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Monterey County Planning Commission
1441 Schilling Place, 1st Floor
Salinas, CA 93901



April 12, 2023
Re: PLN220054

Dear Chair Monsalve and Planning Commission Members:

We are writing to you in opposition to a Short-Term Rental (STR) permit in PLN 220054 for APN 416-351-005 located at 282 Corral de Tierra Road in the Rural Density Residential Zoning District of the Toro Area Plan in the Corral de Tierra region. The project neighborhood is governed by two home owner associations named the Alta Tierra Association (formed in 1963) and Meadow Lark(1970s). **The majority of Alta Tierra and all of Meadow Lark are in opposition to any level of this commercial use of the property for the following reasons:**

1. Monterey County is working on a STR ordinance that will require environmental review and public comment before adoption. We believe the granting of STR permits in advance of the final adoption of the STR ordinance is a de facto change to our zoning district without due process by allowing commercial use of residential property. Exempting this project from CEQA by citing CEQA section 15301 as the County has done for many STR permits is piecemeal development because the magnitude of the STR permits being granted (or in process+80) by the county is resulting in re-zoning in areas of the county without due process. Section 15355 of the State CEQA Guidelines defines a cumulative impact as the condition under which “two or more individual effects (project approvals) which, when considered together, are considerable or which compound or increase other environmental impacts. The county has and will consider additional STR permits and needs to conduct environmental review of such projects before additional approvals.

The 4-23-2018 minutes of the Toro Area Land Use Project Referral Sheet has an in-depth discussion of the STR issue with the comment that this intensification of use could be a major problem for the Toro Area Plan with significant issues regarding inadequate water, unsafe roads, septic issues

which would be greatly impacted by intensification of use resulting from use of homes as STRs. To date none of these infrastructure issues have been addressed by the county.

STRs have been banned in Peninsula cities and other areas of the county. Why should our area zoned as residential be subject to a high- volume rental activity that has been banned in other areas?

Title 21.64.280 regulates STRs. The findings and Declarations of this regulation include these two prime sections:

21.64.280

A.1. Title 21 provides for zoning districts to accommodate development where adequate services and facilities exist to support such development.

B. The purpose of this section is to:

1. Preserve and enhance the residential character of the zoning districts established in Title 21 and the sense of security and safety in stable neighborhoods of **owner- occupied residences**.

For the following reasons the granting of a STR permit in this neighborhood clearly violates the above sections of Title 21.

Please see attached map and road photographs

2. The property is located at the end of a private narrow one lane road 0.4 miles long with a single lane bridge and limited locations for two cars to pass, is steep in places and with limited sight distance and blind spots when sun angle is low. The road services 12 residences and a yet to be developed lot. The maintenance and repair of the road is shared equally by each family. **The residence at 282 has 5 bedrooms and is advertised for up to 10 adults.** The traffic generation potential is significant with renters arriving and departing and attending local events creating 10-30 trips a day and late into the nights. A family living at this location would not generate such traffic..
3. Children, senior residents, pets, cyclists, wildlife, horseback rider and walkers use the road and vehicle drivers unfamiliar with these conditions can pose a threat to their safety. Speeding vehicles on the road present a substantial hazard.

4. Water service to both Associations is provided by private wells that have recently experienced record low water levels and the water use in both Associations is allocated on the number of residents at each home.
5. Based upon the 11-2023 state fire map the project is in the High Fire Risk Zone. Short term renters not familiar with the fire risk of the area may not understand the high fire danger of the locale. With careless actions associated with smoking, barbequing, fire-works, car parking and other fire related activity the safety of the community could be at risk.
6. The neighborhood is a peaceful, remote and very quiet. It is also a **Neighborhood Watch Area** where residents are familiar with neighbors and their vehicles. How can a neighborhood watch work when we would have a continual turnover of visitors at all hours of the day/night? The location is currently advertised on VRBO as a perfect place for events. To have frequent and high-volume non-residents entering the neighborhood creates unnecessary safety concern for those living here.
The maintenance workers required to service the STR also add additional non-resident traffic. The instability and constantly changing of rental occupants with no ties to the neighborhood may create inappropriate level of noise and other disturbing activities and security issues. Simply put, STR use does not contribute to peaceful use of one's home.
7. The Sheriff's department is at least 30 minutes away and calls made by residents to address STR renter issues may be slowly responded to or of low priority creating an untenable situation for residents. We understand that current County code enforcement of STR conditions is on the third level (Lowest). The absentee owner may have an agent available within the required time limit but that will not address the immediate impact on the neighborhood of a disturbance at the STR residence.
8. Property values of homes adjacent to a short- term rental may be negatively impacted as potential buyers could consider such use unfavorable and a responsible real estate sales person would disclose the fact of the STR permit.
9. The previous owner of this property may have operated a STR at this location. We were not informed of this activity. The current applicant has not presented the project nor asked for comments with either affected home owner's association other than the limited posting performed at the property.

