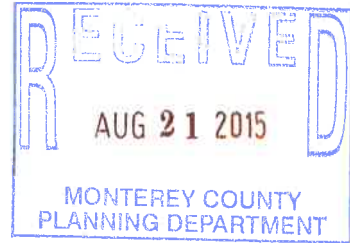


Attachment I

Attachment J

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PUBLIC COMMENT LETTERS
SUBMITTED PRIOR TO PLANNING
COMMISSION HEARING



Dr. Karen Cohen, D.C.
1709 Seabright Ave
Santa Cruz, CA 95062

August 20, 2015

RE: Carmel Canine Sports Center

To: Carol Allen

Dear Planner,

I am aware that there is a hearing regarding the Carmel Canine Sports Center on Wednesday August 26, 2015. Although I will not be able to attend as I must be a work at that time I wish to let you know that I am very much in support of the project and *I would love to see the project go forward*. I think the project will be a fantastic asset.

Thank you for your consideration.

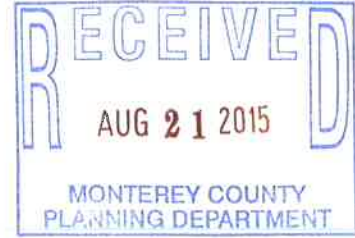
Sincerely

Karen Cohen, D.C.

Carmel Valley Association
P.O. Box 157, Carmel Valley, California 93924
www.carmelvalleyassociation.org



Since 1949



Board of Directors

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Donna Kneeland

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Margaret Robbins

Eric Sand

Tim Sanders

Dick Stott

August 20, 2015

To: Planning Commissioners
Monterey County Planning Commission
168 W. Alisal St., 2nd Floor
Salinas, CA 93901

RE: CARMEL CANINE SPORTS CENTER

Dear Commissioners:

On behalf of the Carmel Valley Association Board of Directors, I am writing to express our opposition to the Carmel Canine Sports Center as proposed. We also find the Final Environmental Impact Report to be flawed and inadequate, and after having reviewed that document, including the responses to our previous letter and the letter from our attorney John Farrow, we continue to oppose the project.

The Carmel valley Association strongly supports the general planning process, including ordinances to implement the General Plan as well as the Carmel Valley General Plan. Our overall finding is that the responses to our comments on the Final EIR are woefully inadequate. The project seriously undermines the Carmel Valley General Plan, which clearly expresses the need to retain the rural character of the Carmel Valley. This project violates the intent of Carmel Valley Master Plan policy. In addition, the FEIR, as well as the DEIR, clearly violates CEQA in significant ways. Many of the County's responses to citizen comments about the DEIR are false and/or highly misleading, evading citizens' serious and very important questions about the DEIR's adequacy, completeness and efforts to disclose truthfully and fully the potential impacts of the project.

1. Traffic. General Plan Policies and Carmel Valley Master Plan Policy. The project is inconsistent with the following General Plan policies:

- A. 2010 General Plan Policy C-1.1. This policy states that county roads operating at LOS D or below shall not be allowed to be degraded further except in Community Areas. Carmel Valley Road is a county road which currently operates below LOS D. This project would make a bad situation worse.
- B. 2010 General Plan Policy C-1.3. This policy requires concurrent construction of circulation improvements to mitigate impacts. There are no feasible transportation projects proposed to address this policy.
- C. 2010 General Plan Policy C-1.4. This policy provides that notwithstanding Policy C-1.3, projects that reduce a county road below the acceptable LOS standard shall not be allowed to proceed unless the construction of the development and its associated improvements are phased in in a manner that

"To preserve, protect and defend the natural beauty, resources, and rural character of Carmel Valley"

will maintain the acceptable LOS. The impacted roads currently operate below LOS D, and the necessary improvements are not listed in the capital improvement plan as a high priority. The DEIR's admission of significant and unavoidable impacts demonstrates that the General Plan requirement would not be met.

- D. Carmel Valley Master Plan Policy CV-2.17. The project would cause intersection operations to drop to LOS F at the Carmel Valley Road/Valley Greens Drive intersection. Additionally, the DEIR finds the cumulative impact on Segment 7 to be significant and unavoidable. However, the DEIR fails to address mitigation requirements identified in policy CV-2.17.

2. **Zoning.** The project is still inconsistent with zoning requirements. The parcel for the project is zoned Low Density Residential (LDR/2.5 -D-S-RAZ). Zoning Ordinance, Chapter 2 21.74 (S) limits assemblages of people, such as carnivals, festivals, races and circuses, to ten days or less. The proposed project includes up to 24 days of special events throughout the year and is, therefore, inconsistent with existing zoning. The response to concerns that address planning and zoning compliance issues is dismissed yet central to this application. The response is that "no response is required is not a valid response." This project is not zoned as a commercial property and it is being permitted to function as one before the ordinance has been changed or the project approved.

3. **Water.** The comments on the project's water demand continue to be unsatisfactory. The baseline water use that is essential to determining whether or not the proposed project water use would potentially impact groundwater supplies and surface flows has not been answered satisfactorily. All the available water data say that the land has been fallow for the past four years. The baseline analysis does not use the actual last four years of data. Rather, it relies on MPWMD's methodology to calculate historic use and SWRCB's protocols. Additionally, the project would not meet in-stream flow requirements.

4. **Noise.** The DEIR finds that RV generators would exceed noise standards and recommends a mitigation measure which would prohibit use of RV electrical equipment between 8:00 A.M. and 7:00 P.M. The noise from dogs also would be difficult to control. These are unenforceable measures. The county does not have the resources to enforce all the existing codes and ordinance violations in the Carmel Valley as it is.

5. **Events** The Carmel Valley is currently struggling with the impact of too many unpermitted events due to a lack of code enforcement and problems with the existing ordinance. It is to be revised with citizen input sometime in the future. It is a bad policy to allow additional events to be permitted when the current situation has not been appropriately addressed and is an extensive problem now.

CVA finds the "No Special Events Alternative" to be the environmentally superior alternative.

The Final EIR does not address the zoning issue, nor does it address the harmful effects to traffic, water, noise, of adding 24 more days of events with attendant people and dogs and 70 recreational vehicles to the fragile Carmel Valley Road system. Approving this project would be irresponsible and is likely to end up in litigation because of the abundance of significant errors in the FEIR. A more prudent course of action for the county is to use what moneys might be spent in litigation instead to address enforcement of all the existing code violation that are harming quality of life in the Carmel Valley.

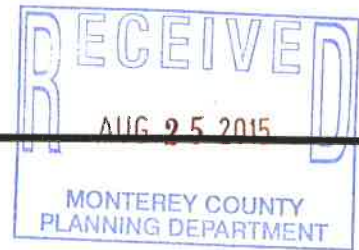
The central principle of CEQA is to provide California's citizens with a fair, reliable, factual and scientifically valid assessment of proposed projects' effects on the places where they live and work. The entire CEQA process is an element of our civic and administrative infrastructure. That infrastructure is public property and is seriously damaged by EIRs that incorporate the falsehoods and inaccuracies that are clearly visible in this one. **Not only is it a badly deficient EIR, but it sets a bad example and precedent, which the Monterey County Planning Commission and Board of Supervisors should not condone, let alone certify and thereby approve.**

We urge the Planning Commission to reject this project.

Sincerely,

Priscilla Walton,
President, Carmel Valley Association

Allen, Carol x5178



From: Chriscam6@aol.com
Sent: Thursday, August 20, 2015 2:50 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; 112-Clerk of the Board Everyone; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755
Subject: Letter in Support of Carmel Canine Sports Center
Attachments: CanineSportsCenterLetter.8-20-15.pdf

Attached please find my letter in support of the pending application of the Carmel Canine Sports Center.

Thank you,

Chris Campbell
P.O. Box 1175
Carmel, CA 93921

August 20, 2015

County Planner John Ford
Monterey County Planning Department
168 W. Alisal St. @ Capitol
2nd floor, Salinas 93901 *sent via email*

Re: CARMEL CANINE SPORTS CENTER

Dear Mr. Ford:

I am a resident of Carmel, and I write in support of the pending application of Carmel Canine Sports Center for development approval. I know that this has been a controversial project, but I believe that the proposal is a sensible, workable one which honors the agricultural/open space character of this wonderful parcel. We are widely known as a dog-friendly area, and the addition of a facility like this, where people and their dogs can safely participate in a wide range of recreational and training activities, would be a remarkable addition to this area. I would use it myself, and I know many, many people who share my view and are tremendously excited about the possibility of having this opportunity.

The fact that the proposal is water-efficient and low-impact is impressive. The Center will help preserve the rural nature of the Carmel Valley while providing a recreational opportunity for local residents and visitors which is not otherwise available. The traffic impact will be significantly less than the impact for the many events—permitted and unpermitted—which are held through the year along that stretch of the Carmel Valley Road. I cannot imagine a better way to preserve the agricultural character of this parcel while serving the needs of local residents and their dogs. I urge you to approve this project.

Sincerely,



Chris Campbell
P.O. Box 1175
Carmel, CA 93921

Novo, Mike x5192

From: Wendy Johnston [swampcli@msn.com]
Sent: Thursday, August 20, 2015 3:43 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone; Summer Emmons
Subject: Carmel Canine Sports Center

I am writing in support of the Carmel Canine Sports Center project. Unfortunately my work schedule prevents me from attending the meeting in Salinas on Wednesday, but I will be there in spirit.

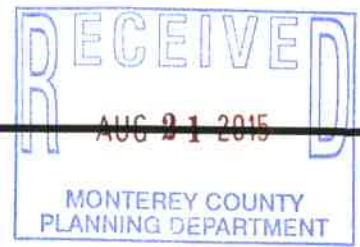
I have been a resident of Monterey County for many years, and of Carmel Valley for more than 30 years. My use of the Canine Sports Center facility would not increase my traffic of Carmel Valley Road whatsoever, as I would stop there while attending to other errands.

The Carmel Canine Sports Center would provide a welcome and much needed facility for serious dog trainers, one which does not currently exist anywhere in this county. Please consider my support for this project exactly as you would those who are able to be present in person.

Thank you,
Wendy Johnston
780 Country Club Drive
Carmel Valley, CA 93924

Sent from [Mail](#) for Windows 10

Allen, Carol x5178



From: deborah larson [deborahlarson1@yahoo.com]
Sent: Thursday, August 20, 2015 8:32 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone; Summer@CarmelCanineSports.com
Subject: PLN130352 Carmel Canine Sports Center

Hello,

I am not able to attend the Planning Commission meeting on August 26th at 9:30am because I will be working at that time, but I want to speak strongly in support of the Carmel Canine Sports Center that is trying to open on Carmel Valley Road.

I would really like to see this project go forward, as would my dog Gracie. We would love to have this safe place to play off leash. It seems like such a perfect place to have available in our neighborhood, and we are hoping to see it open for business soon!



Thank you!

deborah larson & Gracie
671 Country Club Drive
Carmel Valley, CA 93924
831-915-9370

Mack, David x5096

From: Novo, Mike x5192
Sent: Friday, August 21, 2015 11:51 AM
To: Mack, David x5096
Subject: FW: Support letter RE: PLN130352 Carmel Canine Sports Center

Mike Novo
Planning Director
Resource Management Agency - Planning Department
novom@co.monterey.ca.us
ph: 831.755.5192
fax: 831.757.9516

From: John Heintzberger [<mailto:john@vanguardseed.com>]
Sent: Friday, August 21, 2015 9:32 AM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone; Summer@CarmelCanineSports.com; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755
Subject: Support letter RE: PLN130352 Carmel Canine Sports Center

August 21, 2015

Dear John Ford,

I am writing you this letter because I am unable to attend the upcoming meeting regarding PLN 130352 Carmel Canine Sports Center due to a work related conflict. This does not diminish my support for this project. Please understand the value and quality of life that the Carmel Canine Sports Center will bring to the Monterey Peninsula, much like many of the car-related and golf-related events do. With so much thought and reason that has gone into the Center I see no logical arguments against it. The Carmel Canine Sports Center will provide families hours of activity and time shared together.

Thank you,

John Heintzberger

cc:

Mike Novo
Carol Allen
Gail Borkowski
Summer @ CCCS
Fernando Armenta
Hon. John Phillips
Simon Salinas
Jane Parker

Dave Potter

John Heintzberger

Vanguard Seed, Inc.

P.O. Box 7518, Spreckels, California 93962

21860 Rosehart Way, Salinas, California 93908

P 831.424.4600

F 831.424.4440

C 831.596.3946

E john@vanguardseed.com



VANGUARD SEED
INCORPORATED

Novo, Mike x5192

From: schachtersj@comcast.net
Sent: Friday, August 21, 2015 12:25 PM
To: Novo, Mike x5192
Subject: Letter from CVA on Canine Sports Center
Attachments: CVA letter re canine center.docx

Dear Commissioner Novo:

Attached is a letter from the Carmel Valley Association regarding the FEIR for the Carmel Canine Sports Center. It is also being sent by mail.

Thank you for your attention to our concerns.

Sandra Schachter, Secretary, Carmel Valley Association Board of Directors

August 21, 2015



Mr. Mike Novo

Planning Director

Monterey County

168 W. Alisal

2nd Floor

Salinas, CA 93901

Dear Mr. Novo,

We wish to add our voice to the many residents of Carmel and Carmel Valley opposing the proposed Dog Country Club. This is an exceptionally ill-advised project. If approved and implemented, it will have serious repercussions and cause irreparable harm. It is just not appropriate for this site and area. Even overlooking the traffic and the noise, how can this project even be considered given our water situation. Mind boggling.

