



# CASANOVA OAK KNOLL

## NEIGHBORHOOD ASSOCIATION

JANUARY 2002

P.O. Box 2304

email -- [conamonterey@aol.com](mailto:conamonterey@aol.com)

### Chemical plume cleanup will cost \$14 million!

Cleanup and investigation costs raised to \$14 million over ten year period!

The United States Army Corps of Engineers (responsible for cleanup of the former Naval facility) briefed our residents on January 15.

It was reported that the complete costs for the investigation and cleanup will be **\$14 million dollars**. This is the best case scenario. The USACE requested and received partial funding to begin initial cleanup projects that had been originally scheduled for 2005. This will begin next month. This new project will cost \$1.5 million and may involve two pump and treat facilities; one in the park and the other on Airport property.

The first phase of the Human Health Risk Assessment was completed. This project tested the air in the crawl spaces of several homes that are above the TCE plume. The good news is that TCE is not off gassing into the homes. Other household type chemicals were detected and the owners notified of the results. These chemicals were not related to the Naval Facility but are things like paint products and dry cleaning chemicals.

The Data Gap Report is completed. This report investigated and documented all potential contamination sites relating to the Naval Facility. Everything from skeet ranges, landfills to

staining of the earth were detected in aerial photographs. The USACE will now investigate all these sites and develop a plan for cleanup if necessary.

More meetings are being planned for the spring to keep us informed of the progress of the investigation and cleanup. Only those that filled out USACE information cards are notified of the meetings. CONA has made several attempts to inform all residents of these meetings. It is our belief that all residents should be kept informed of what impacts their homes and neighborhood.

### Fairgrounds parking impacts and noise

Reggae Festival and other events force reevaluation of CONA parking program

The Reggae Festival last September forced impacts onto our residents that could not be tolerated. As mentioned in your membership invoice, there were impacts that ranged from alcohol to using our streets for public restrooms. This event has been held for several years without complaint. Last year the combination of the Peruvian Horse Show and the Reggae Festival overtaxed not only parking but also police enforcement.

The City of Monterey and CONA did not receive advance notice of these events and therefore were unprepared.

Last year the Fair Board requested that the City institute new street policies. One was to close Garden Road for Fair event parking throughout the year. They would then charge a fee for parking on a city street. This proposal was voted down by the Monterey City Council.

We made a video of both the Fair and Jazz Festival parking patterns. Shown to the Fair management, police department and City Council sub-committee it clarified the problems. The Fair Board is not managing parking. Volunteers, 4H, carnival workers, and

Fair Directors all dominate street parking during these events. Do you ever wonder why Fairgrounds Road is full 2 hours before they open?. Actual counts at these meetings resulted in a loss of 1,700 spaces during the length of the Fair. If Fair personnel used the shuttle, customers would be able to park on the street.

On February 20, at the annual meeting, we will discuss any changes to the parking program. Do we add the Reggae Festival to the program? This vote affects all of us, please attend.

For NERT graduates: T-shirts (long and short sleeve) are available by calling 646-3900.

# CONA ANNUAL MEETING –February 20, 2002 @ 7:00 P.M.

## Chemical Investigation and Cleanup

The United States Army Corps of Engineers has completed several major documents in the last few months.

The Data Gap Report is a detailed (5”) report which investigated 6,000 pages of historical documents. These records, 50 years of aerial photographs and many oral testimonies made up this report.

With the restoration of \$350,000 in funds, the Health Risk assessment is underway. Phase I is finished (crawl space air samples). Phase II will start shortly. A toxicologist is now involved in evaluating the Health Risk Study.

The USACE is assisting the Postgraduate School in a reported possible landfill location on the Navy Golf Course.

Pump and Treat – A conceptual proposal for cleanup of the TCE plume is under consideration. In this process several wells will be drilled around the park BBQ area. Some wells are called extraction wells and others are used for injection. On a concrete pad several tanks and pumps will be placed behind our park shed. Water is pumped out of the water table, toxics are removed and then injected back into the water table. Pumps will run 24 hours a day for the first year’s evaluations. All documents are available at the community center during regular business hours for your study. Call 646-5665 for their hours.