10. The current STR regulations state the minimum stay is 7 days but this residence is advertised at \$1030 per night. How is this enforced and in one 7 day period can the residence be rented to more than one party if the first party departs after a stay less than 7 days?

The attached list of resident names from the two home owner's associations directly impacted by the project and are in opposition to granting this permit. Submitted by Scott Hennessy, hennessyst@comcast.net, 831-601-1119

Signatories to the April 2023 letter to the Monterey County Planning commission in opposition to Short Term Rental Permit PLN220054, APN 416-351-005-000

Address Numbers are all for Corral de Tierra Road

Alta Tierra Association

Robin Aeschliman *robin j aeschliman* 293

Michael & Sandy Cohon *Michael Cohon* 276

Scott & Tamara Hennessy *Scott Hennessy* 294
Tamara Hennessy

Song Kim *Kim Song* 278

Dennis & Jean Powell *Dennis Powell* 298
Jean Powell

Matthew & Molly Ronconi *Matthew Ronconi* 296
Molly Ronconi

Paula Taylor *Paula Taylor* 280

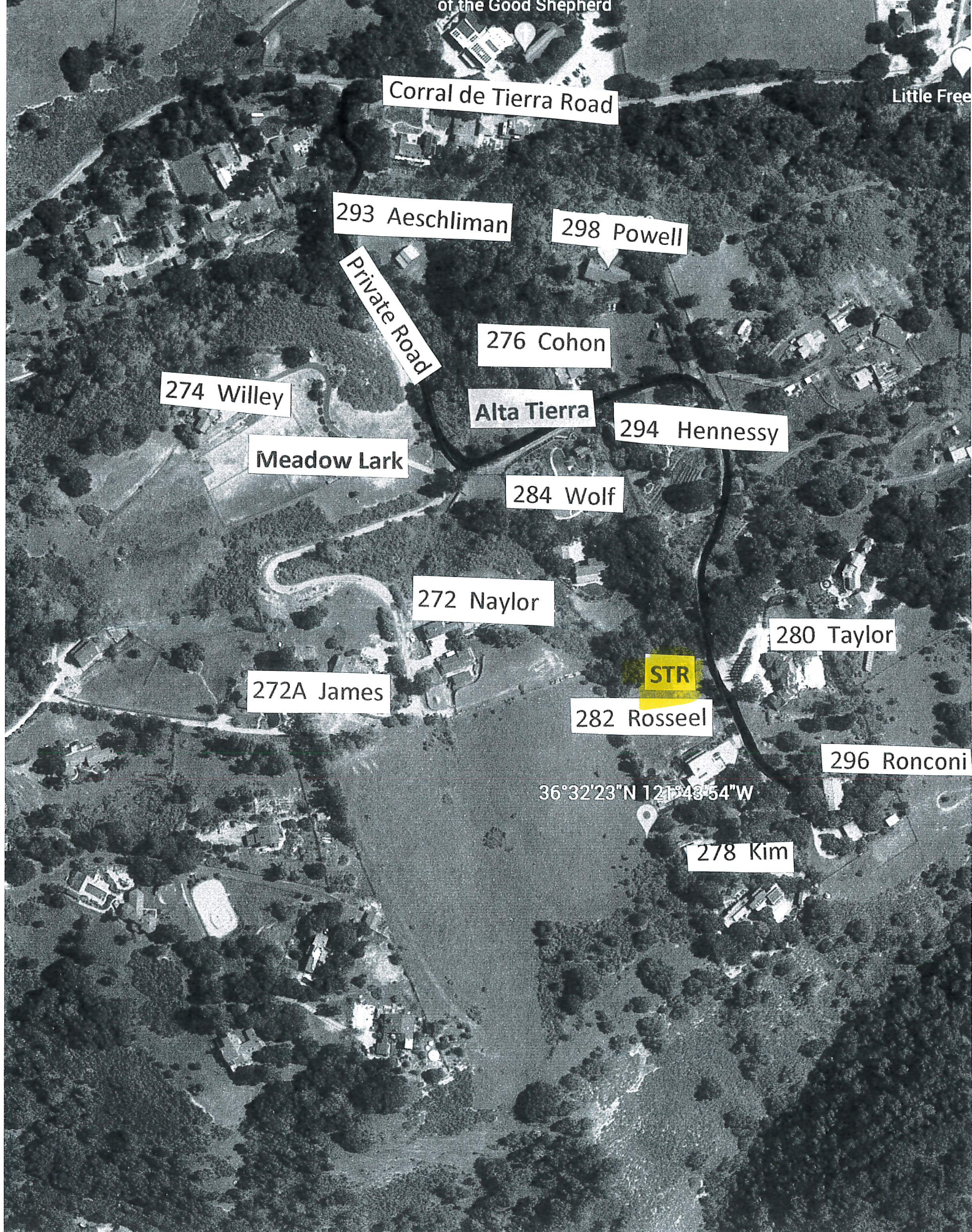
Greg & Jennifer Wolf *Jennifer Wolf* 284
Greg Wolf