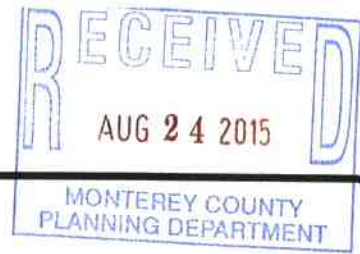
We urge you to convey our objection to the commissioners and do all in your power to reject this proposal.

Sincerely,

Missy and Ron Read

2B Scarlett Rd.

Carmel Valley, CA 93924

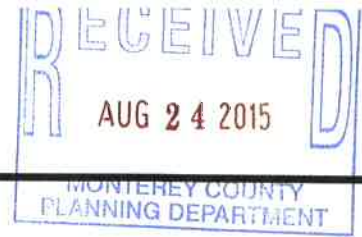


Allen, Carol x5178

From: alovettca@comcast.net
Sent: Friday, August 21, 2015 8:47 AM
To: Ford, John H. x5158; Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone
Subject: Support for CCSC

I cannot attend the Planning Commission meeting on August 26 where the use permit for the Carmel Canine Sports Center is commented on. I would like to go on record as supporting CCSC. I think that it is in keeping with the rural character of Carmel Valley while having a safe, quiet place for members to take their dogs.

Arline Lovett
330 San Benancio Road
Salinas, CA 93908



Allen, Carol x5178

From: Molly Erickson [erickson@stamplaw.us]
Sent: Friday, August 21, 2015 7:10 PM
To: jmjosemendez1@gmail.com; Salazar, Aurelio Jr.; Padilla, Cosme; Hert, Luther; Brown, Jay; Getzelman, Paul C.; Rochester, Don; amydroberts@ymail.com
Cc: Allen, Carol x5178; Novo, Mike x5192
Subject: Aug. 26 Planning Commission hearing: Carmel Canine Sports Center application -- two-page summary of points in opposition
Attachments: Friends.of.Quail.opposition.to CCSC.pdf

Vice Chair Padilla and members of the Planning Commission:

Michael Stamp and I represent Friends of Quail, a large group of individuals who are opposed to the Carmel Canine Sports Center (CCSC) application. The CCSC application is on your August 26, 2015 agenda. Friends of Quail urges you to deny the application.

On behalf of Friends of Quail, we respectfully present for your review the attached two-page brief summary of points in opposition to the project. The summary cites to the EIR and to comments by public agencies. We prepared the summary to assist in your review of the project materials.

We will be present at the hearing, along with many members of Friends of Quail, to present to you additional information and arguments in opposition to the application.

Thank you for the effort and time that you put into serving on the Commission.

Feel free to contact me directly with any questions.

Regards,

Molly

Molly Erickson
STAMP ERICKSON
479 Pacific Street, Suite One
Monterey, CA 93940
tel: 831-373-1214, x14

Opposition to Carmel Canine Sports Center application

(PLN130352)

Opponents: Friends of Quail, Quail Lodge, Carmel Valley Association, LandWatch Monterey County, hundreds of County residents. Four state and federal agencies found serious problems with this project at this site.

A private, high-end, for-profit commercial event center, dog resort and RV park.

- Special events and 70 RVs are a key component. The project is not a “dog park.”
- The project is wrong for the site for many reasons under the law.

Significant and Unavoidable Impact: 500 new daily traffic trips. (DEIR Table 4.12-6)

- 500 new daily trips would worsen traffic on roads that already exceed thresholds.
- All project traffic must drive Segment 7 of Carmel Valley Road (Rancho San Carlos to Schulte) which for years has exceeded its CV Master Plan threshold.
- Highway One traffic is already at LOS F. (Ocean Ave. to CV Rd.; DEIR, 4.12-25.)

Unsafe entry and exit – via two intersections on Carmel Valley Road.

- Valley Greens Drive: on a blind curve (to the east) and a hill (to the west).
- Rancho San Carlos Rd.: steep uphill access, requires crossing a narrow bridge.
- Difficult for RVs to maneuver. Increases the risks for other vehicles on the roads.

Project is trying to take water from the overdrafted Carmel River for frivolous uses

- Project insists on 60.91 AFY year round. (FEIR, p. J-7.)
- Monterey Peninsula Water Management District (5/18/15 ltr.):
 - “The SWRCB has not recognized riparian rights for the ... project parcels, and the courts have not established a riparian right for this project.”
 - “Generally, only the courts can confirm riparian rights.”
 - “A riparian right has not been confirmed.”
 - “MPWMD does not have authority to grant riparian rights”
 - “Removing water by pumping next to the river reduces surface flow”
- Cal Am (5/18/15 ltr.): The project site does not have riparian rights. “The 1906 deeds conveyed a water right to [Cal Am’s predecessor] and simultaneously divested the Wolters land of its riparian character.”
- State Water Resources Control Board (5/13/15 ltr): The project demand “would decrease flows” which would cause “impacts to fisheries.” The project cannot pump water year round and has no rights to store water in a reservoir.
- NOAA Fisheries (5/15/15 ltr.):
 - “Use of the water as proposed is recreational, *not agricultural*.”
 - “Since the land has been fallow since 2008,... additional pumping of 63.35 AFY will decrease flows in the river.”

Baseline water demand is zero, as commentors have emphasized.

- Tony Lombardo representing Quail Lodge: “correct baseline...is zero.” (5/18/15 ltr.)
- California Department of Fish & Wildlife (5/18/15 ltr.) and NOAA Fisheries (5/15/15 ltr.) agree that baseline water use is zero.
- State Water Resources Control Board agrees: “appropriate CEQA baseline is... the fallowed land condition” – meaning zero water use. (5/13/15 ltr.)
- Approval by County is likely to subject the County to another ten years or more of litigation over water supplies in Carmel Valley – similar issues to North County.

Dogs would harm protected fish and wildlife.

- California Department of Fish and Wildlife and Central Coast Regional Water Quality Control Board oppose dogs in and near river. They say that the proposed EIR mitigations would not work. (5/18/15 CDFW ltr.; 5/15/15 RWQCB ltr.)
- Project would promote 10,950 annual dog visits to riparian area. (30 dogs x 365 days)

New commercial and recreational noise Impacts of barking dogs and related unwanted sounds, per expert and neighbors.

- Noise: dog barks, whistles, public address systems, noise from occupants of RVs and attendees of special events. (5/6/15 noise expert [Watry] DEIR comments.)

Special Event Traffic – 70 recreational vehicles (RVs) and hundreds of cars.

- RVs slow down already bad traffic on Carmel Valley Road and Highway One.
- RVs' bulk decrease the sight lines and safety of other vehicles on the roads.
- Visiting RV drivers will be unfamiliar with congested and curving roads.

RV Park for up to 70 Recreational Vehicles 24 days/year.

- The County Code does not allow RV parks. (County Code, § 21.14.)
- 24 days/year could be *every weekend in June, July and August.*

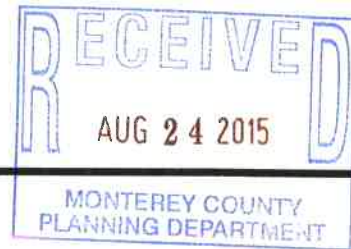
The law prohibits the proposed special event use and RV uses.

- Project would be a commercial use in residential zone.
- Low Density Residential does not allow special events more than 10 days/yr. (§ 21.14.050.S.) The applicant seeks more than *double* that: 24 days/yr.
- Special events could include weddings and other non-dog events. (FEIR, J-73.)
- The 70 RVs make it clear that this project is not a “country club” use or similar use. **The CCSC project is incompatible with the surrounding area.**

Housing is an allowable use and would have fewer impacts.

- Property owner (Wolters) legally could build up to seven new houses as a matter of right. (Low Density Residential [LDR] zone; 7 undeveloped parcels.)
- Neighbors strongly prefer houses to the proposed commercial special event and RV uses.

Allen, Carol x5178



From: Jane Lundy [richardlundy@comcast.net]
Sent: Friday, August 21, 2015 9:15 PM
To: Ford, John H. x5158; Allen, Carol x5178; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755; Summer Emmons; Novo, Mike x5192; 112-Clerk of the Board Everyone
Subject: PLN 30352 CARMEL CANINE SPORTS CENTER

To All Concerned:

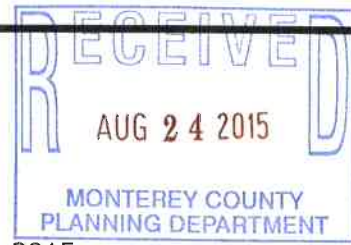
We wish to strongly voice our feelings in favor of **The Carmel Canine Sports Center**. It is a wonderful opportunity for owners and dogs to exercise, train and play in a safe, controlled environment. There is no comparable facility in the Valley nor on the Peninsula. It is surely needed and would be much used by Peninsula residents.

Thank you for your consideration.

Jane and Rich Lundy

Allen, Carol x5178

From: Carol Collin [pacgrovia@yahoo.com]
Sent: Saturday, August 22, 2015 2:07 PM
To: Allen, Carol x5178
Subject: Carmel Canine Sports Center



August 22, 2015

Dear Carol Allen,

My name is Carol Collin and I have been a Monterey Peninsula resident for 47 years. I am very familiar with the needs and changes in our community. I am writing in support of the Carmel Canine Sports Center on Carmel Valley Road. I am in support of this facility for a variety of reasons.

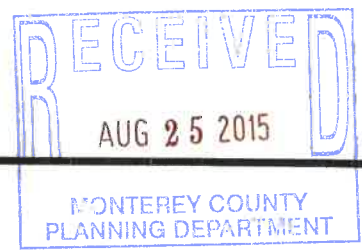
In the first place, our community is in need of an accessible safe place for dogs and their owners to meet and exercise. I am wheelchair disabled, though I can walk in very accessible areas with a rolling walker. Congregants at my church leave their dogs with me when they travel, and I have found the Carmel Canine Sports Center a wonderful place for me to take the dogs for their exercise. The fully fenced area is away from the major roadway, and the animals have a large but limited area in which to play. They can also interact with other dogs while they are there. Having sheep and goats at the facility is in keeping with the rural quality of Carmel Valley, and adds to the pleasant experience for me. It's also a good training place for those who have herding dogs.

The facility has some lovely landscaping that lends to the area. In addition, they have proposed a project of restoration of trees and other vegetation near the river, in an area where the dogs do not go. This restoration is ecologically important, as the loss of vegetation has increased the erosion problems on the river.

The Carmel Canine Sports Center fills a real need for many of us in the community; it is a unique venture. It has been carefully planned to have minimum impact on the surrounding area. I encourage support of this project.

Carol Collin

Allen, Carol x5178



From: Carol Collin [pacgrovia@yahoo.com]
Sent: Saturday, August 22, 2015 2:09 PM
To: 112-Clerk of the Board Everyone
Subject: Carmel Canine Sports Center

August 22, 2015

Dear Gail Borkowski,

My name is Carol Collin and I have been a Monterey Peninsula resident for 47 years. I am very familiar with the needs and changes in our community. I am writing in support of the Carmel Canine Sports Center on Carmel Valley Road. I am in support of this facility for a variety of reasons.

In the first place, our community is in need of an accessible safe place for dogs and their owners to meet and exercise. I am wheelchair disabled, though I can walk in very accessible areas with a rolling walker. Congregants at my church leave their dogs with me when they travel, and I have found the Carmel Canine Sports Center a wonderful place for me to take the dogs for their exercise. The fully fenced area is away from the major roadway, and the animals have a large but limited area in which to play. They can also interact with other dogs while they are there. Having sheep and goats at the facility is in keeping with the rural quality of Carmel Valley, and adds to the pleasant experience for me. It's also a good training place for those who have herding dogs.

The facility has some lovely landscaping that lends to the area. In addition, they have proposed a project of restoration of trees and other vegetation near the river, in an area where the dogs do not go. This restoration is ecologically important, as the loss of vegetation has increased the erosion problems on the river.

The Carmel Canine Sports Center fills a real need for many of us in the community; it is a unique venture. It has been carefully planned to have minimum impact on the surrounding area. I encourage support of this project.

Carol Collin

Allen, Carol x5178

From: Shauna Stott [shaunastott@att.net]
Sent: Saturday, August 22, 2015 6:06 PM
To: Allen, Carol x5178
Subject: RE: Support of CCCS



Dear Ms. Allen,

I am occupied during the meeting time, wednesday, August 26th and therefore unable to attend in support of CCCS. Yet having a Vizsla, I know the breed needs time to run free, off leash.

Please consider the needs of responsible dog owners and their pets.

Thank you for your time,

Shauna Jean Stott, Ph.D.
Licensed Psychologist
Psy 9354
Suite 16
220 Country Club Gate Center
Pacific Grove, California 93950
Phone 831-646-1873

County Planner John Ford
Monterey County Planning Department
168 W. Alisal St. @ Capitol
2nd floor, Salinas 93901
fordjh@co.monterey.ca.us
831-755-5158

August 23, 2015



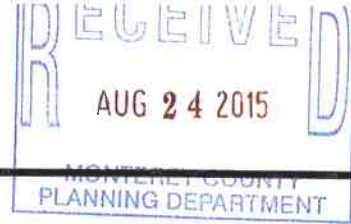
RE: PLN130352 Carmel Canine Sports Center

Dear Mr Ford,

I would like to express my positive desire to have the Carmel Canine Sports Center approved to be in operation.

