continue accommodation of a public walking path that runs from Robinson Canyon Road to Center Street. This path has historically been used as a much safer way to access businesses at Mid-Valley than walking along the very busy Carmel Valley Road.

Thank you for your consideration of the above. By supporting PLN 210306, the County of Monterey Planning Commission will acknowledge the rights of property owners to pursue development within zoning requirements for their respective properties.

Regards,

Susann Valenza

**From:** [William Tucker](#)  
**To:** [McDougal, Melissa](#); [Israel, Mary](#)  
**Cc:** [Paul Parker](#); [Gail Hatter](#)  
**Subject:** PLN210306 Center Street Letter of Support # 2  
**Date:** Monday, February 17, 2025 3:32:53 PM

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Hello,

Below is an email from our other neighbor. Please let me know you have received this email/

Best,

Will Tucker

Begin forwarded message:

**From:** Ruth Picard <ruthpicard@gmail.com>  
**Subject:** Storage Unit  
**Date:** January 24, 2025 at 1:41:17 PM PST  
**To:** williamtuckerinc@gmail.com

As owners of 27885 Berwick Dr we are ok with a storage unit being built on the vacant lot next to us owned by Will Tucker.

Ruth and John Picard

## **CHRIS & MARY CURRIER**

PO Box 729  
Carmel Valley, CA 93924

February 15, 2025

Monterey County Zoning Administrator  
RE: PLN 210306

To whom it may concern,

This is our second letter of support for PLN210306 (aka “the project,”) Carmel Self Storage LLC. For multiple reasons following we support the project and vigorously negate oppositional stances.

We are the only residential lot with attached boundary lines directly effected by the project, yet remain in full support for the following reasons:

- A. Traffic on Center Street to the project’s ingress and egress will remain on the commercial corridor along Berwick Drive and will not impede residential driveway access even to our property which is the only shared driveway on Center Street.
- B. The historic walking path from Robinson Canyon Rd will remain intact for foot traffic to Mid-Valley Center with the consent and permission of other property owners along the path, including ourselves.
- C. The project is well within the defined definition of allowable uses within its zoning category of Heavy Commercial(HC) as defined by the Carmel Valley Master Plan(CVMP) 21.20.060. It is the least invasive of any of the 44 plus uses stated in the CVMP with only one bathroom for water consumption and effluence.
- D. The property owners have rights to development as defined by the CVMP 21.06.320. In addition to County recognition, property rights are granted Nationally by the United States Constitution Fifth Amendment protecting the owner from regulatory takings, in this respect within zoning designations.
- E. The project has an identical historical representative use adjacent, StoragePro, which has been in place for almost 2 decades. StoragePro has limited remaining capacity and has frequent price increases, which could use market competition to benefit the community in cost reduction for similar services.

Opposition to the project has stated the following objections to which we counter:

- AA. Traffic Noise - The complaint of Noise has been brought up. In our experience with renting from StoragePro in the past, we have dropped off our items, and left them there for 2 years without revisiting. When going to the unit, only one other vehicle was in the parking area. Never had lot traffic or noise on a daily basis.
- BB. Open Grassland - A recent article by artist Paola Berthoin of the Carmel Valley Association(CVA) argues that the CVMP limits structures in “open grassland” areas. Her article fails to mention the zoning being Heavy Commercial(HC), in which the land is not “open grassland” and never was. Prior to the downgraded zoning to HC the zoning was KGJB-4 which allowed a much more intensive use.
- CC. Structure Height - The adjacent commercial buildings both East and West of the project are also 2 stories in height. The project will maintain similar height requirements.
- DD. Large vocal opposition - We would contend that the few vocal opponents are far outweighed by the majority of hundreds of nearby residents that have given silent approval by not addressing the issue at all, thus assenting to the project at large acknowledging the rights of property owners to develop their land.

Respectfully Yours,

A handwritten signature in blue ink that reads "Chris & Mary Currier". The signature is written in a cursive, flowing style.

Chris & Mary Currier

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