Meadow Lark Association

Michael & Mary James *Michael James* 272A
Mary James

Scott & Susan Naylor *Susan Naylor* 272
Scott Naylor

Gerry & Patti Wiley *Patricia Wiley* 274
Gerry Wiley



of the Good Shepherd

Little Free

Corral de Tierra Road

293 Aeschliman

298 Powell

Private Road

276 Cohon

274 Willey

Alta Tierra

294 Hennessy

Meadow Lark

284 Wolf

272 Naylor

280 Taylor

STR

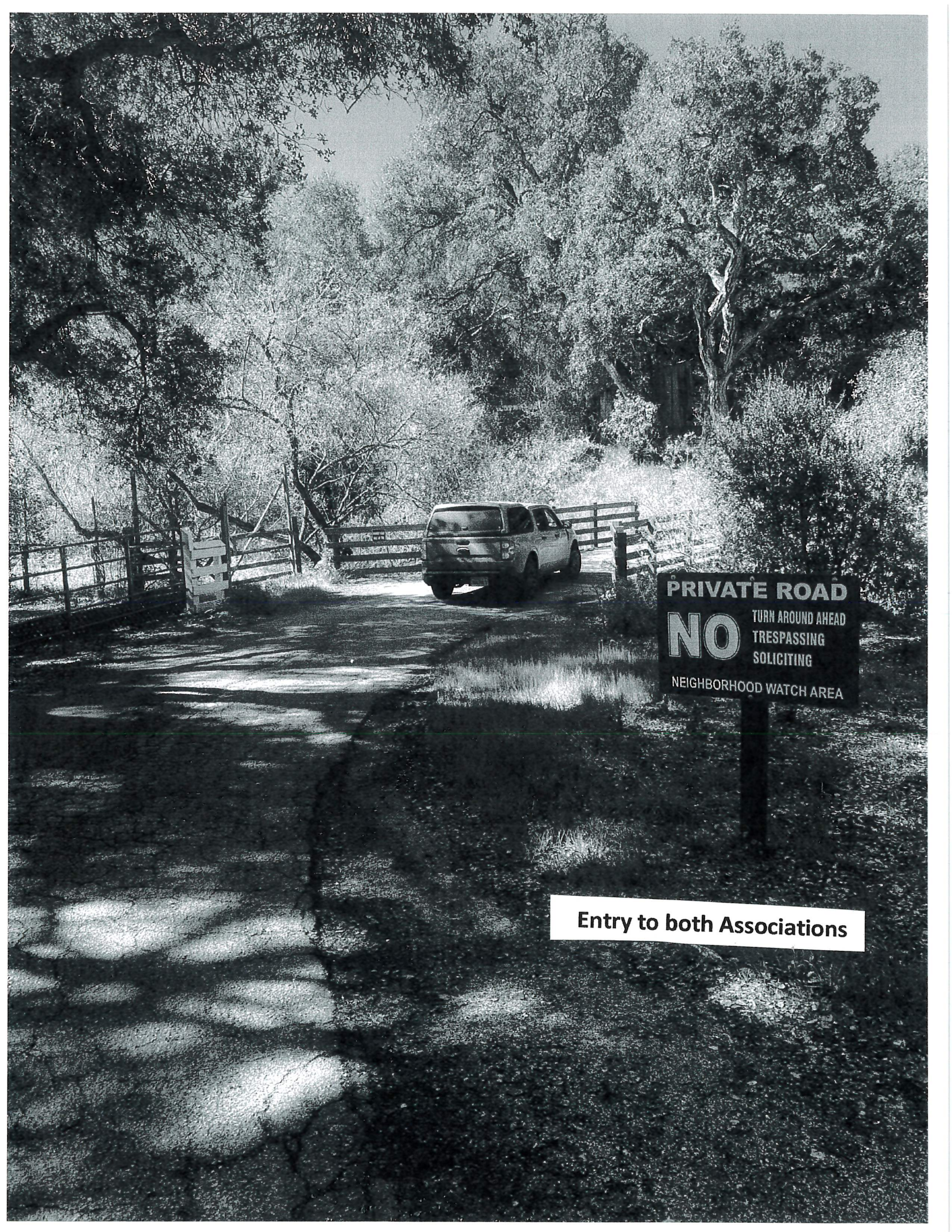
272A James

282 Rosseel

296 Ronconi

36°32'23"N 121°43'54"W

278 Kim



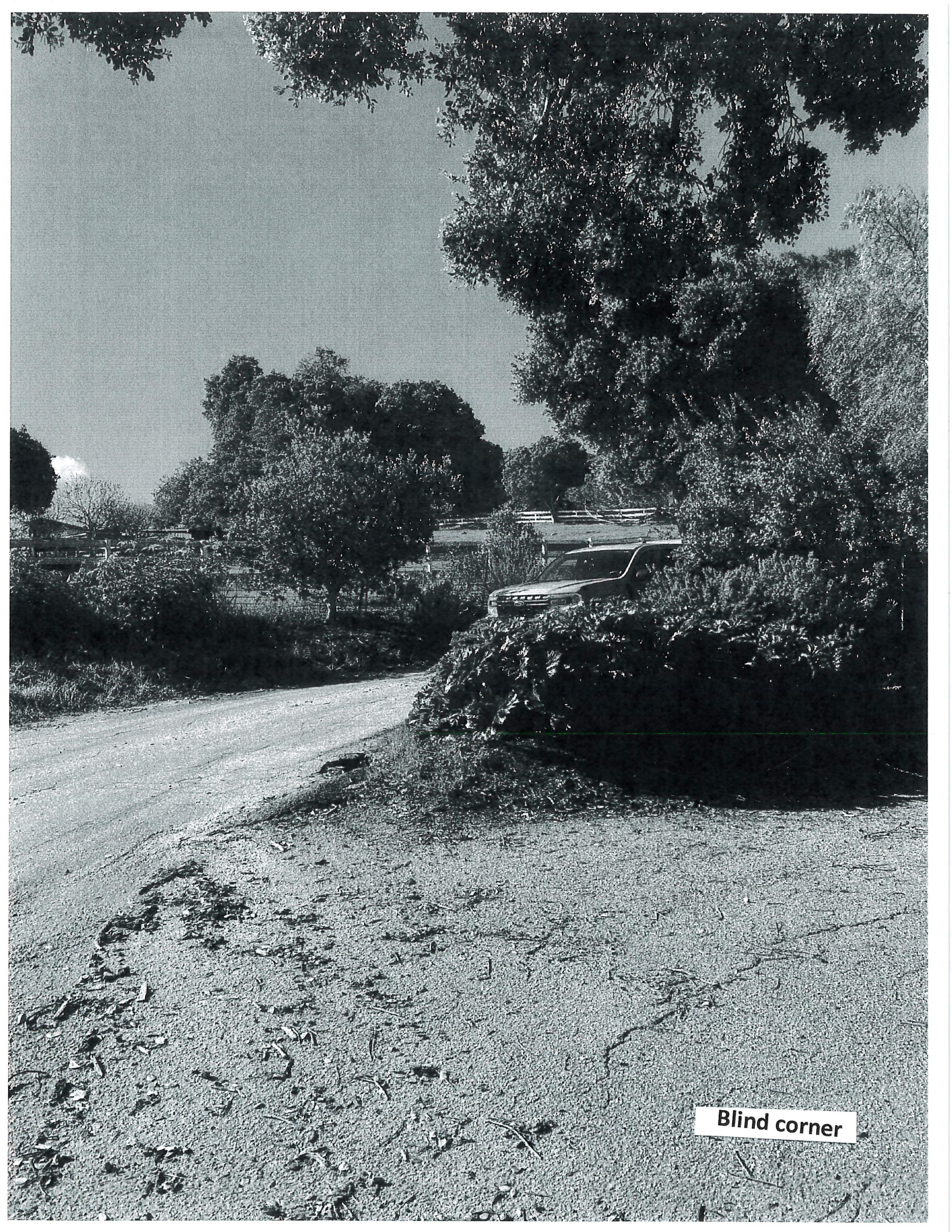
PRIVATE ROAD
NO TURN AROUND AHEAD
TRESPASSING
SOLICITING
NEIGHBORHOOD WATCH AREA