Yes on the Carmel Canine Sports Center!!!

Barbara Allen
249 Forest Ridge #6
Monterey, CA 93940
heerhh@gmail.com



Allen, Carol x5178

From: Jane Lundy [richardlundy@comcast.net]
Sent: Sunday, August 23, 2015 9:49 AM
To: 112-Clerk of the Board Everyone; Novo, Mike x5192; Ford, John H. x5158; Allen, Carol x5178; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755; Summer Emmons
Subject: PLN 130352 CARMEL CANINE SPORTS CENTER

We take exception when the Carmel Canine Sports Center is referred to as an event center. Yes, there will be a **limited** number of events BUT the primary goal of the Carmel Canine Sports Center is to provide a safe, enclosed space for owners and dogs to train for obedience, agility, herding, etc. , play and socialize with other well supervised dogs. Please remember this when considering your approval of CCSC.

Thank you.

Rich and Jane Lundy

Mack, David x5096

From: Novo, Mike x5192
Sent: Sunday, August 23, 2015 2:06 PM
To: Mack, David x5096
Cc: Ford, John H. x5158
Subject: Fwd: Dog park

Sent from Mike's iPad

Begin forwarded message:

From: Mary Kay King <king.mkay@gmail.com>
Date: August 23, 2015 at 12:58:31 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Subject: Dog park

It is difficult for us to understand how you could possibly be considering the approval of a project that will impact our rural area in such a negatively profound way as this dog park development will certainly do. 24 dog events with a battalion of large RVs, their loud motors running all day, coming and going especially on a weekend, turning left onto Carmel Valley Road trying to leave will make the traffic as unbearable as during the concourse. Our infrastructure simply cannot handle it and we as residents are sick of it. Enough! The proper place for this kind of development is Ft. Ord with easy access to the highway rather than an already overstressed road which is Carmel Valley Road. As Carmel Valley residents we vote no on this inappropriate project.

Robert and Mary Kay King
19 Meadow Pl
Carmel Valley, Ca
831-625-5023

Sent from my iPhone

Mack, David x5096

From: Novo, Mike x5192
Sent: Sunday, August 23, 2015 2:07 PM
To: Mack, David x5096
Cc: Ford, John H. x5158
Subject: Fwd: Carmel Canine Sports Center

Sent from Mike's iPad

Begin forwarded message:

From: Bertrand Deprez <bertrand@redshift.com>
Date: August 23, 2015 at 09:29:42 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Subject: **Carmel Canine Sports Center**

Planning commissioners:

I am Carmel Mid-Valley property owner and I am very concerned about this development. Although I love animals including dogs, I don't think this is the right location for this proposed Canine Sports Center.

I understand that traffic cannot be mitigated and other issues such as zoning, water and land use are not resolved.

Therefore I urge you to deny this project at this time. Thank you for your consideration.

Respectfully submitted,

Bertrand Deprez

Mack, David x5096

From: Novo, Mike x5192
Sent: Sunday, August 23, 2015 2:08 PM
To: Mack, David x5096
Cc: Ford, John H. x5158
Subject: Fwd: Canine Park

Sent from Mike's iPad

Begin forwarded message:

From: Randall Charles <rcharles155@gmail.com>
Date: August 23, 2015 at 08:40:41 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Cc: Linda Charles <lcharles155@gmail.com>
Subject: Canine Park

Mike,

I read Ann and John Mahoney's editorial in today's Herald. We cannot attend the meeting this week, but want to share our displeasure with the proposal for a canine park. Please pass these on to the appropriate audience.

As a serious dog family, we like the idea of having a canine park for special dog events in the greater Monterey area. We just don't think this is the right place for two main reasons.

- This area at the mouth of the valley is treasured for the absence of light and noise pollution. At night it is quiet and one can walk out and see the stars. This will be lost when the area becomes an RV park for as many weekends as proposed. Supporters of the project argue that the dog park would be better than new homes; I disagree. Homeowners can build to mitigate light and sound issues in ways far beyond what can be done at an RV park.
- The amount of traffic associated with a canine park includes not just those that are staying at the RV park but also those who attend events just for the day. The turn from Valley Greens Drive onto Carmel Valley Road at the west end is very difficult under current conditions. That intersection will be a serious traffic hazard every time there is a canine event - for about half of the year on weekends, that intersection will be a dangerous place to traverse. Please do not allow this area to be a canine park as proposed.

Thank you.

Randall I. Charles (Linda Charles)
11 Alta Madera
Carmel, CA
831-236-3344

Mack, David x5096

From: Novo, Mike x5192
Sent: Sunday, August 23, 2015 4:30 PM
To: Mack, David x5096; Ford, John H. x5158
Subject: Fwd: Carmel Canine Sports Center

Sent from Mike's iPad

Begin forwarded message:

From: Bruce and Harriet Newell <nutbert2@icloud.com>
Date: August 23, 2015 at 16:09:01 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Cc: Summer Emmons <summer@carmelcaninesports.com>
Subject: **Carmel Canine Sports Center**

Re:PLN 130352

Dear Mr. Novo,

My wife and I would like to ask your support for the Carmel Canine Sports Center; I am 75 and my wife is 80— to us this is very relevant since the Center offers a safe place to walk our dogs— both in terms of safety from auto traffic and safety from loose or aggressive dogs on the street. She was recently knocked over by a loose dog on the street so we are keenly aware of the safety issues, and how well the Center could alleviate them both for us and for others.

Thank you very much for your consideration.

Sincerely yours,

Bruce Newell

Mack, David x5096

From: Miriam Wilson [mimi.t.wilson@gmail.com]
Sent: Sunday, August 23, 2015 5:59 PM
To: Ford, John H. x5158; Novo, Mike x5192; allen@co.monterey.ca.us; 112-Clerk of the Board
Everyone
Cc: Summer@CarmelCanineSportsCenter.com
Subject: Support for Carmel Canine Sports Center

Dear Mr. Ford, Mr.Novo,Ms. Allen, and Ms. Borkowski; The Monterey County Planning Commission:

I enthusiastically support the Carmel Canine Sports Center and urge you to pass approval of the project.

The concept is brilliant; to provide a safe open space for dogs and their owners to enjoy a walk, a picnic, a sport , and to meet other responsible owners and dogs.

The purpose is for congeniality and the pleasure of nature in all of its forms..not to produce dazzling events that attract large numbers of non-member infiltration and traffic.

I personally own working Border Collies. The CCSC will be a blessing for me to have a place on the peninsula to keep and care for sheep and also train and work my dogs in the jobs they were bred to do.

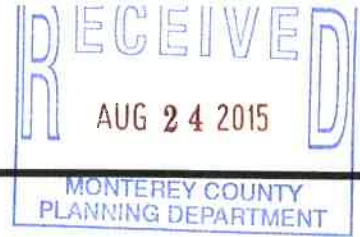
Having grown up on the Monterey Peninsula, I have witnessed many changes in the use of our beautiful landscapes. Carmel Valley has struggled to maintain a rural and agricultural ambiance and CCSC contributes to this vision with wide open space and a fresh atmosphere.

I live in Pacific Grove now and abhor the impact of traffic all over the peninsula. That is why when I got to work with and care for the sheep at CCSC, I make a point of doing so during the lightest traffic hours of any given day.

Thank you for the time you have put into evaluating all aspects of this wonderful proposed facility.

Respectfully,

Mimi Thorngate Wilson
Pacific Grove



Allen, Carol x5178

From: pam@thedurkees.us
Sent: Sunday, August 23, 2015 7:29 PM
To: Ford, John H. x5158; Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone
Cc: 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755
Subject: PLN130352 Carmel Canine Sports Center

Dear Mr. Ford,

I'm sending this email in support of the Carmel Canine Sports Center (PLN130352), whose use permit will be discussed at the upcoming August 26th planning commission meeting. I would be there in person to voice my support, however, as a math and science high school teacher at York School, I cannot leave my students to teach themselves on Wednesday morning. Nevertheless, I strongly believe that this is a project that deserves the commission's approval, and hope you will add my support for the project as a Monterey County resident as you make your decision.

Thank you very much,

Sincerely,
Dr. Pamela Durkee
Faculty, York School

Allen, Carol x5178

From: reggie steres [alphareggie@yahoo.com]
Sent: Sunday, August 23, 2015 8:03 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192
Subject: Carmel Canine Sport Center PLN130352



Dear sirs,

I work as a county nurse and am unable to attend the planning commission meeting August 26 @ 9:30am. I am a dog owner and participate in many dog sports. I support the Carmel Canine Sports Center and want the project to go forward.

Regina Steres RN

THE LAW OFFICE OF AENGUS L. JEFFERS

A Professional Corporation
215 West Franklin Street, Fifth Floor
Monterey, California 93940

Phone: (831) 649-6100
Fax: (831) 325-0150
Email: aengus@aengusljeffers.com

August 24, 2015

VIA ELECTRONIC MAIL

David Mack, Associate Planner
Monterey County
Planning and Building Inspection Department
168 West Alisal Street
Salinas, California 93901

**Re: Carmel Canine Sports Center (PLN130352): Regulating Reservoirs
Consistent with Exercise of Riparian Rights**

Dear Mr. Mack:

I am writing on behalf of Carmel Canine Sports Center LLC ("CCSC"). The purpose of this letter is to express CCSC's surprise that the Final Environmental Impact Report ("FEIR") for PLN130352 ("Project") wholly removes CCSC's regulating irrigation reservoir from the Project without any prior consultation with CCSC. To be clear, CCSC does not consent to the removal of their regulating irrigation reservoir from the Project.

Based upon the FEIR's amendment to Section 4.8.4 of the Draft Environmental Impact Report ("DEIR"), it is our understanding that the regulating reservoir was only removed from the Project under the mistaken legal conclusion that maintenance of this reservoir is inconsistent with the Property's riparian rights. Page 19 of the FEIR states:

Section 4.8.4 has been revised as follows:

All reference to Project related water use has been revised from 63.35 to 60.91 as the Applicant would rely on the riparian right, which would eliminate the originally proposed reservoir from the proposed Project.

The statement above that CCSC's reliance upon the Property's riparian rights requires the elimination of the originally proposed reservoir from the Project is incorrect. It is true that "storage" of water for more than 30 days exceeds the scope of riparian rights and can only be maintained under an appropriative permit issued by the State Water Resources Control Board. Riparian rights are limited to direct diversions from the riparian water source and do not include "storage" rights.

However, riparian rights include the right to maintain a regulating reservoir allowing water demand to be cycled through the reservoir on a schedule of 30 days or less. Use of a regulating reservoir benefits the environment by allowing direct diversions to be mediated or averaged relative to peak irrigation demand. California Code of Regulations Title 23 Section 657 confirms that regulation of water in a reservoir for less than 30 days constitutes a direct diversion. California Code of Regulations Title 23 Section 658 confirms that regulation of water

David Mack, Associate Planner
Monterey County
Planning and Building Inspection Department
August 24, 2015
Page 2

in a reservoir beyond a 30 day cycle constitutes "storage" subject to appropriate permitting.

California Code of Regulations Title 23 Section 657 states:

Regulation of water means the direct diversion of water to a tank or reservoir in order that the water may be held for use at a rate other than the rate at which it may be conveniently diverted from its source. For licensing purposes, refill, in whole or in part, held in a tank or reservoir for less than 30 days shall be considered regulation of water.

California Code of Regulations Title 23 Section 658 states:

Storage of water means the collection of water in a tank or reservoir during a time of higher stream flow which is held for use during a time of deficient stream flow. For licensing purposes all initial collections within the collection season plus refill, in whole or in part, held in a tank or reservoir for more than 30 days shall be considered water diverted for storage except as provided in Section 735(c).

As a direct diversion, regulation of water in a reservoir for less than 30 days may be exercised under a riparian right. The irrigation reservoir included in PLN130352 was designed to operate as a regulating reservoir consistent with California Code of Regulations Title 23 Section 657 and consistent with the Property's riparian rights. Calculations confirming the regulation of water through the regulating irrigation reservoir on a schedule of less than 30 days were included in CCSC application materials.

CCSC hereby requests the re-introduction of the Project's regulating irrigation reservoir since the premise that the reservoir was inconsistent with the Property's riparian water rights is incorrect and inconsistent with the State of California's recognition of regulating reservoirs which constitute direct diversions subject to riparian rights.

Kind Regards,



Aengus L. Jeffers, Esq

Mack, David x5096

From: Novo, Mike x5192
Sent: Monday, August 24, 2015 7:27 AM
To: Ford, John H. x5158; Mack, David x5096
Subject: Fwd: Proposed canine center at Quail

Sent from Mike's iPad

Begin forwarded message:

From: Anne Washburn <anniewash@comcast.net>
Date: August 23, 2015 at 19:02:05 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Subject: Re: Proposed canine center at Quail

I love dogs! BUT . . . I've seen the traffic, congestion, and mobs when there a dog show at the middle school. And, there are no residences nearby. I can't imagine overnight campers snarling traffic near the Quail neighborhood not to mention noise and water usage. surely, there is a better location for commuters, dogs, and trainers. Please think hard when considering this application.

Anne Washburn

Sent from Anne's iPad

Mack, David x5096

From: Novo, Mike x5192
Sent: Monday, August 24, 2015 7:28 AM
To: Ford, John H. x5158; Mack, David x5096
Subject: Fwd: Carmel Canine Sports Center

Sent from Mike's iPad

Begin forwarded message:

From: Carol Collin <pacgrovian@yahoo.com>
Date: August 22, 2015 at 13:53:57 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Subject: Carmel Canine Sports Center
Reply-To: Carol Collin <pacgrovian@yahoo.com>

August 22, 2015

Dear Mike Novo,

My name is Carol Collin and I have been a Monterey Peninsula resident for 47 years. I am very familiar with the needs and changes in our community. I am writing in support of the Carmel Canine Sports Center on Carmel Valley Road. I am in support of this facility for a variety of reasons.

