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From: [Connolly, Luke T. x5173](#)
To: [Nickerson, Jacquelyn x5240](#)
Subject: FW: Rancho Canada Village
Date: Wednesday, September 7, 2016 2:44:32 PM

Final message for PC workshop packet.

Luke Connolly, AICP
Management Specialist
County of Monterey, Resource Management Agency-Planning
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From: Jacqueline Zischke [mailto:jzischkelaw@charter.net]
Sent: Wednesday, September 07, 2016 11:56 AM
To: Connolly, Luke T. x5173
Cc: Holm, Carl P. x5103; Ford, John H. x5158; Strimling, Wendy
Subject: Rancho Canada Village

I understand that the Carmel Valley Association is continuing in their efforts to delay the processing of the Rancho Canada Village project, this time with a request to continue the Planning Commission workshop currently scheduled for September 14th. On behalf of the project applicant, we formally object to any continuance of the Planning Commission workshop, and respectfully request that the County proceed as scheduled.

Sincerely,

Jacqueline Zischke

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From: [Connolly, Luke T. x5173](#)
To: [Nickerson, Jacquelyn x5240](#)
Subject: FW: Rancho Canada Workshop
Date: Wednesday, September 7, 2016 2:43:15 PM

Message for PC workshop packet.

Luke Connolly, AICP
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From: Priscilla Walton [<mailto:priswalton@sbcglobal.net>]
Sent: Tuesday, September 06, 2016 5:27 PM
To: Ford, John H. x5158; Holm, Carl P. x5103; Mendez, Jose; ambrizal@co.monterey.ca.us; Padilla, Cosme; Rochester, Don; Getzelman, Paul C.; duflock1@co.monterey.ca.us; amyroberts@co.monterey.ca.us; Hert, Luther; kvandervere@co.monterey.ca.us; mvdiehl@co.monterey.ca.us
Cc: Connolly, Luke T. x5173
Subject: Re: Rancho Canada Workshop

Dear John:

I appreciate your quick response. I apologize for the flurry of the many copies you received of our email. For some reason they kept coming back as undeliverable so I thought you were not receiving them. I am happy to know that you have received them.

In spite of your clarification, it still does not make sense to do this workshop now. It would have when or before the draft EIR was released. The public would have had an opportunity to ask questions at that time. The problem is that if CVA learns new information it is too late to make DEIR comments.

The purposes of the workshop would have been much more productive and met better if the workshop had been held (1) BEFORE the RDEIR was released, or (2) AFTER THE FEIR IS RELEASED. Right now is a very odd time to have a workshop, when the process is in limbo, awaiting responses to the RDEIR comments.

I also noted that the workshop was not noted on the RCV website. CVA believes that the workshop should not proceed given these circumstances. We would request that it be delayed until the FDEIR is released. This would serve the involvement of the public review process better. We hope that you will consider this.

Thank you,

Pris Walton, President, Carmel Valley Association

On Tuesday, September 6, 2016 3:12 PM, "Ford, John H. x5158" <FordJH@co.monterey.ca.us> wrote:

Hi Pris:

We have received CVA's various emails and letters requesting the County not hold the currently scheduled September 14, 2016 workshop on the Rancho Canada Village project until the release of the FEIR. CVA expresses concern related to what the Workshop will entail. First, a workshop is not a public hearing and does not take the place of the future public hearings on the project. No action on any element of the project will be taken at the workshop. A workshop is informational. It is an opportunity for staff to present the project and identify areas of controversy, and an opportunity for the Commission to learn about the proposed project and ask questions. The public will have the opportunity to speak. The workshop will be run by the Chair of the Planning Commission. I would anticipate that there will be an overview of the project provided by staff, the applicant will be given the opportunity to present information, the public will have the opportunity to speak, and the Commission may have questions and then staff will be able to respond to questions.

In addition, the letters and emails state that CVA was not noticed of the Workshop. Perhaps our notices have passed in route. On Thursday, September 1, 2016, an email was sent to the CVA Attorney, Molly Erickson, advising of the workshop, and on Friday September 2, 2016 CVA was mailed a notice of the Workshop at [PO BOX 157, CARMEL VALLEY CA 93924](#). The County mailed 720 notices to interested parties, including to property owners in Community Services Area 50 boundaries, the applicant posted the site and the County placed a notice in the Monterey County Weekly. Even though the workshop is not a public hearing, we are endeavoring to make sure all interested parties are notified, so the public can participate. These courtesy notices went out more than 10 days in advance of the workshop.