Entry to both Associations



Steep hill, narrow road





Blind corner

From: [SUSAN BROWNLIE](#)
To: [Angelo, Philip](#)
Subject: PLN220054- Short Term Rental Permit
Date: Tuesday, March 7, 2023 11:11:03 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 Angelo,

I am emailing regarding the potential approval of a short-term rental permit located in Corral de Tierra.

This permit should not be approved for this area. Corral de Tierra is a rural residential community not a commercial area.

STR should be only be allowed in an area where this type of a rental would be more common and to be expected, close to commercially zoned areas.

Due to the ruralness of the community, it could attract large parties & events that are not suitable for the surrounding areas. Only to potentially invite potential criminal type of activities & noise issues.

I hope you take this into consideration before you approve a STR in this area. It will set a precedence for other types of homeowners to apply for permits.

Thank you so much,

Susan

Susan Brownlie
Coldwell Banker/Gay Dales Inc.
DRE 01069736
831 320 3001

Susan Brownlie Certified Luxury Home Marketing Specialist
www.susanbrownlie.com
susanbrownlie.realtor

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Wire Fraud is Real

Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

From: [Wendy Fields](#)
To: [Angelo, Philip](#)
Subject: project number is PLN220054
Date: Wednesday, March 8, 2023 10:35:07 PM

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PLN220054

I saw on NextDoor some efforts to get a groundswell of resistance to the county permitting an STR (project #: PLN220054) so I am compelled to write in.

We live in the county and our neighbors sold their house to a Texan family six or eight years ago. We tried to talk to them a year or two ago about a fence issue between us, and only then learned that the people we saw in their yard were short-term renters. We were surprised because we had no idea the new owners were renting out the house as a STR.

It has been no trouble, no noise and no inconvenience whatsoever. It has caused us to question all those sky-is-going-to-fall hysterical cries about STRs. I'd say it's much ado about nothing, and if our experience can be used as an example, an STR in any residential neighborhood is likely not going to be disruptive.

Wendy Jordan

From: [Catherine Goode](#)
To: [Angelo, Philip](#)
Subject: NO Short term rentals in residential areas!
Date: Tuesday, March 7, 2023 11:48:40 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 Mr. Angelo,

I do NOT want short term rentals to be permitted as it is being discussed by the County of Monterey. It degrades a neighborhood to have a stream of strangers inhabiting nearby houses. It will not solve the housing crisis in this area to encourage more landlords to turn to the short term rental approach. Do the right thing for the people who live and pay taxes here!