## Cypress Bowl development

The new owner, Tony Sammut, will attend our annual meeting and give us a presentation of his proposal to develop this property. The current zoning for the parcel is C-2 commercial. What we must determine at this meeting is whether the association would support his request to allow two uses not allowed under the defined zoning currently on the property.

Not allowed under present zoning is his proposal for a gas station/mini mart/car wash.

The car wash requires C-3 zoning. This use would require a zoning text amendment. An in place well would be used for this purpose.

Not allowed under present zoning is his proposal for a restaurant with a bar. Under present zoning, bars are not allowed in properties directly adjacent to residential properties, which applies in this case.

In the rear of the parcel he is proposing to develop resident serving small retail uses. At neighbors suggestions, a building along the rear adjacent to neighborhood homes was desired as a sound buffer to parking lot noises.

Issues on noise and other impacts from these proposals will be discussed and voted on at the annual meeting. Your vote will be represented to the Planning Commission and the City Council as they are listed on their agendas.

## Fairgrounds Road Parking Meters?

The Monterey City Council has established a Council subcommittee to study this issue. The rationale stated that the Fairgrounds currently charges for parking on all its lots. The Fairgrounds impacts causes the City to endure expenses regarding security off-site (our neighborhood) street cleaning and parking enforcement. It is one way to get cars to move because of time restrictions. Currently during events Fair staff, volunteers, and workers dominate all street parking. During the last Fair the charge for parking in the Pattee Arena was \$20 per car. We will have a complete discussion on this proposal at our annual meeting on February 20<sup>th</sup>.

## DOOR PRIZES

All members at the annual meeting will receive a ticket for 2 door prizes that will be drawn for a:

Fire Extinguisher  
Smoke Alarm

## MARK YOUR CALENDAR

☞2002☞

## GENERAL MEETING

February 20 – Wednesday

7:00 to 9:00 p.m.

PARK CENTER

735 Ramona

Agenda

- 7:00** Call to order  
Reports  
**2002 Election of officers**  
Old Business  
2002 Neighborhood Improvement  
2002 Priorities  
New Business
- 7:30** **Cypress Bowl development**  
**Presentation: Tony Sammut**
- 8:00** **New Playground equipment**  
**Airport chemical plumes**  
**Fairgrounds Parking Program**  
**Airport Issues**  
**Cona Traffic Study**
- 9:00 Adjournment

## COME & BRING YOUR NEIGHBOR

2001

## CONA BOARD OF DIRECTORS

President-Richard Ruccello

Vice-president-Gary Carlsen

Treasurer-Fred Poirier

Art McKenzie

Sandra Imlay

Patty Martin

NIP Representative-Richard Ruccello

Alternate NIP Representatives:

## 2002 Calendar

Feb 20 – 7:00 p.m. Annual Meeting

June 8&9 – Garage Sale Sat. & Sun

August 11 – Park Day Sunday

Gary Carlsen

## Foothill School

MPUSD has listed Foothill and Del Monte school in a possible closure list. The district has stated that they intend to close at least 3 schools. The school bond (Measure A) will not have an effect on these closures. That Measure would only address the renovations of present schools.

Recent homebuyers will face approximately a \$300 per year increase in their taxes over 45 years if Measure A passes on March 5<sup>th</sup>. Longer term residents under Proposition 13's rules will pay less and apartment renters would face the pass on taxes from their landlords.

Voting on March 5<sup>th</sup> has become very important for those paying property taxes.

## Budget cuts hit CONA

The Monterey City Council recently made cuts to balance their budget. CONA was hit particularly hard. Lost were the N. Fremont Streetscape renovations and the N. Fremont drainage project Phase I. These were essential projects in our three decade-long ordeal to get a N. Fremont business plan (adopted last year). To get a business association started and to revitalize the deteriorating business district. The drainage project put on hold was to run from Longs to Chef Lee's and thence to the Navy Lake. This area floods even in light sprinkles.

Collateral damage was endured by a CONA NIP project, drainage for Airport Road. This project was designed to divert water that now goes towards Blockbuster intersection to Safeway. Airport Road drainage was designed to feed into the Phase I N. Fremont project. Now we have to wait more years for relief. We need more members willing to attend meetings so that our area is treated fairly. Please read the articles on volunteering.