In the first place, our community is in need of an accessible safe place for dogs and their owners to meet and exercise. I am wheelchair disabled, though I can walk in very accessible areas with a rolling walker. Congregants at my church leave their dogs with me when they travel, and I have found the Carmel Canine Sports Center a wonderful place for me to take the dogs for their exercise. The fully fenced area is away from the major roadway, and the animals have a large but limited area in which to play. They can also interact with other dogs while they are there. Having sheep and goats at the facility is in keeping with the rural quality of Carmel Valley, and adds to the pleasant experience for me. It's also a good training place for those who have herding dogs.

The facility has some lovely landscaping that lends to the area. In addition, they have proposed a project of restoration of trees and other vegetation near the river, in an area where the dogs do not go. This restoration is ecologically important, as the loss of vegetation has increased the erosion problems on the river.

The Carmel Canine Sports Center fills a real need for many of us in the community; it is a unique venture. It has been carefully planned to have minimum impact on the surrounding area. I encourage support of this project.

Carol Collin

Mack, David x5096

From: Novo, Mike x5192
Sent: Monday, August 24, 2015 7:28 AM
To: Ford, John H. x5158; Mack, David x5096
Subject: Fwd: Support of CCCS

Sent from Mike's iPad

Begin forwarded message:

From: Shauna Stott <shaunastott@att.net>
Date: August 22, 2015 at 18:04:38 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Subject: RE: Support of CCCS
Reply-To: Shauna Stott <shaunastott@att.net>

Dear Sir, I am occupied during the meeting time, Wednesday, August 26th and therefore unable to attend in support of CCCS. Yet having a Vizsla, I know the breed needs time to run free, off leash.

Please consider the needs of responsible dog owners and their pets.

Thank you for your time,

Shauna Jean Stott, Ph.D.
Licensed Psychologist
Psy 9354
Suite 16
220 Country Club Gate Center
Pacific Grove, California 93950
Phone 831-646-1873

Mack, David x5096

From: Suzanne Frueh [sfrueh@redshift.com]
Sent: Monday, August 24, 2015 12:18 PM
To: Ford, John H. x5158; Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone
Subject: RE: PLN 130352 Carmel Canine Sports Center
Attachments: sfrueh.vcf

Importance: High

Dear members of Monterey County Planning Department and Monterey County Supervisors

I am very much in favor of approving the Carmel Valley Canine Sports Center and firmly believe that the project will neither be a blight nor a nuisance in Carmel Valley. People love their dogs - they love to work them, train them, play with them as well as just walk with them; Carmel Valley Canine Sports Center offers a safe environment to do just that. The events being offered would have less impact on the environment and traffic than the many car events we currently have, and definitely less impact than the alternative use of land, namely the of building eight homes.

My husband (recently deceased) and I have been members of this lovely community since 1997 and dearly love it's beauty and serene way of life; over the 18 years we have lived here, we have owned two sweet dogs. Our current sweetie is a wonderful, playful Irish Setter named Peaches who just loves the Canine Sports Center. She and I both hope that you will approve this project.

Sincerely
Suzanne Frueh, CPA MBA
Carmel, CA

Planning Commission Monterey County

regarding: Canine Sports Park

This is a letter to support the Canine Sports Park at Quail. My husband and I are long time horse and dog enthusiasts as well as exhibitors.

The concerns of the neighbors here at Quail have been overblown due to lack of knowledge about what a dog park really is.

There are no dog parks in this area and only one that I know of in all of Monterey County. We need a place to train and run our dogs that is safe and legal.

The concern about traffic exists with or without the dog park. A light on Carmel Valley Road at the entrance to the Quail Lodge Resort would mediate that problem.

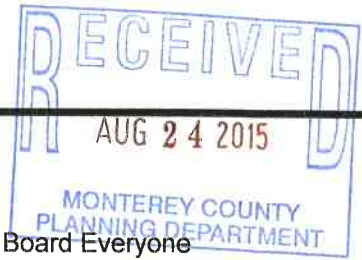
Sincerely

Perry & Gery Grey
8004 River Place
Carmel



Allen, Carol x5178

From: Penny Jones [sylvanoaks@sbcglobal.net]
Sent: Monday, August 24, 2015 12:56 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone
Subject: PLN130352 Carmel Canine Sports Center



Mr. John Ford, County Planner
RE: PLN130352 Carmel Canine Sports Center

Dear Mr. Ford,

I am sending you this e-mail because my work schedule may not permit me to attend this important meeting concerning the Carmel Canine Sports Center.

I believe this project has great merit and should receive further consideration and approval.

I have been a guest at the CCCS with my dogs and I would use the training areas as well as benefiting from a safe and friendly place to walk dogs off leash.

As a senior citizen, I have concerns for safety when walking along streets or on the recreation trails with dogs.

Thank you for your consideration.

Penny Jones, Monterey, CA

Mack, David x5096

From: Rosalind Gray Davis [grupodavis@earthlink.net]
Sent: Monday, August 24, 2015 4:34 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; allenc@co.monterey.ca.us; 112-Clerk of the Board Everyone; Summer Emmons
Subject: PLN130352 Carmel Canine Sports Center

8-24-15

Dear Sir:

I would like to express my family's wholehearted support for the Carmel Canine Sports Center in Carmel Valley. It will be a special place where people can share time together with their pets and friends and just simply have fun with their dogs off leash. It is a beautiful, large communal back yard with lots of room to enjoy, run and train one's dog or dogs. Good for the soul and good for the health and wellbeing of dog owners and their furry friends.

Please approve this important community facility this week.

Rosalind and Bob Davis
10136 Oakwood Circle
Carmel, California 93923
Cell: 831-224-3674
email: grupodavis@earthlink.net

Mack, David x5096

From: Novo, Mike x5192
Sent: Monday, August 24, 2015 6:15 PM
To: Mack, David x5096
Subject: FW: Carmel Canine Sports Center

Mike Novo
Planning Director
Resource Management Agency - Planning Department
novom@co.monterey.ca.us
ph: 831.755.5192
fax: 831.757.9516

From: karen kiker [<mailto:karenkiker@hotmail.com>]
Sent: Monday, August 24, 2015 8:18 AM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; allen@co.monterey.ca.us; 112-Clerk of the Board Everyone; summer@carmelcaninesports.com
Subject: Carmel Canine Sports Center

To Whom It May Concern:

I will be unable to make the upcoming meeting on Wednesday due to work, but I would like to send this e-mail as a show of support for the Carmel Canine Sports Center.

Currently I have an English Cocker Spaniel (Nicky) who is 9 years old. Before that I had an American Cocker Spaniel (Buffy) who lived to 13 years old. Prior to that there was Cady, Tiny, Oliver, Ben....I think you get the picture. I have considered all of them, during their short lives, to be my best friend, my highest priority, and my ever present playmate, ready to explore the world with me at the drop of a hat.

The reason I support Carmel Canine Sport Center is because it will allow Nicky and me access to walk, run, explore, and play together in what I feel is the most beautiful valley in the world. It will allow us to meet up with like minded dog lovers and periodically enjoy events planned exclusively for those whose high priority is their relationship with their dog.

My hope is that the Sport Center could eventually be a prototype for other communities and would promote the mindfulness we all need not only to care for our dogs, but also the mindfulness needed to care for all animals. The theme of this property would be a shining example for all. We could be proud to say that it started in our community.

Sincerely Yours, Karen Kiker

Mack, David x5096

From: Novo, Mike x5192
Sent: Monday, August 24, 2015 6:23 PM
To: Mack, David x5096
Subject: FW: RE: Carmel Canine Sports Center

Mike Novo
Planning Director
Resource Management Agency - Planning Department
novom@co.monterey.ca.us
ph: 831.755.5192
fax: 831.757.9516

From: The Bogers [<mailto:dngbogger@sbcglobal.net>]
Sent: Monday, August 24, 2015 6:21 PM
To: Ford, John H. x5158; Novo, Mike x5192; Novo, Mike x5192
Subject: RE: Carmel Canine Sports Center

Dear Planning Commission Representatives,

Since I am unable to attend your meeting on August 26th where the use permit for the Carmel Canine Sports Center is being discussed, I would like to go on record as supporting CCSC.

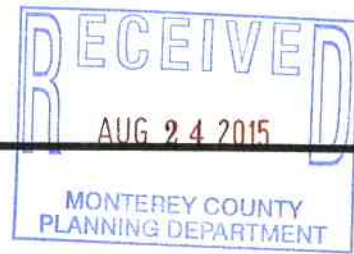
It seems to me that a lovely rural setting is much preferred in Carmel Valley to more housing developments and the consequences development brings; traffic issues of a dog exercise center don't at all compare to those of a housing development. I also would think that people in the area would enjoy watching the training and exercising of dogs.

I really don't understand the hysteria of neighbors in the area. Neither do I think the coarse behavior of people opposing the CCSC is appropriate or should be tolerated.

Thank you for your impartial consideration of this issue.

Gail Boger
Monterey

Allen, Carol x5178



From: Wanda Vollmer [wcvollmer@yahoo.com]
Sent: Monday, August 24, 2015 6:24 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone; Summer Emmons; Wanda Vollmer; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755
Subject: Carmel Canine Sports Center PLN130352 Carmel Canine Sports Center

Good Afternoon Mr. Ford, et al,

Thank you in advance for your time in reading this email. I am writing in full support of Carmel Canine Sports Center. It is my hope and many, many others that this project be approved and allowed open. I urge you and all receiving this email to approve this project.

I learned about Carmel Canine Sports Center a little over 2 years ago. I visited this beautiful spot dedicated to dogs of our community. I cannot understand why there would be opposition. I am a resident of Carmel, I have been since 1999 and watched this community grow and change over the years. It is my understanding that there are some residents who are opposed to this project due to traffic concern and noise. I find that very unreasonable coming off of the Concours D'Elegance a few days ago. It seems that opponents of this project are more tolerable to hoards of out of towners than to our local residents trying to add an enjoyable environment for our canines.

Carmel Canine Sports Center is a place that will make dogs and people happy in a safe, structured environment. The leaders of this project have worked tirelessly to follow all the rules, respect their neighbors and anticipate and react to any issues that may arise. Martha Diehl and her team have done a top notch job on answering questions from the public, planning commission and county supervisors.

I ask, why would these few members of our community be so opposed to a place for owners and their dogs to simply play and enjoy life? Perhaps they have not had the opportunity to enjoy life themselves? I really do not know. It seems odd to me that we roll out the red carpet for fancy automobiles, fiestas, fairs, even a yearly dog show, yet we don't have the room for Carmel Canine Sports Center.

Again, I fully support this project and can't wait to take my dogs to Carmel Canine Sports Center.

I wish I could attend the hearing this week. Should you have any questions, please feel free to contact me.

Wanda Vollmer, Stephen Culcasi, Charlie and Lola
831-915-3148

Allen, Carol x5178

From: Lorrie Mikuni [l.mikuni@sbcglobal.net]
Sent: Monday, August 24, 2015 6:27 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755
Subject: PLN130352 Carmel Canine Sports Center



To Whom It May Concern:

Although we cannot be at the Planning Commission meeting on Wed, Aug 26th, we would like to both add our names to the list of supporters for this project. As retired members of the community, we support this well thought out venue for all dog owners. Our daughter has been involved in dog sports for many years and this place will provide an opportunity for her to train her exceptional dogs in a safe environment that does not directly impact the public. But is is also a place for people like us, who have lapdog pets, to enjoy the serenity of the Carmel Canine Sports Center environment. It is one of the best concepts ever and we believe that it will only have positive impacts for Carmel Valley.

Sincerely,
Lorrie and Don Mikuni
(retired bank associate)
(retired director of the US Space Shuttle main engine program)

Allen, Carol x5178

From: Brian LeNeve [bjleneve@att.net]
Sent: Tuesday, August 25, 2015 9:00 AM
To: Allen, Carol x5178
Subject: Carmel Canine Sports Center



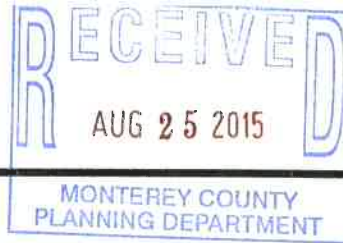
Dear Ms. Allen

I would like to comment on two items regarding the Carmel Canine Sports Center EIR that I understand you will be considering on Wed.

1: There is a reservoir slated for this project that should be enlarged not eliminated. As you are very aware, there is a severe drought in CA further affecting the Carmel River and its endangered native steelhead. One way of benefiting steelhead is to reduce summer pumping from the underlining aquifer, store water in a reservoir and use that stored water for summer irrigation. This is a very good way to help steelhead and the Carmel River. The Mattole River and the Russian River are two good examples of water basins that have worked to do such projects with approval (actually encouragement) from the State Water Board. I would hope using the reservoir on the Canine Center would set an example for other water users in the Carmel Valley. It would allow those of us working to benefit the river and steelhead to show where such good water practices have been used.

