



Monterey County

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Board Report

Legistar File Number: 15-1316

December 15, 2015

Introduced: 12/1/2015

Current Status: Agenda Ready

Version: 1

Matter Type: General Agenda Item

Public hearing, continued from October 27, 2015, to consider adopting a resolution to:

- a. Grant the appeals by Quail Lodge, Inc. and Friends of Quail from the Planning Commission's decision certifying the Environmental Impact Report, adopting a Statement of Overriding Consideration, and approving an application by Carmel Canine Sports Center (Wolter Properties, LLC/PLN130352) for a Combined Development Permit;
- b. Find the denial of the project statutorily exempt from the California Environmental Quality Act (CEQA); and
- c. Deny the application by Carmel Canine Sports Center (Wolter Properties, LLC/PLN130352) for a Combined Development Permit consisting of: 1) Use Permit for the development of a canine training/sports facility and event center for daily member usage and up to 24 "event days" (daily maximum of 250 people/300 dogs) per year; 2) Administrative Permit to allow the construction/placement of modular (temporary) structures to include a 700 square foot office trailer, 600 square foot member trailer, 600 square foot restroom trailer and 400 square foot electrical/storage room; and 3) Design Approval.

(Carmel Canine Sports Center Appeal, PLN130352, 8100 Valley Greens Drive, Carmel Valley)

PROJECT INFORMATION:

Planning File Number: PLN130352

Owner: Wolter Properties LP

Project Location: 8100 Valley Greens Drive, Carmel Valley

APN: 169-431-001-000, 169-431-002-000, 169-431-003-000, 169-431-006-000, 169-431-007-000, 169-431-008-000, 169-431-011-000, and 169-431-012-000.

Applicant: Carmel Canine Sports Center (Martha Diehl)

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

CEQA Action: Statutorily exempt per Public Resources Code section 21080(b)(5) and CEQA Guidelines section 15270(a)

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution (Attachment A) to:

- a. Grant the appeals by Quail Lodge, Inc. and Friends of Quail from the Planning Commission's decision certifying the Environmental Impact Report, adopting a Statement of Overriding Consideration, and approving an application by Carmel Canine Sports Center (Wolter Properties, LLC/PLN130352) for a Combined Development Permit;
- b. Find the denial of the project statutorily exempt from the California Environmental Quality Act (CEQA) per Public Resources Code section 21080(b)(5) and CEQA Guidelines section 15270(a); and
- c. Deny the application by Carmel Canine Sports Center (Wolter Properties,

LLC/PLN130352) for a Combined Development Permit consisting of: 1) Use Permit for the development of a canine training/sports facility and event center for daily member usage and up to 24 “event days” (daily maximum of 250 people/300 dogs) per year; 2) Administrative Permit to allow the construction/placement of modular (temporary) structures to include a 700 square foot office trailer, 600 square foot member trailer, 600 square foot restroom trailer and 400 square foot electrical/storage room; and 3) Design Approval

SUMMARY/DISCUSSION:

On October 27, 2015, the Board of Supervisors held a public hearing to consider appeals filed by Quail Lodge, Inc., represented by Anthony Lombardo and Associates, and Friends of Quail, represented by Stamp/Erickson, from the Planning Commission’s approval of Carmel Canine Sports Center’s application (PLN130352) for a Combined Development Permit to allow a canine training/sports facility and event center for daily member usage and up to 24 annual “event days” (250 people/300 dogs).

On October 27, 2015, the Board opened the public hearing, heard public testimony, and adopted a motion of intent to uphold the appeals and deny the Carmel Canine Sports Center application for a Combined Development Permit, and continued the hearing on the matter to December 15, 2015 to allow staff to prepare the final resolution and to allow for final action and vote.

Many issues were raised in the public hearing and in the deliberation by the Board of Supervisors as to why the project should not be approved. One of the primary reasons articulated was the lack of benefits of the project to outweigh the significant adverse impacts identified by the EIR, thus preventing the Board from adopting a statement of overriding considerations. Another central point articulated during the hearing is that the project is inconsistent with the General Plan and zoning. The draft resolution focuses on these concerns. The resolution does not include certification of the EIR. Certification of the EIR is unnecessary under CEQA if the project is denied, and the resolution identifies that the EIR is not being certified.

Pursuant to Board direction, staff has prepared a resolution for denial, and said resolution is attached to this report (Attachment A).

FINANCING:

Funding for staff time associated with this project is included in the FY15-16 Adopted Budget for RMA-Planning.

Prepared by: David J. R. Mack, AICP, Associate Planner ext. 5096
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<mailto:> Carl Holm, AICP, Director Resource Management Agency

This report was prepared with assistance and reviewed by John H. Ford, RMA- Services Manager.

All attachments are on file with the Clerk of the Board:

Attachment A Draft Board Resolution

cc: Front Counter Copy; Board of Supervisors; David J. R. Mack, Associate Planner; John H. Ford, RMA Services Manager; Carmel Valley Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; Wolter Properties LP, Owner; Carmel Canine Sports Complex (Martha Diehl), Applicant; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); John H. Farrow; Janet Brennan; George Brehmer; ALGM LLC; California-American Water; Canada Wood Road Company; Natural Selection Foods; John & Terri Brazinsky; James Cecil; Pam Durkee; Law Office of Michael Stamp (Molly Erickson); Victor Heintzberger; Harry Hendon; Jim Johnson (Monterey Herald); Loretta Loop; Ann Mahoney; John Mahoney; Dan Matuszewski; Mibs McCarthy; Joseph Mello; Ernie Mill (Mill Construction); Matthew Ottone (Ottone Leach & Ray); Hansen Reed (Walker & Reed); William John Saunders; Bruce Suezaki; Charles Thomason; Craig Vetter; Planning File PLN130352