## CONA needs volunteers

CONA has sustained a large increase in workload that requires a call for help. The chemical contamination in our neighborhood is responsible for demanding a great deal of our board members time. At the same time we are feeling increased pressure from the Fairgrounds impacts which have forced us to let some association business lag behind. We are asking for more volunteers willing to help.

Needed are:

**Dundee** – a block captain to distribute newsletters and offer association information to this street.

**HOTLINE** – A volunteer who will offer their phone line to take association messages and answer questions. The number would be listed in all our newsletters.

**Social events** – organize and create events such as Park Day, Christmas parties, etc.

**Meetings** – Occasionally attend city, airport and Fairgrounds meetings representing the association.

## CONA Traffic Study

As you read this article our neighborhood will have conducted an initial 3 traffic study meetings. Issues of speeding cars, excessive traffic on our streets and pedestrian safety will have thoroughly been discussed. Future meetings and planning groups will approve designs to deal with these problems. Any solution will affect us all, make sure you participate in the process. As projects are agreed upon we will present them to the Neighborhood Improvement Program next fall. Constructions could not begin until about 2 years from now.

## Neighborhood Improvement Program

Projects that are *proposed* for this year and will be reviewed at our annual meeting on February 20<sup>th</sup>:

- Bruce Lane – one curb on the south side (resident side) the purpose is to allow the street sweeper to be able to pick up all the refuse that blows there from N. Fremont.
  - Community Center – add 2 ceiling fans to improve cooling and heating of multipurpose room.
  - Street Trees – To continue our successful tree planting program.
  - Casanova at Melway Circle entry and exit drainage
  - Purchase of Southwest corner of North Fremont at Canyon Del Rey to widen street and add sidewalk.
  - Casanova/Ralston crosswalk extension (bus stop)
- Project in mind? (deadline Feb. 15<sup>th</sup>). please call 646-3997.

## Neighborhood Cleanup changes Big Load Pickup Rules

The July 2001 newsletter described why we were not continuing with the dumpster cleanup program (see volunteers needed). Each resident who is a paid customer of Monterey Disposal is allowed to have a Big Load Pickup up to four times per year. The Big Load Pickups are usually limited to three items each time. They must be placed on the curb in time for the pickup. You must call for an appointment in advance. The number to call is **372-7977**.

There are several new rules. Certain items are now treated as hazardous wastes and require a \$10 fee. Those items are refrigerators, computer monitors, and televisions. The fee just covers the landfill charges. Call for details.

## The importance of voting!

It does not require a majority to prevail, but rather an irate tireless minority keen to set brush fires in peoples minds.....Samuel Adams

**Vote on March 5<sup>th</sup>.**

### Neighborhood Services

**CML Home Repair**-owned by Gary Carlsen. Specializes in all phases of home repair, electrical, carpentry, and plumbing. If you have a small job that needs to be done, give him a call at 373-3426.

**Group Ski Trips** – Got a non-profit group interested in a ski trip to Tahoe? Contact Keith (649-6499 or [Keith@US.Com](mailto:Keith@US.Com)) to see about arrangements. Normal weekends are under \$200 each for transportation (10 person vans), lodging, lift tickets, and equipment.

**MONTEREY UNOCAL 76**-owned by Harry Mucha, a member of C.O.N.A., at 2045 N. Fremont St. (next to Chef Lee's) 375-8415. Harry runs a full service neighborhood service station with full auto care. **Cona members are offered a special discount. \$10.00 off any \$50.00 or more purchase of a product or service (excluding gas online). Please tell them you are a member for this special offer.**

**The association cannot check out or guarantee any work or services but merely lists them for your convenience. There will be a small fee of \$5 per service to cover the additional printing costs.**

### NERT

#### Neighborhood Emergency Response Team

**Don't put it off any longer**, it is time to join the team!

One evening for 6 weeks, **you can make up missed classes**

February 6,13,20,27, March 6 & 13<sup>th</sup>.

May 1,8,15,,22,29 & June 5<sup>th</sup>.