2: I have heard that several agencies have felt no dogs should be allowed in what is referred to as the Valley Hills Restoration Project. My understanding is that the restoration project was to prevent further erosion by revegetating the river area. The revegetating has been done and the plants are well established, so excluding dogs and guests from the area is unnecessary at best and a take away of private property rights at worst. I believe some middle-of-the-road agreement should be sought that allows some use of private property yet protects vegetation. I do not believe some use will harm the vegetation or the river.

Brian LeNeve



Allen, Carol x5178

From: Pamela Richards [pamrichards59@gmail.com]
Sent: Tuesday, August 25, 2015 9:16 AM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 100-District 5 (831) 647-7755; 100-District 4 (831) 883-7570; 100-District 3 (831) 385-8333
Subject: PLN130352 Carmel Canine Sports Center

Dear Mr. Ford

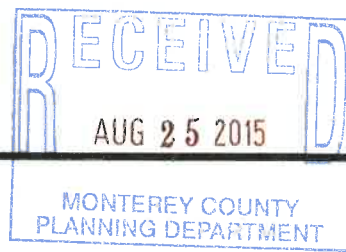
PLN130352 Carmel Canine Sports Center

I want to voice my support for the Carmel Canine Sports Center. This is an excellent addition to the Carmel Valley area and one I have visited often when I am in the area. The CCSC is friendly to the environment and healthy for people and dogs. Please support this excellent addition to the valley.

I am unable to attend the planning meeting due to an injury and wanted to be sure you know about the support in all of Northern California.

Pamela Richards
3740 El Monte Dr.
Loomis, CA 95650.

Allen, Carol x5178



From: Dawn Poston [jumperdawn@aol.com]
Sent: Tuesday, August 25, 2015 9:24 AM
To: Ford, John H. x5158
Cc: novom@co.montereycaus; Allen, Carol x5178; dob@co.monterey.ca.us; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; district4@co.monterey.ca.us; 100-District 5 (831) 647-7755
Subject: PLN130352

Dear Sir:

I'd like for you to know that I, and many many others, are in full support of the Carmel Canine Sports Center. As a membership entity for dogs and owners, it is modeled after country clubs. The sort of owners who will buy and maintain a membership are very responsible and the dogs are very well behaved. Most are used for competitive canine sports where good manners and a high level of training are essential.

Many persons who support this project work daily and are unable to attend the August 26 meeting. I've met dozens upon dozens and their enthusiasm for the project is high!

As a Carmel Valley resident, my attendance at CCSC will add no additional traffic to CV Road as I travel it daily. Visiting CCSC will just be something to add to my list of errands (and pleasures) along the road, not unlike my membership at the Carmel Valley Athletic Club.

I encourage you to support and approve this worthy and wonderful project. Thank you for your consideration of my request.

*Dawn Poston
11575 McCarthy Road
Carmel Valley, CA 93924
831.659.3331*

Timothy D. Sanders ♦ 25075 Pine Hills Drive ♦ Carmel ♦ CA 93923
Ph: (831) 625-4324 ♦ Fx: (831) 625-4370 ♦ Email: tds@oxy.edu

August 25, 2015

Members, Monterey County Planning Commission
168 W. Alisal St.
2nd Floor
Salinas, CA 93901
(831) 755-5025

Via email: MackD@co.monterey.ca.us
allenc@co.monterey.ca.us
novom@co.monterey.ca.us

[Please deliver as soon as possible to members of the Planning Commission.]

Re: Carmel Canine Sports Center
PLN130352

Dear Commissioners:

The Carmel Canine Sports Center, a substantial commercial venture proposed to operate just off of a segment of Carmel Valley Road (segment 7) that *currently* has levels of traffic volume even now significantly *exceeding levels deemed acceptable* by the County. Also the project impacts an intersection that *already operates in the lowest possible and unacceptable category of intersection assessment, LOS F*. Into the already overloaded segment and intersection the project would inject an *additional 500 vehicle trips per day* or about *50 trips per peak hour* under typical daily operations, *imposing further congestion and delays* on those who *currently depend on these facilities* that already function at levels the County has determined to be *unacceptable*. When the project's 8 special events are conducted, each of them has a still larger impact on the unacceptably overloaded intersection and segment.

But in Monterey County "unacceptable" apparently does not mean unacceptable.

Especially vexing is that EIRs released by the County clearly *cannot be trusted* by the public or by decision-makers to be honest and reliable. In the EIR for this project, for example, the road facilities in question are *falsely evaluated*, and falsely claimed to be operating acceptably, making the Carmel Canine Sports Center EIR a case in point: among other things, it makes *false claims* about how intersection operations should be and are evaluated under Highway Capacity Manual (HCM) methods and standards – methods and standards that the EIR alleges repeatedly and deceptively that it follows.

The EIR's assessment of the intersection in question, at Carmel Valley Road and Valley Greens Drive, is based on quantities that are badly *skewed*, and that "*mask important LOS deficiencies*" in

HCM's own words. Moreover, *HCM clearly states that the LOS ratings used in the EIR to assess the significance of impacts are not even defined: "LOS is not defined for the intersection as a whole or for major-street approaches" (HCM 2010, page 19-1), but these undefined evaluations are precisely the measures upon which the project EIR judgments and conclusions rely!*

To repeat: None of the LOS grades reported without parentheses, and used to assess significance of impact, is even defined in HCM! *Not a single LOS assignment of LOS A or LOS B shown for the Carmel Valley Road and Valley Greens Drive intersection in Tables 4.12-2, 8, 9, 11 and 12 is even defined, let alone properly assigned, and all of the corresponding values of intersection delay are false measures of delay that are skewed to "very low average delay for all vehicles" and that "mask important LOS deficiencies" (HCM 2010, p. 19-1). Note that under each of these EIR tables is the expression "Note: HCM 2010 average control data ...", implying that the LOS grades exist, and that the numerical basis for the grades is supported by HCM, which is simply untrue. The overall average is explicitly excluded by HCM as being useless and worse, misleading.*

By contrast, of the *legitimately* rated LOS grades (in parentheses in the tables), *one is LOS C (existing AM traffic), two are LOS E (existing Sunday Midday, existing plus typical daily operations AM), and all the rest (12 LOS values; including two existing or current values, for existing PM and existing Friday) are LOS F. These 12 LOS Fs, 2 LOS Es and one LOS C are the only LOS grades that should have appeared in Tables 4.12-2, 8, 9, 11 and 12. And there should have been no parentheses; the parentheses also tend to "mask important LOS deficiencies"!*

Attached is a tabular summary and illustration of the issue, using existing, existing plus daily operations, and existing plus special event conditions at the intersection, as reported in Tables 4.12-2, 8, and 9 and Appendix B of Appendix H to the DEIR. The (>200) entries in the DEIR tables have been replaced by the actual delay data as found in the appendices. Data for cumulative, cumulative plus project, cumulative plus daily operations, and cumulative plus special events results (to the extent that the data are available in the EIR or appendices) are, of course, far worse, including delays of from 282.9 sec (4.72 minutes) and 2,885 sec (48.1 minutes)! LOS F begins at 50 sec (0.833 minutes)! (In the relevant tables in the EIR, the corresponding numbers used to assess significance are 6.3 sec (0.105 minutes) and 163.3 sec (2.72 minutes), demonstrating their "very low average delay" values, and their extraordinary capacity to "mask important LOS deficiencies"!)

This is just one example of the many substantial deceptions to be found in the Carmel Canine Sports Center EIR; this includes the FEIR, in which the responses to comments largely deny the DEIR's false or misleading assertions that themselves clearly and blatantly violate CEQA, and double-down on the DEIR's deceptions.

The EIR must be recirculated for correction of errors, and removal of false statements and claims, or an entirely new EIR must be conducted, to remedy the violations of CEQA that permeate the current EIR documents. The EIR cannot legitimately be certified in its present form.

Sincerely,

Timothy D. Sanders

Information Confirming Certain Major Uncorrected
Violation of CEQA in CCSC EIR
(See Section 4.12)

Correct information, consistent with HCM, is printed in blue.
Misleading assertions from EIR, inconsistent with HCM2010, are printed in red.

Intersection #3
Carmel Valley Road & Valley Greens Drive

CONSISTENT WITH HCM 2010, BUT NOT AS REPORTED IN DEIR
(some material reported in parentheses, but not as the principal and governing data)

ACTUAL HCM-WARRANTED DELAY TIMES AND HCM LOS (sec) (see HCM 2010, p. 19-1)

	existing		existing plus daily operations		existing plus special events	
	delay	LOS	delay	LOS	delay	LOS
Weekday AM	21.9	C	43.1	E		
Weekday PM	51.8	F	157.5	F		
Friday PM	85.6	F	265.7	F	490.5	F
Sunday Midday	38.9	E	not operating		201.6	F

source: data sheets, appendix B to appendix H of DEIR; HCM 2010, pp. 19-1,2
NOTE THE LARGE MAGNITUDES OF CHANGE BETWEEN DELAYS IN EACH PAIR OF NUMERICAL COLUMNS

NOTE DIFFERENCES BETWEEN THE TABLE ABOVE (LEGITIMATE) AND THE ONE BELOW (ILLEGITIMATE, BASED ON TABLES 4.12-8, 9 IN DEIR)

INCONSISTENT WITH, AND DISALLOWED BY, HCM 2010 -- AS REPORTED IN DEIR
(reported without parentheses, as principal and governing data)

[LOS F if greater than 50 sec (HCM 2010, p. 19-2, Exhibit 19-1)]

	existing		existing plus daily operations		existing plus special events	
	delay	LOS	delay	LOS	delay	LOS
Weekday AM	1.1	A	2.8	A		
Weekday PM	3.5	A	12.9	B		
Friday PM	3.7	A	16.0	B	37.6	E
Sunday Midday	1.7	A			18.3	C

source: tables 4.12-2, 8, 9 of DEIR, with no supporting evidence; calculations and methods **not reported**
NOTE THE DECEPTIVELY SMALL MAGNITUDES OF CHANGE BETWEEN DELAYS IN EACH PAIR OF COLUMNS

1. INTRODUCTION

Two-way STOP-controlled (TWSC) intersections are common in the United States. One typical configuration is a four-leg intersection, where one street—the *major street*—is uncontrolled, while the other street—the *minor street*—is controlled by STOP signs. The other typical configuration is a three-leg intersection, where the single minor-street approach (i.e., the stem of the T configuration) is controlled by a STOP sign. Minor street approaches can be public streets or private driveways. **Chapter 19, Two-Way STOP-Controlled Intersections**, presents concepts and procedures for analyzing these types of intersections. Chapter 9 provides a glossary and list of symbols, including those used for TWSC intersections.

Capacity analysis of TWSC intersections requires a clear description and understanding of the interaction between travelers on the minor, or STOP-controlled, approach with travelers on the major street. Both gap acceptance and empirical models have been developed to describe this interaction. Procedures described in this chapter rely primarily on field measurements of TWSC performance in the United States (1) that have been applied to a gap acceptance model developed and refined in Germany (2).

INTERSECTION ANALYSIS BOUNDARIES AND TRAVEL MODES

The intersection boundaries for a TWSC intersection analysis are assumed to be those of an isolated intersection (i.e., not affected by upstream or downstream intersections), with the exception of TWSC intersections that are located within 0.25 mi of a signalized intersection (for the major-street approaches). This chapter presents methodologies to assess TWSC intersections for both pedestrians and motor vehicles. A discussion of how the procedures for motor vehicles could potentially apply to an analysis of bicycle movements is also provided.

LEVEL-OF-SERVICE CRITERIA

Level of service (LOS) for a TWSC intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns by using criteria given in Exhibit 19-1. **LOS is not defined** for the intersection as a whole or for major-street approaches for three primary reasons: (a) major-street through vehicles are assumed to experience zero delay; (b) the disproportionate number of major-street through vehicles at a typical TWSC intersection skews the weighted average of all movements, resulting in a very low overall average delay for all vehicles; and (c) the resulting low delay can mask important LOS deficiencies for minor movements. As Exhibit 19-1 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The LOS criteria for TWSC intersections are somewhat different from the criteria used in Chapter 18 for signalized intersections, primarily because user perceptions differ among transportation facility types. The expectation is that a signalized intersection is designed to carry higher traffic volumes and will

VOLUME 3: INTERRUPTED FLOW

- 16. Urban Street Facilities
- 17. Urban Street Segments
- 18. Signalized Intersections
- 19. TWSC Intersections**
- 20. AWSC Intersections
- 21. Roundabouts
- 22. Interchange Ramp Terminals
- 23. Off-Street Pedestrian and Bicycle Facilities

Three-leg intersections are considered a standard type of TWSC intersection, when the stem of the T is controlled by a STOP sign.

LOS is not defined for the major-street approaches or for the overall intersection, as major-street through vehicles are assumed to experience no delay.

Michael W. Stamp
Molly Erickson

STAMP | ERICKSON
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F: (831) 373-0242

August 25, 2015

Cosme Padilla, Acting Chair
and Members of the Planning Commission
County of Monterey
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: Carmel Canine Sports Center – August 26, 2015 agenda, item 3

Dear Acting Chair Padilla and Members of the Planning Commission:

We represent Friends of Quail, which is a large group of individuals who are strongly opposed to the Carmel Canine Sports Center project. We reiterate our many objections to the project and the EIR, and we join in the objections stated by Carmel Valley Association and LandWatch Monterey County. This letter addresses some of the many legal infirmities of the County's CEQA analysis, including the Final EIR.