Sincerely,
Cathy Goode
118 El Dorado St.
Monterey, CA 93940

Craig Spencer, Chief of Planning
Monterey Housing and Community Development
1441 Schilling Place, Second Floor
Salinas, CA 93901 March 6, 2023

Dear Sir:

We are requesting the County of Monterey to hold a public hearing on the request for a Short Term Renta (STR) permit in PLN 220054 for APN 416-351-005 located at 282 Corral de Tierra Road in the Rural Density Residential Zoning District of Corral de Tierra. The neighborhood is governed by two home owner associations named the Alta Tierra Association and Meadow Lark. The majority of Alta Tierra and all of Meadow Lark are in opposition to any level of this commercial use of the property for the following reasons:

1. Monterey County is working on a STR ordinance that will require environmental review and public comment before adoption. We believe the granting of STR permits in advance of the final adoption of the STR ordinance is a de facto change to our zoning district without due process by allowing commercial use of residential property. Exempting this project from CEQA by citing CEQA section 15301 as the County has done for many STR permits is piecemeal development because the magnitude of the STR permits being granted by the county is resulting in re-zoning throughout the county without due process.

The 4-23-18 minutes of the Toro Area Land Use Project Referral Sheet has an in-depth discussion of the STR issue with the comment that this intensification of use could be a major problem for the Toro Area Plan with significant issues regarding inadequate water, unsafe roads, septic issues which would be greatly impacted by intensification of use resulting from use of homes as STRs. To date none of these infrastructure issues have been addressed by the county.

STRs have been banned in Peninsula cities and other areas of the county. Why should our area be subject to a rental activity that has been banned in other areas?

2. The property is located at the end of a private narrow one lane road 0.4 miles long with a single lane bridge and limited locations for two cars to pass, is steep in places and with limited sight distance and blind spots when

sun angle is low. The road services 12 residences and a yet to be developed lot. The maintenance and repair of the road is shared equally by each family.

3. Children, senior residents, pets, cyclists, wildlife, horseback rider and walkers use the road and vehicle drivers unfamiliar with these conditions can pose a threat to their safety. Speeding vehicles on the road present a substantial hazard.
4. Water service to both Associations is provided by private wells that have recently experienced record low water levels and the water use in both Associations is allocated on the number of residents at each home.
5. Based upon the 11-23 state fire map the project is in the High Fire Risk Zone. Short term renters not familiar with the fire risk of the area may not understand the high fire danger of the locale. With careless actions associated with smoking, barbequing, fire-works, car parking and other fire related activity the safety of the community could be at risk.
6. The neighborhood is a peaceful, remote and very quiet. It is also a neighborhood watch area where residents are familiar with neighbors and their vehicles. To have frequent and high-volume non-residents entering the neighborhood creates unnecessary safety concern for those living here. The maintenance workers required to service the STR also add additional non-resident traffic. The instability and constantly changing of rental occupants with no ties to the neighborhood may create inappropriate level of noise and other disturbing activities and security issues. Simply put, STR use does not contribute to peaceful use of one's home.
7. The Sheriff's department is at least 30 minutes away and calls made by residents to address STR renter issues may be slowly responded to or of low priority creating an untenable situation for residents. We understand that current County code enforcement of STR conditions is on the third level (Lowest).
8. Property values of homes adjacent to a short term rental may be negatively impacted as potential buyers could consider such use unfavorable and a responsible real estate sales person would disclose the fact of the STR permit.

The attached list of resident names are from the two home owner's associations directly impacted by the project and are in opposition to granting this permit.

Submitted by Scott Hennessy, hennessyst@comcast.net, 831-601-1119

Signatories to March 6, 2023 letter to Craig Spencer, Chief of Planning in opposition to Short Term Rental Permit PLN220054, APN 416-351-005-000

Address Numbers are all for Corral de Tierra Road

Alta Tierra Association

Robin Aeschliman	293
Michael & Sandy Cohon	276
Scott & Tamara Hennessy	294
Song Kim	278
Dennis & Jean Powell	298
Matthew & Molly Ronconi	296
Paula Taylor	280
Greg & Jennifer Wolf	284
Meadow Lark Association	
Michael & Mary James	272A
Scott & Susan Naylor	272
Gerry & Patti Wiley	274

From: [Kevin Christine Kennedy](#)
To: [Angelo, Philip](#)
Subject: Permits for Short-Term Rentals and Home-stays when Owners are Onsite
Date: Thursday, March 9, 2023 9:19:18 AM

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Please cast a vote in favor of granting short-term rental\homestay permits...