An alternative is a **two Saturday course**

**May 18<sup>th</sup> and 25<sup>th</sup>** from 8:30 to 4:30

**Call Tish at 646-3719** and reserve your spot.

### Toxic contamination Reference

The City of Monterey has taken on the responsibility of keeping our residents completely informed on the two toxic plumes affecting our neighborhood. To this end, they have collected "all" the information available and made copies, which are kept at the Community Center at 735 Ramona. These documents are available for your review during the Centers normal business hours Monday through Saturday. Call for questions 646-5665.

## CONA Park Playground Equipment

Last year NIP did not fund the purchase of new equipment for our park. Doug Stafford, our city parks superintendent, managed to obtain a state grant to completely finance this project. We look forward to a new renovated play area due to his diligence in obtaining this grant. See annual meeting agenda for discussion of the new playground plan.

### MONTEREY SENIOR SPECIAL HALF OFF FOR TAXI RIDES!!

Several months ago I received a call from the Mayor's office asking me to be on a Council subcommittee dealing with public taxi transportation for the City of Monterey. This committee was chaired by Councilwoman Theresa Canepa, Finance Director Don Rhodes, Carol Tefertiller, Senior Center Director, John & Michael Cardinalli, owners of Yellow Cab, John Narigi, manager of the Plaza Hotel, Rene Boskoff, manager of the Marriott Hotel, Chris Shake, representing Fishermans Wharf and Captain Tim Shelby of the Monterey Police Department. Many issues were discussed concerning taxi service in the City of Monterey. The one subject that took first priority was dealing with affordable transportation for seniors in Monterey.

What was decided upon was to start a pilot program that offered a 50% reduction in price for Monterey Seniors with rides starting and ending in the city limits of Monterey. As this pilot program evolves changes can be made to adapt to the needs of our seniors. The Monterey City Council approved the program just before last Christmas. Half of the deduction was donated by Yellow Cab Company and the other part by the City of Monterey.

Flyers with a complete description of the program along with tickets can be picked up at our community center at 735 Ramona during its regular hours. **Call for questions at 646-5665**....Richard Ruccello, president

### SENIOR TAXI SCRIP PROGRAM

- The goal of this program is to help provide reliable and affordable transportation to seniors with our community.
- Seniors receive a 50% discount on taxi fares in the City of Monterey.

### HOW DOES THE SENIOR TAXI SCRIP PROGRAM WORK?

- Participants simply purchase a \$20 booklet of taxi scrip (like coupons) from the City for \$10. **THIS IS A 50% DISCOUNT!**
- Scrip can then be used like cash to pay for cab fare with Yellow Cab Co. to travel anywhere within the City limits.
- These booklets of taxi scrip can be purchased at the Senior Center, Hilltop and Casanova Oak Knoll Centers and the City's Revenue Office.

## WHAT ARE THE RULES?

### • Scrip is only good for travel with Monterey City limits.

- You must be a resident of the City of Monterey.
- You must be 65 years old.

- Scrip can only be used with Yellow Cab Company.
- Participants are encouraged to use “off hours” whenever possible. (Mon.-Thursday 10:00 a.m. to 2:00 p.m).

## C.O.N.A. ACHIEVEMENTS

Our neighborhood had an organization as far back as 1958, but there was a long period of inactivity on the part of our neighbors in the 70's. In 1982 the problems facing our neighborhood started to accumulate. The Mahara condominiums brought them to a critical point. It was this project that focused residents on forming a renewed neighborhood association that could deal with our problems. As you review the *short highlights* (included would be an annual garage sale, and park day), please note how the successes have changed **your quality of life in our neighborhood.**

### THESE IMPROVEMENTS OCCURRED BECAUSE WE HAVE AN ASSOCIATION!

#### 1983

- Neighborhood Plan & Survey
- Reopened Fairgrounds road to Jazz Festival parking.
- Park renovation & cleanup
- \$22,000 HUD grant

#### 1984

- CPR class
- Neighborhood mediation classes
- 45 street trees planted
- Neighborhood Watch-1st in Monterey to implement a full watch program & paid for our own signs.
- Carved Park sign (by Leland Peterson)
- Neighborhood Plan completed with highest survey results in City
- Door viewers & smoke alarms specially installed for members.