The Final EIR fails to adequately respond to the majority of comments made on the Draft EIR. The FEIR largely defaults instead to nonresponsive statements, as described further below. The FEIR makes frequent and inappropriate use of the non-response "Comment noted" and the word "assume" which is not responsive and is evidence of a failure to investigate. The EIR preparer has a duty to find out and disclose all it reasonably can, and to give good faith, reasoned responses to comments. Instead, the FEIR here merely stated "Comment noted" to all or nearly all of comments made by us and others, and made numerous significant assumptions that were not supported or reasonable.

Many of the FEIR revisions of Draft EIR are vague and ambiguous as to what revisions were intended to be made and what revisions were actually made. Many revisions are not provided in underline-strikeout, which is the usual Final EIR approach. As a result, it is largely unclear what the resulting EIR language is intended to be, after revisions are incorporated. Friends of Quail cannot – and is not required to – guess as to the intended revised EIR language. This was not done. If Friends wanted to quote language from the final EIR, Friends would be unable to do so – to decision makers and to a Court. A few examples of this problem are FEIR p. 1, amendments to Section 1-1; p. 1, amendments to Figures 2-1, 2-1 and Section 2.2; p. 3, revision of section 2.4; p. 4, revision to section 2.4.3.4; p. 5, revisions to Table 3-1 and Figure 3-1. The EIR should show the actual language in underline and strikeout.

The FEIR makes numerous claims as to revisions in which "references" have "been removed," but the FEIR fails to provide the language with strikeouts, so it is confusing and ambiguous as to what DEIR language is intended to be stricken. The FEIR also makes unclear statements such as this one with regard to Table 3-1: "Table

numbering has been revised to exclude any omissions between the numbers of 1 through 14." The statement is confusing because the FEIR does not present the revised table or the correct numbering. Other unclear FEIR statements include the statement that with regard to Figure 3-1, "Figure has been revised consistent with Table 3-1." But because Table 3-1 revisions are not presented in the FEIR, Friends does not know what revisions are made to Figure 3-1. Other confusing FEIR claims are that sentences have been "modified" or "revised" but the FEIR fails to show the underline/strikeout language that has been modified or revised (e.g., FEIR, p. 6, re section 4.1.2.3; p. 9, re section 4.4.3.2; p. 10, re BIO-1; p. 21, re Impact Statement NOI-3). Other FEIR amendments to the DEIR are incomplete and unfinished, and thus Friends does not know what the FEIR intended to change the DEIR language and Friends cannot comment adequately on it. For example, the FEIR changes to Impact BIO-5 includes the following partial sentence "Instead the existing reservoir" [sic]. (FEIR, p. 10.)

As one example of the confusing EIR approach, see the two statements in the FEIR, page 1, as follows:

Statement A

Section 1.1 of the DEIR was revised as follows:

As the Applicant would rely only on Riparian Rights for water use, reference to the proposed irrigation reservoir has been removed.

Statement B

Amendments to Section 2.0, Project Description

Figure 2-1 and Figure 2-2 have been revised to show the irrigation reservoir as "Irrigation Reservoir (To Be Filled and Reclaimed)".

Section 2.2 of the DEIR has been revised as follows:

Reference to the proposed irrigation reservoir has been removed.

FEIR Statement A shows added language as underlined, but the FEIR statement B uses italics to show added language. This creates confusion. Further, FEIR Statement B makes similar claims to Statement-A ("reference ... has been removed"). Alluding to removing references is not an understandable way to proceed. The Final EIR should simply show the references to the reservoir in strikeout text. If DEIR language is to be "removed" then it should be shown in strikeout, so there is no confusion as to the intended Final EIR language. Statement B also claims that

revisions have been made to two figures, but the revisions are not shown as underlined or stricken.

The EIR is not adequate because it lacks a fixed and stable project description. It appears that the project may have changed in significant ways, but the County statements about the issue are unclear. The EIR makes inconsistent statements about the reservoir as major feature of the project. The Draft EIR made clear that the project includes a reservoir for irrigation and for dock-diving by dogs. The Final EIR calls the reservoir into question, without resolving the matter. The Final EIR makes claims including: "the pond would be removed" (FEIR, J-158); "the reservoir is being removed" (FEIR, J-160 [11-77]); the Project Description has been revised to remove the reservoir and restore this area of the site" (FEIR, J-6). However, the County admitted in writing on August 24, 2015 that no project description revisions have been received by the County since the 2014 project descriptions on which the Draft EIR was based. Thus, the reservoir is still a part of the project. The County failed to include a condition to remove reservoir from the project description and to restore the reservoir site as a result of the grading already done by applicant. Planning Director Mike Novo confirmed on October 10, 2013 that a grading permit was required for the irrigation pond on agricultural land, and that the CCSC applicant graded the irrigation pond/reservoir without benefit of permit.

To make matters worse, the EIR is inconsistent in its handling of the reservoir. The reservoir is a major part of the project description in the DEIR. One inconsistency is that the excavated reservoir was not part of the pre-project baseline, because the applicant excavated the reservoir as part of the project development activities. However, the EIR claims that the reservoir is part of the baseline. (See FEIR, section 2.3.2.) As a separate inconsistent issue, the EIR claims that the irrigation reservoir has been removed from the project description, and at the same time affirmatively adds new language to the description of the proposed reservoir, specifically that "remaining activities [of the reservoir] include conditioning the surface and installing plumbing and liner." (FEIR, p. 2.) Thus, the EIR claims that the applicant will reclaim the reservoir and that the applicant will complete the reservoir. The EIR cannot have it both ways.

The EIR fails to analyze the environmental impacts of filling the excavated reservoir and reclaiming the site. The reservoir would take thousands of cubic yards of fill. The EIR fails to disclose where the fill would come from, the air quality and greenhouse impacts of the grading and reclamation process, and the related environmental impacts. The comment responses that address this issue (e.g., 11-58) are inadequate and incomplete.

The EIR assumption that the CCSC project will be around for 10 years is improper. A use permit runs with the land. The EIR's analysis of impacts based on 10-year assumption resulted in an underestimation of impacts, which in turn resulted in inadequate mitigations (e.g., FEIR, p. 7, Impact AQ-3 revisions). An EIR must not

assume that project would exist for a short time. (*City of Santee v. County of San Diego* (1989) 214 Cal.App.3d 1438, 1450.) Approval of a use permit creates a constitutionally protected property right. (*Malibu Mountains v. County of Los Angeles* (1998) 67 Cal.App.4th 359, 367.) A use permit may not automatically expire, contrary to the County's proposed condition 10. (*Comm. Dev. Commission v. City of Ft. Bragg* (1988) 204 Cal App.3d 1124.)

The FEIR uses an incorrect legal standard and approach by claiming that there is "substantial evidence that the property has a riparian right." CEQA requires an EIR preparer to investigate and find out all that reasonably can, not rely on very low standard of substantial evidence. This EIR has not met the CEQA requirements. Project seeks to use more than 60.91 AFY of Carmel River water. (FEIR, J-7.) Monterey Peninsula Water Management District states that "A riparian right has not been confirmed"; "MPWMD does not have authority to grant riparian rights"; "The SWRCB has not recognized riparian rights for the ... project parcels, and the courts have not established a riparian right for this project"; and "only the courts can confirm riparian rights." (MPWMD, 5/18/15 ltr.) Cal Am argues that the project parcels do not have riparian rights. (Cal Am, 5/18/15 ltr.)

The EIR selected a baseline that did not consider the water use during fallow years (FEIR pp. J-6 and J-7). This is a selective and unreasonable approach to baseline. The approach artificially increased the baseline to a much higher level than appropriate, as the resource agencies commented. The EIR approach failed to adequately evaluate environmental impacts. The EIR preparer does not have legal authority to pick and choose the data that goes into baseline, as the EIR preparer did here.

The EIR assumption of one dog per visit (e.g., FEIR, p. 4) is contrary to the applicant's intent, and results in significant underestimation of the impacts of dogs on the environment. The CCSC membership application expects up to six dogs per membership. The CCSC membership information brochure also expects up to six dogs per membership. Each member would have at least one dog. Some members would have up to six dogs. Thus, the average number of dogs per member would be higher than one.

The FEIR claims that "short term or day use visitors would not have access to use member facilities" and also that a limited number of classes would be offered "to ensure adequate use of the facilities by members." (FEIR, p. 4). Please explain the difference between "member facilities" and "facilities." The County staff's written response (in August 2015) that the definition is "intuitive" is both unhelpful and inaccurate.

The EIR claims about water rights are wrong on the law and the facts. The EIR claims also are internally inconsistent. The FEIR claim that "the applicant would rely

on riparian rights to secure water usage" (FEIR, p. 10) fails to consider adequately the very real possibility that the riparian rights have been severed or are inadequate for the project. Multiple EIR statements on the issue of water rights are patently incorrect. For example, the DEIR states that "MPWMD does not have the authority to assign a water right..." which the FEIR incorrectly rewrites to say "MPWMD does that [sic] the authority to assign a water right" (FEIR, p. 14). The FEIR incorrectly claims that the MPWMD has confirmed that the applicant has provided adequate documentation of a riparian right. (FEIR, p. 19.) Because the MPWMD does not have the authority to adjudicate, assign, or approve a water right, any documentation provided to MPWMD is irrelevant.

The FEIR "caps" on activity in the riparian area are inconsistent and ambiguous, and thus the impacts could be far greater than estimated in the FEIR. The FEIR inconsistently claims that "30 dogs" will be allowed in the riparian area (e.g., FEIR, p. 11) and that "30 owners with dogs" would be allowed (FEIR, p. 12). The condition addresses only owners, not dogs. (Condition 17, MM BIO-4b.) The CCSC application materials allow multiple dogs per owner, so "30 owners" could mean 90 or more dogs.

The responses to the noise comments are inadequate. The new EIR noise appendices are conclusory and unsupported. The barking of 100 to 300 dogs is not an expected or wanted noise in residential zone or quiet rural Carmel Valley neighborhood. The FEIR admits that intermittent dog barking would be anticipated (FEIR, J-80 [9-9], J-175-176) but argues that noise levels would not exceed thresholds of significance. The EIR misses the issue: that dog barking is annoying and unwanted sound – similar to a car alarm, or construction next door, or tile-cutting across the street. Nobody likes those noises - even though not above threshold. Think of a dog at night that barks every few seconds – the noise is not above a decibel threshold, but it is annoying and unwanted, and negatively affects quality of life and the peaceful enjoyment of homes.

County staff claims that the project could be considered a "country club" use, but the project is not consistent with a "country club" use. Country clubs do not permit 70 RVs to create an encampment for 24 days/year of 140+ people and 200+ dogs.

FEIR comment response 10-7 appears to be incorrect. The FEIR claim that "the queue would be 11 vehicles or less" is incorrect. It appears that the FEIR intended to say "the queue would be 11 vehicles or more." The FEIR should be corrected.

The FEIR reference to "the approved master plan" (FEIR, p. 21) makes no sense, and is inconsistent with the referenced condition/mitigation in the proposed Planning Commission resolution. We have asked County staff to explain exactly what is meant by the term, and the authority for the FEIR claim that "substantial conformance" is the proper legal standard. We have not received a response.

The FEIR revisions to mitigation measure MM TRANS-2 show that the County would authorize and require the CCSC applicant to "preclude left turning movements

from Valley Greens Drive onto Carmel Valley Road during special events." (FEIR, p. 26.) We have asked County staff whether that means that all left turns would be precluded, including local traffic and CCSC special event traffic? If so, then traffic seeking to make a left turn onto Carmel Valley Road would be required to use Rancho San Carlos Road, or it would go through the Valley Greens Shopping Center parking lot (to avoid the prohibition) and make a left turn from an exit from the parking lot. The EIR failed to adequately analyze the traffic, safety, noise and other impacts of the (diverted) increased traffic on the Quail residential area, on the narrow Rancho San Carlos Bridge, and the Rancho San Carlos intersection, and on the shopping center.

MM-TRANS-5 refers to "Weekday A.M. and Weekday P.M. peak hours" (FEIR, p. 27). I have asked County staff these questions: Please tell me what the EIR considers to be the "Weekday A.M." peak hours and the "Weekday P.M. peak hours," and tell me where in the EIR we can find the statements that state what the A.M. and P.M. "peak hours" are. We cannot find that information in the EIR or the EIR sources. The EIR (DEIR and FEIR both) make vague, ambiguous and inconsistent use of the term "peak hour" without defining it. In fact, the peak hours of CV Road traffic change from day to day, and CV Road typically has multiple peak hours. The EIR fails to identify the weekend AM and PM peak hours. Mitigation MM TRANS-5 is not enforceable if nobody knows which hours are prohibited, and it is not adequate if the decision makers do not know which peak hours have been identified.

The EIR averaged October-November 2014 traffic counts with June 2014 traffic counts. But the October-November counts included weekends. And June counts did not include school traffic, which is significant and would change the outcome. The EIR claims this approach results in "the typical volumes along the segments." (FEIR, p. J-105). This approach artificially skewed the EIR analysis to result in a conclusion that there would be fewer impacts than the project would actually cause. This makes no sense. The issue is peak hour impacts. CEQA requires analysis of foreseeable impacts, including worst-case scenarios of the traffic impacts in this case.

The EIR claims that the project grading would include restoration of the site (J-106) and admits that previous grading for the reservoir was not included in the CEQA baseline. Thus, the EIR should have analyzed the impacts of the grading and excavation for the unpermitted reservoir that the applicant did, and also the restoration of the same unpermitted reservoir. The EIR has not done this adequately, or mitigated for the impacts.