We also recognize CVA has concerns with the EIR. No action is being taken on the EIR on September 14. We are currently in process of preparing the FEIR, and do not believe it premature to hold a workshop because the focus of the workshop is to provide the public and Commission with an understanding of the project prior to being asked to weigh the merits of the project. The workshop will include identifying some of the types of comments received.

We believe the Workshop is an important step in beginning the public review process. It will familiarize the public and the Commission with what is proposed so they are better prepared for the public hearing to begin.

If you have any additional questions, please contact me.

John

From: Priscilla Walton [<mailto:priswalton@sbcglobal.net>]
Sent: Tuesday, September 6, 2016 8:31 AM
To: Holm, Carl P. x5103; Ford, John H. x5158; Mendez, Jose; ambrizal@co.monterey.ca.us; Padilla, Cosme; Rochester, Don; Getzelman, Paul C.; duflock1@co.monterey.ca.us; amyroberts@co.monterey.ca.us; Hert, Luther; kvandervere@co.monterey.ca.us; mvdiehl@co.monterey.ca.us
Subject: Rancho Canada Workshop

September 6, 2016

Carl Holm
John Ford
Chair, Martha Diehl, Commissioners

Subject: Rancho Canada Workshop, Planning Commission September 14, 2016

The Carmel Valley Association requests that the Planning Commission not hold the "Workshop" proposed for September 14 the Rancho Canada Village subdivision. Instead, the County should postpone it until the County has released the Final EIR for.

No County notice sent to Carmel Valley Association: It is now Tuesday, September 6. The County did not send CVA a notice of the September 14 meeting. We found out about it second hand. It is less than ten days before the workshop's scheduled date. The County has known of CVA's close attention to this project for ten years. I, as CVA president, met with John Ford and have had numerous email exchanges with John Ford in the last few weeks. Molly Ericson, CVA attorney in this matter, as also had numerous email exchanges and conversations with John Ford and Luke Connelly. At no time did the County staff mention a Planning Commission workshop, much less have a workshop before the Final EIR was released. There is no excuse for the failure to inform CVA about the workshop, and for the failure to notify CVA at least ten days before the Workshop.

Problems with EIRs for this project: As you may recall, the County issued a Draft EIR in 2008 that was later withdrawn after the County saw the public comments from CVA and others.

Then it took the County nearly 8 years to issue the Recirculated Draft EIR. The Recirculated Draft EIR was extraordinarily long: more than three reams of paper. On top of the sheer volume of pages was the unorthodox manner in which the Recirculated DEIR it was put together – two different projects, analyzed under two different General Plans (1982 and 2010) and two different Master Plans in two different periods of time extending over nearly 10 years.

The Recirculated Draft had many of the same problems as the Draft EIR.

We believe it is likely that given the considerable number of serious and complex questions posed on the Recirculated DEIR by the Carmel Valley Association, Land Watch, other local agencies and others members of the public, another draft EIR should be required. It is premature to have a workshop before then. Critical issues of water and traffic are still unanswered. The Final EIR should have information the Planning Commission needs – and the public needs to see the responses to the public's comments before making meaningful input to the Commission on the project. Not having the Final EIR would severely limit the meaningful public input, and may require it all to be redone in the future after the Final EIR has been released. It would be a waste of the Planning Commission's time and the public's time, and staff resources would be better spent on other things. The workshop should be continued.

Questions about the proposed "Workshop": The Carmel Valley Association asks the following questions:

- What's the difference between a Workshop and a Hearing before the Planning Commission? We need a precise delineation between what occurs in each, and what outcome of each is intended.
- What is the purpose of this particular proposed workshop? Why is it being held before the Final EIR has been released?
- Why is it being held? On whose initiative? "The initiative of the Commission" is not an acceptable answer; please point us to any public discussion of the Commission as to a workshop for this project. What events or conversations with what specific parties stimulated the decision to hold the workshop?
- What is the agenda for the proposed workshop? What issues are to be under consideration? Are any matters to be excluded? What is the format? Who moderates or facilitates the workshop? Who are scheduled speakers or panels? How long is it scheduled for?

These are questions to which the public should be given firm answers by the Planning Commission well ahead of any workshop.

Conclusion: In the interest of good government and the practice of democracy by inclusion of the public in what is supposed to be a "Public Process," the Planning Commission workshop should be continued until after the Final Rancho Canada EIR is released.

Please respond promptly. Our Board and our membership deserve to know why the County staff is pushing so hard to force this project through the County approval process.

Sincerely.

Pris Walton, President, Carmel Valley Association

Attachment: Carmel Valley Association comments on "Recirculated EIR Draft Environmental Impact Report" for Rancho Canada Village subdivision application submitted August 31st, 2016