In particular to responsible homeowners who live onsite and therefore make sure every guest is person vetted before reservation is granted and who take responsibility for guests and their impact on their neighborhood.

Thank you.

Sincerely,

Kevin Kennedy

From: [JANINE LEWIS](#)
To: [Angelo, Philip](#)
Cc: [100-District 5 \(831\) 647-7755](#)
Subject: March 15 Short Term Rental Administrative Hearing
Date: Tuesday, March 7, 2023 1:31:53 PM
Attachments: [favicon-32x32.ico](#)
[NBC@3x.png](#)

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Dear Mr. Angelo

I am writing to you today as a life long member of the Carmel Valley Village Community. My family and I contribute to this community in many ways. We are professionals who have worked hard to achieve homeownership and work locally.

I would like to voice my concern about the possibility of the County Board of Supervisors voting to approve short term rentals in Rural Monterey County specifically Coral De Tierra.

We would all rather see property rented long term to members of our community that would otherwise not be able to find housing. We would all like to avoid conflict and possible danger due to the limited police presence in Carmel Valley.

I can assure you and the Board Members the majority of homeowners in Carmel Valley, Coral De Tierra, San Benancio and Big Sur do not want anything to do with an open STR market. I'm sure you are all aware of how hard we have been fighting this.

The majority of the people of our community are against approving short term rentals, we elect you to be our representatives, we can also choose at election time to elect Board Members to represent us who will actually listen to what we have to say.

Here is but one story of a member of my community and their experience as an STR owner.

"Even the most attentive management of str's can't weed out every bad apple and if you're in a rural area that doesn't have dedicated police coverage you're a magnet for them because they look for places like that. Mine was in a beautiful area too and I was there 24/7 during guests stays and vetted them rigorously but matter how vigilant you are, stuff happens. I rented to a credentialed high clearance Caucasian government agent...who tried to sneak in 5 extra guests into a place that only slept 2 during a local wine festival. It was hard to tell how many there were until extra cars showed up. I had to handle that one very carefully.

Another owner rented to a couple who alleged it was just a romantic weekend getaway then hosted their wedding with over 200 guests. Neighbors have to live with it all too, and people who are just there to party really don't give a crap. There are str's dotted all over in suburban Carmel and The surrounding area.

The rate of police calls for str's exceeds the norm for very predictable stuff that takes a lot of the taxpayers \$\$ & time: parties, drugs, cars blocking residential streets, noise, dui's, accidents and more.

The Bay Area and other places have had fatal shootings at more than one str including one that made international news at a posh home in another well to do area.

LA has enacted strict laws around str for this reason, and the resulting housing shortage created by every available space being converted to str. absentee owners have a much higher rate of police calls at their properties, but it can happen even if you're vigilant host, putting an additional burden on the municipalities.

I'm not 100% against str; The only way to avoid most problems and not alienate your neighbors is to be there as an attentive inn keeper the whole time, because despite the automated platforms, that's what you are; it's your property, the "100% insurance coverage" promised by the online booking platforms are full of loophole, and Airbnb doesn't do background checks. No insurance covers felonies or any illegal behavior including murder, , so you are responsible and it will cost you plenty. I've had far better luck, dependable profit, and far fewer headaches by returning my unit into a long term rental to people in the community who care and contribute to it every day who now have a secure, affordable place to live in a market where they'd all become str in recent years."

Sourced legitimate news paper articles on the perils and community impacts of short term rentals.

'Horrific tragedy': five dead at Halloween party in California Airbnb rental | California | The Guardian
amp.theguardian.com



Numbers Shed Light on Violence at Short-Term Rentals: Report
nbcbayarea.com

From: [Jean Rasch](#)
To: [Angelo, Philip](#)
Subject: Short term rentals
Date: Thursday, March 9, 2023 6:06:15 AM

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I own a home in unincorporated Carmel. I oppose expansion of the number of short term rentals. Residential areas should not be offering commercial services. Rentals should be long term for workers.

Thank you.

Jean Rasch

Sent from my iPhone

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