Comment responses 11-28 and 11-29 are not responsive. It merely repeats the EIR assumptions, and does not clarify the size of the reservoir. The difference in the amount of grading between a 1-acre excavation and a 1.5-acre excavation is significant because the excavation depth is approximately 6 to 8 feet. The EIR failed to provide the information requested for an informed decision. The revisions to section 2.5.4 are not supported and cannot be accurate. If, as the DEIR stated, "Grading of

approximately 6,253 CY would be required for the irrigation reservoir," then that amount of grading should be doubled to account for both the excavation of the reservoir (already completed without a permit) and also the reclamation of the reservoir. The FEIR failed to account for the quantity and impacts of the total amount of grading.

The EIR estimates of grading are not adequately supported and are not reliable. An acre foot is 1,613 cubic yards. The EIR claims that the reservoir is 1 acre to 1.5 acre in size. The reservoir is approximately 6 to 8 feet deep. Thus, if the reservoir is 1 acre in size and 5 feet deep, that is grading of 8,066 cubic yards. If the reservoir is 1.5 acres in size, that is grading of more than 12,000 cubic yards. Reclamation of the reservoir would double those amounts. Both excavation and restoration are part of the project. The EIR estimate of 6,253 cubic yards is significantly lower than the correct figure, and the impacts of the grading have also been underestimated. Response 11-29 failed to provide the information requested: the source of the 6,253 cubic-yard calculation.

The proposed RV park is an incompatible land use in the neighborhood. RV parks are not allowed in LDR Zone (MCC, § 21.14). The staff report admits that "RVs are not typically associated with Country Clubs." The 70 recreational vehicles would create a high-density encampment of 150 to 200 people plus 100 to 300 dogs, in the midst of the quiet, low density residential neighborhood. Transient use means that occupants have no connection to the neighborhood, similar to campers at a campground or overnight occupants at a motel. Recreational vehicles are like 70 movable motel rooms – and motels are not allowed in the LDR zone, either. The County staff report inaccurately characterizes, and understates, the many objections that the neighbors and CVA have to the RV use.

RV Parks are expressly allowed in other County zones, such as the VO zone (21.22.060.D). RV Parks belong in the zones where they are allowed, not in quiet residential zones like this one.

The EIR improperly assumed there would be "a maximum of 500 individual annual paying members" with "one dog per visit" (FEIR, p. 4), and based its analysis on those improper assumptions. The CCSC materials list membership categories as being individual, couples, family or founding, and that the latter three categories (couples, family, or founding) include two or more adults as members, and up to 6 dogs. The EIR analysis failed to adequately consider the memberships that include more than one "individual." The project description did not commit to cap memberships at 500. The EIR did not cap the membership at 500 individual memberships, or at 100 visits by individuals per day. The EIR failed to adequately consider and quantify the impacts of short term visitors, day use visitors, and guests of members, including traffic, noise, and other environmental impacts. Comment response 11-13 claims that the EIR assumed a maximum of 500 memberships. That is not accurate. As stated above, no such assumption is stated in the project description or required as a condition of approval.

The County's approach to the responses to DEIR comments is not consistent with CEQA. As one example, when a response to a comment makes a change to the EIR as a result of the comment, the response fails to state the language of the change, and where the changed language can be found in the Final EIR. For example, see the following responses to comments: 10-35, 11-12, 11-17. This is not an exhaustive list. There are many examples of this EIR flaw, some of which are mentioned elsewhere in this letter. The problem with this approach is that the reader (the public and the decision makers) then have to hunt throughout the Final EIR looking to see if a change was made, and what the change was. It turns reading the EIR into an unreliable scavenger hunt for the public – a scavenger hunt where the public does not know what to look for. It would have been simple for the response to comments to identify the section that was changed and the revised language, but this FEIR did not do that. To make matters worse, numerous responses to comments claim to have made a change to the EIR text, when in fact according to the "Amendments to the EIR" section of the Final EIR, no change has been made, nor has the changed text been found by us in the EIR despite our diligent searches. Examples of this problems include comment responses 11-38, 11-41, 11-49, and 11-68 which claim to make text changes that do not appear in the "Amendments to the EIR" section and the mitigations proposed to be imposed by the EIR and the County (e.g., 11-68).

The EIR preparer failed to provide reasonable, good-faith responses to comments. Examples of this include comments/responses as follows: 11-12 (failure to consider proposed mitigations and conditions); 11-14; 11-15 (failure to respond to the question seeking a definition of a term used by the DEIR); 11-18 (failure to address and correct the DEIR figure that shows only one access to the riparian/river area; 11-29 (not responsive); 11-30 (not responsive to second and third paragraphs of comment) 11-32 (not responsive); 11-34; 11-35; 11-38; 11-39; 11-40; 11-42 (failure to identify location of picnic tables, a project element); 11-43 (no evidence that property owner has given permission for project applicant to use emergency access); 11-44; 11-69 (failure to disclose location and extent of trails, failure to address scientific fact that the presence of dogs has a negative impact on wildlife, regardless of whether the dogs are leashed or stay on trails; no mitigation requires the dogs to stay on the trails [see cond. 16, MM BIO-4a in staff report to Planning Commission], contrary to the FEIR claim); 11-70 (inadequate response to comments on ineffectiveness of signage); 11-76 (commenting on MM BIO-4a and BIO-4b [which do not require plans], but response instead deals with BIO-4c); 11-78 (not responsive); 11-79 (failure to provide requested support for questioned DEIR conclusions); 11-80 (failure to address the lack of reasonable and reliable enforceability of counting 300 dogs, and likelihood that more than 300 dogs would be on site during special events, which is unanalyzed impact); 11-81 (failure to provide support for questioned DEIR claim about short term noise; denying fact that dog barks would be repeated during special events); 11-84 (response that Public Works found sight distance to "conform to requirement" is not accurate; the referenced 17 July 2015 memorandum states otherwise; industry documents show that distance is far below safety standard]; 11-85 (comment is as to blind intersection and traffic speed);

response does not mention either blind nature or speed, and instead addressees collisions); 11-86 (no response as to comments made); 11-87, 11-88, 11-90 (inadequate response to specific comments made, including the site-specific egress and ingress issues at Valley Greens and the shopping center); 11-91 (inadequate response to the issue of the lack of effectiveness of temporary traffic controls at the Valley Greens intersection); 11-92 (comment is on scheduling of classes as mitigation; response is as to left turn channelization, and does not respond to comment; response states that mitigation TRANS-5 was "revised to state that classes shall not start before 9:30 A.M. or after 4:00 P.M." but that claim is not consistent with FEIR amendments [p. 27] or proposed condition in draft resolution; no evidence that mitigation reflects actual peak hours on CV Road; actual peak hours of eastbound traffic are inconsistent with proposed mitigation; mitigation would be ineffective to reduce to less than significant impact); 11-93 (same as 11-92; nonresponsive because County used "typical" standard that is not the on-the-ground volume of eastbound CV Road traffic, which is the primary direction at issue for people driving to the project site; furthermore, a prohibition on classes starting after 4 or 4:30 also would not be effective because people leaving the project site would do so during the PM peak hours).

The EIR preparer failed to adequately respond to suggested mitigations and conditions. Examples of this include comments/responses as follows: 11-14; 11-39 (prohibit access to the riparian area to mitigate for impacts); 11-49 (same; eliminate picnic tables and other structures south of the fence line); 11-68 (failure to address likelihood that project site visitors would feed wildlife); 11-75 (suggested mitigation to prohibit dogs south of the food-safety fence and lock the access gates);

Other FEIR comment responses incorrectly characterized the comment, or gave incomplete or nonsensical answers. Examples of this include comment 11-21, pointing out that dog whistles would cause unwanted noise impacts. Comment response 11-21 says that use of dog whistles "could be encouraged by the Applicant."

The EIR preparer failed to ensure that the EIR assumptions would be enforced as conditions of any project approval. Examples of this include comment/response as follows: 11-14 (limiting visits to the number assumed by the EIR); 11-17 (no condition requiring that ranch manager live onsite or be able to respond 24 hours a day during special events).

MM BIO-4c does not adequately specify performance criteria and therefore is inadequate mitigation under CEQA. No pre-project baseline has been documented and established as part of the EIR or at all.

Comment response 11-20 is inaccurate because it claims that the reservoir was "found to not result in significant impacts warranting . . . removal." That claim is inconsistent with the FEIR's conclusions that the reservoir would have significant impacts because it did not have water rights and therefore would be removed.

Comment response 11-13 fails to respond to many of the comments made. The FEIR took more than a page of detailed comments and lumped them into a single "comment 11-13." The response did not address many of the specific points made about estimates, visits, dogs, and impacts. The CVAC is not a comparable use, and the EIR should not have relied on it. There are many athletic and health clubs in the area, including Carmel Valley Ranch, the mouth of the Valley, and multiple clubs in Monterey, Pebble Beach, the Highway 68 Corridor (Pasadera, Corral de Tierra), and Salinas. In contrast, the County claims that the CCSC project would be unlike anything currently available for dog recreation in the County. Thus, the usage of CCSC foreseeably could be significantly higher than the CVAC use, and the impacts of the usage foreseeably could be significantly higher than the EIR assumed.

The EIR should have reasonably looked into and investigated whether the private segments of Valley Greens Drive and Rancho San Carlos Road conform to County standards, including bridge width. This is relevant to the mitigations proposed. (FEIR, J-101 [10-6]), and it is information to which the public and decision makers are entitled in order to determine the adequacy of the proposed mitigations.

The EIR claims that Valley Greens sight distance is adequate. (E.g., FEIR, J-104 [10-41]). That claim is not consistent with the County Public Works memorandum that admits that the sight distance is a concern, and that Public Works needs to improve the intersection to address the concern. The EIR claim also is not consistent with Caltrans principles, which require greater sight distance. The EIR claim also is not consistent with the actual drivers who use the intersection, and who have experienced long delays and sight distance problems in seeing westbound cars approaching the intersection, until the last minute.

The EIR comment responses 11-23, 11-24 and 11-25 failed to meet the good faith requirement of CEQA by failing to show where any existing trails are located in the riparian/ruderal area, and by failing to describe the very limited extent of the current use by MPWMD of the trails. The EIR also failed to provide a baseline of current wildlife, vegetation, and animal corridor activity in the riparian/ruderal area, making it impossible to accurately measure the impact of dog/human use proposed as part of the project. The EIR's selection of 30 dogs per day was not reasonable because there is no evidence that restriction would minimize impacts, as the EIR claims. Comment response 11-26 failed to respond adequately to the question. Nothing would prevent dogs or their owners from going to the southern reach of the river, and thus those impacts are foreseeable and potentially significant, but have not been investigated or mitigated.

The FEIR failed to adequately consider comments that proposed mitigations to reduce impacts. The FEIR failed to adequately consider comments that proposed changes and improvements to ineffective DEIR mitigations. No mitigation requires

dogs to stay on the trails. No mitigation limits the length of leashes of dogs, or requires owners to hold onto the leashes. No mitigation limits the number of humans who could go into the river as part of the project.

The analysis under Impact BIO-6 is inadequate. The impact is intended to focus on the operation of the proposed Project site as well as the associated noise generated at the Project site that would potentially adversely affect the use of the Carmel River as a riparian wildlife corridor. But the EIR analysis does not mention the impacts on the corridor or pathway usage, and instead focuses on decibel levels. The impact analysis fails to consider the usage by dogs and humans of the riparian and ruderal areas of the project site, on both sides of the river, and how that wildlife would be affected. Wildlife do not care about decibel levels. They are affected by many other impacts, such as the scents of dogs and humans; the fear and disturbance to their nests, breeding areas, feeding areas, hunting grounds, and travel patterns; the flushing factor; and similar impacts. The EIR does not adequately address these potentially significant impacts. The response 11-52 does not comply with CEQA because the response does not adequately respond to the issues raised by the comment.

Response 11-50 is not responsive. The mere fact that the river "along the Project site" is seasonally dry for "a few months" during the non-rainy season of the years is not an adequate excuse for the EIR's failure to obtain and consider a biological resources assessment during the period of time that the river was flowing. The Carmel River usually is flowing in January and February.

The EIR uses a water pumping baseline that does not comply with CEQA. The EIR uses a new twist in its approach, calling it a "calculated baseline". That approach is not condoned or legal. The EIR's "calculated baseline" is selective use of prior years, starting approximately seven years ago and then selectively choosing some years and not others. The effect is to end up with a very high figure that does not reflect reality now or in the period of past years. That approach does not comply with the County's approach to water baseline for other large projects in Monterey County, or with CEQA law.

The comment responses with regard to impacts on river flows and salmonids are incomplete, conclusory, and not adequate in other ways. (E.g., 11-55 through 11-57.) As the resource agencies have made clear, the project would cause a drop in flows, which would affect the salmonids and other wildlife.

The FEIR lumped two paragraphs commenting on two unrelated topics into a single Response 11-59, and failed to respond to the second paragraph. Responses 11-60, 11-61, and 11-62 are not responsive to the comments made; those comments are not addressed in Master Response 1.

Cosme Padilla, Vice Chair
and Members of the Planning Commission
August 25, 2015
Page 12

Response 11-63 is not accurate and nonresponsive. The FEIR claims that the 30 dog per day limit is proposed as part of the project. The public records do not support the claim. The County has confirmed that the applicant's project descriptions are dated May 2014, plus a December 2014 description attached to the initial and revised NOPs. None of those descriptions mention a 30-dog limit, contrary to the FEIR claim. Response 11-64 is not responsive. It is foreseeable that there will be significant unmitigated impacts because the mitigation is foreseeably ineffective.