#### 1985

- CDBG funds for sidewalk on one side of Airport Road. \$50,000
- Requested parking program for fair
- Life membership to City Planner Butch Cope
- New Bookmobile ordered for City
- J.C.Penny Community Service Award
- P.G. & E. Community Service Award

#### 1986

- Capital Improvement Program -\$50,000 added a right turn lane off Casanova onto N. Fremont
- Street sweeper is back!
- Fairgrounds parking program
- Sidewalks curbs & gutter on Ramona

#### 1987

- Stop sign installed at Bruce Lane
- New retaining wall with landscaping at Fairgrounds & Airport Road
- Dundee fill in sidewalks completed
- Sidewalks installed on Lerwick
- Ramona side street stop signs
- Casanova finished in fill sidewalks and added a school bus stop area.
- Ralston granite boulders oak island
- Park Improvement passed
- Garden road walkway approved

#### 1988

- Sidewalk infill continued on Airport, Edinburgh, Littleness & Stuart
- Cypress Bowl building torn down
- Installed City of Monterey entry monument on N. Fremont.
- N. Fremont Street name change
- Caroling Trolley for Christmas

#### 1989

- Major remodeling of park, new playground equipment, barbecue area
- Approval of sidewalks on Airport, Euclid, Fern and Bush Streets
- Approve bike path on Mark Thomas
- Successfully opposed Ramona 14,000 sq. ft. office building
- Successfully petitioned Monterey Planning Commission to require more attractive design on Blockbuster
- Successfully opposed live entertainment at Brick House

#### 1990

- Airport Road beautification project
- Airport Road & Olmstead intersection approved & in design
- NIP purchased property for a Community Center

#### 1991

- Airport implements noise abatement
- Community Center planning started

#### 1992

- Fairgrounds **stops** motorcycle racing
- Generator added to Park Center
- Fairgrounds carnival gate landscaped with funds from C.O.N.A.

#### 1993

- Community Center opens!
- Pre-school started at Center
- Ivy street sidewalks approved
- Airport sound insulation under way
- 1993 Xmas Caroling Trolley Ride raised \$1,237 for Herald's Christmas Cheer

#### 1994

- Emergency Preparedness Class
- CPR Class
- Parking Ordinance approved

- Lilac sidewalks approved
- Voting precinct moved to Center
- Questionnaire compiled
- Neighborhood 5 year plan completed
- Water storage tank for Center
- N. Fremont landscaping approved
- Picnic area renovation approved
- Spaghetti dinner fund-raiser for teen equipment at Center

#### 1995

- N.E.R.T. graduated 25 team members
- Purchased 2 Emergency radios
- Obtained special FCC license
- Picnic area renovation completed
- CPR class
- Acoustical tiles & carpet added to the Community Center

#### 1996

- N.E.R.T. graduated almost 50, #1
- Playground fencing & flagpole
- Purchased 3rd. emergency radio
- Emergency Operations Center passed

#### 1997

- Full time director at Park Center
- NERT radio base station Park Center
- 3 additional NERT radios from A.T.&T.
- New park lawn & irrigation (NIP)
- NERT steel storage shed to be installed at our Park

#### 1998

- Successfully raised funds for police night scope and new canine unit.
- Activated NERT team 3 times during heavy rains in February.
- Resident parking program for Melway Circle started.

#### 1999

- First 2 day neighborhood garage sale
- Neighborhood 8 dumpster cleanup with NERT supervision
- Largest NERT drill in city's history
- First CONA City Council town forum at our Park Center
- 35 street trees planted
- NERT emergency shed installed

#### 2000

- Exposed Airport toxic plumes
- New N. Fremont Plan adopted
- N. Fremont Phase I drainage passed.
- 40 street trees planted
- Storage added to Park Center
- Upper BBQ area renovated

**2001**

- Restored \$350K Health Risk Study
- Additional \$1.5M accelerates cleanup
- \$35K CONA Traffic Study
- Melway drainage improvement
- Opposed PUD development
- \$150K Airport Road drainage passed
- \$7.5K in additional street trees planted

**Join with us to add to our achievements**

***2002 More to come!***