Response 11-65 is not responsive and is inconsistent with other FEIR statements because it claims that the reference "to an existing 'picnic table' has been removed" but the statement is not shown in the FEIR as being struck out. The FEIR shows the paragraph referencing the picnic table with added text underlined, but did not show any deleted text on picnic table in strikeouts. To make matters worse, instead the FEIR added a new reference to "the existing picnic table" (p. 8).

Response 11-66 is inadequate. The County records show that MPWMD staff use the trails only to maintain the MPWMD restoration work, which is not a frequent or regular use. However, the FEIR failed to delete the EIR language that the trail "is likely used regularly." The statement is unsupported and conclusory.

The EIR places inappropriate and illegal emphasis on future plans, including the events management plan, the operations plan, the habitat management plan, etc. The reliance on these future plans constitute an impermissible deferral of analysis of impacts, and a failure to establish baseline, and a failure to establish performance criteria and metrics by which impacts would be measured. The comment responses on this issue are not responsive. (E.g., 10-71 (referring to undefined "success criteria"); 11-67 (referring to undefined and vague "quantitative coverage" and "density triggers", neither of which have been established as part of the EIR process, and which are unknown to the public and decision makers); 11-73 (failing to state what the objective triggers are, and who chooses the trigger); 11-74 (no description of baseline of "vegetation cover" and no description of "density control trigger" – both of which are vague and ambiguous terms, as well as no metrics and no baseline).

Request

The project should be denied. The EIR is fatally flawed. This is the wrong project at the wrong location. Thank you.

Very truly yours,

STAMP | ERICKSON



Michael W. Stamp
Molly Erickson

Table of Exhibits

A	CCSC membership application – discussed in the letter.
B	CCSC membership information brochure - discussed in the letter.
C	Map of CCSC site, and surrounding roads and intersections – to show location of traffic impacts.



Membership Application

**Please note that applications may be followed by an in-person/dog interview before final membership approval is granted*

NAME: _____

MAILING ADDRESS: _____

BILLING ADDRESS: _____

HOME PHONE: _____ CELL: _____

E-MAIL: _____

MEMBERSHIP LEVEL (individual, couples, family or founding): _____

For couples, family or founding memberships, please list the names of all other registered adult members on your account;

LIST SPECIFIC DOGS ON YOUR ACCOUNT:

Dog #1: Name _____ Age: _____ Breed _____

Dog #2: Name _____ Age: _____ Breed _____

Dog #3: Name _____ Age: _____ Breed _____

Dog #4: Name _____ Age: _____ Breed _____

Dog #5: Name _____ Age: _____ Breed _____

Dog #6: Name _____ Age: _____ Breed _____

Please tell us the activities or sports that you would most like to see accommodated at CCSC:

Are you currently a member of any canine clubs or organizations (sporting or non)? If so, please list them;

SIGNATURE: _____

DATE: _____

PLEASE SUBMIT YOUR INITIATION FEE BY CHECK ALONG WITH THIS COMPLETED APPLICATION TO;

**Carmel Canine Sports Center
P O Box 221974
Carmel, CA 93922**

THANK YOU & WOOF!!!

For office use

Ck#	Entered	
Amount		
Type		

EXHIBIT B

CARMEL CANINE SPORTS CENTER

MEMBERSHIP INFORMATION

APRIL 2013

phones: 831-620-6544
email: info@CarmelCanineSports.com
www.CarmelCanineSports.com

8100 Valley Greens Drive
Carmel, CA 93923
831-620-6544

HOURS

Monday - Friday: 7 am - 8 pm
Saturday - Sunday: 8 am - 7 pm

Unlighted areas open daylight hours only

Membership

General provisions

- Everyone entering the facility must have a current signed waiver on file
- Everyone entering the facility must agree to follow the posted rules
- Dogs must have proof of current vaccinations according to specified requirements
- Members are responsible for their dogs and guests / dogs and guests may not be left on site unattended
- One adult may be primarily responsible for no more than three dogs on site at one time

ALL MEMBERSHIPS INCLUDE:

- Access to CCSC facilities during operating hours
- Reserve training areas up to 2 weeks in advance
- Priority registration / member discounts for classes, workshops and special activities

The first 100 memberships will be
CHARTER MEMBERSHIPS
Rates for Charter Memberships will not change for 5 years if payments remain current. Rates will be adjusted once Charter Memberships are filled.

SPECIAL

CHARTER MEMBERSHIP RATES

SINGLE MEMBERSHIP

- One named adult and one specific dog included
- \$300 one-time initiation
- \$800 annual dues
(single payment or \$68/month)

COUPLES MEMBERSHIP

- Up to two named adults and three specific dogs included
- \$400 one-time initiation
- \$1100 annual dues
(single payment or \$88/month)

FAMILY MEMBERSHIP

- Up to three named adults and up to six specific dogs included
- Family members under 18 included
- \$500 one-time initiation
- \$1300 annual dues
(single payment or \$108/month)

FOUNDING MEMBERSHIP 25 available

- Up to two named adults and six specific dogs included
- May be transferred to an eligible recipient of the member's choice
- Family members under 18 included

- \$10,000 single payment

- No additional membership fees for 10 years

- Renewable if lease is extended or if CCSC moves to another location

If you have a situation that does not reasonably fit into any of the categories as described, or for group rentals, special events or other contracted uses, please contact us to discuss how we might accommodate your particular needs.



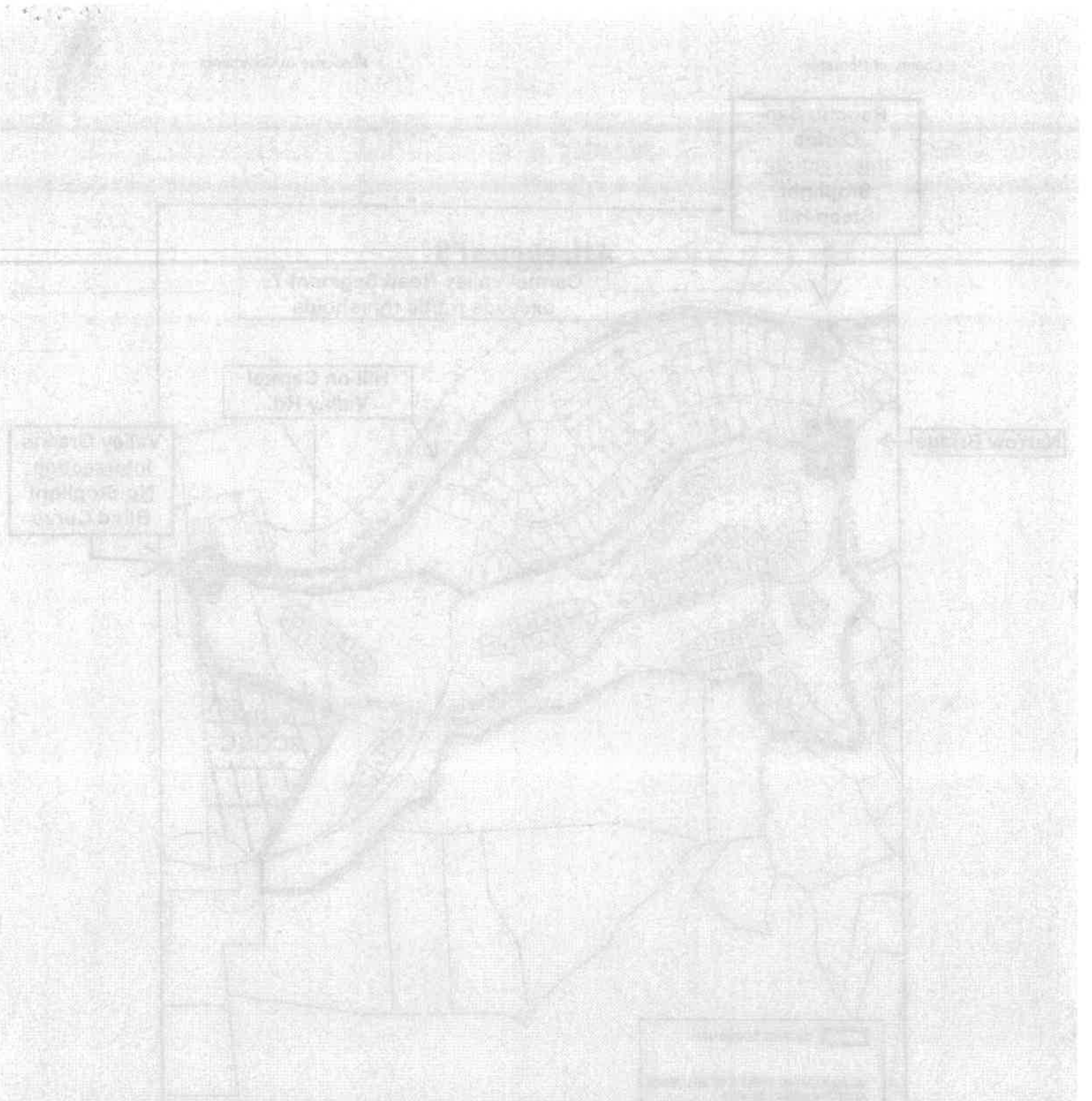
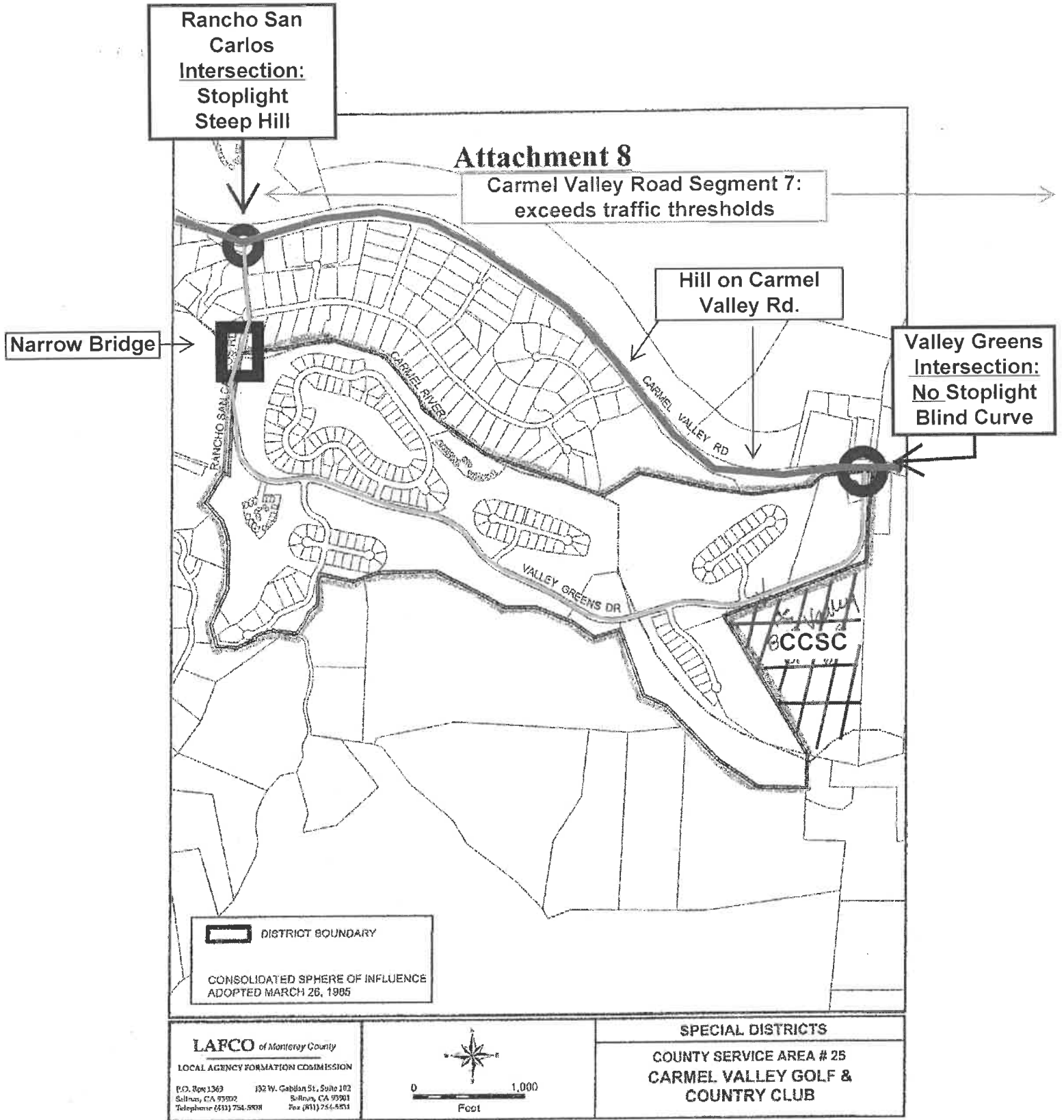


EXHIBIT C



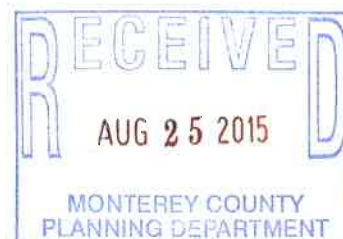
Victor Heintzberger

14550 Castlerock Road • Corral de Tierra, CA 93908

• Phone 831.594.9338



August 25, 2015



John Ford
County Planner
Monterey County Planning Department
168 W. Alisal St @ Capitol
2 nd Floor, Salinas 93901
fordjh@co.monterey.ca.us

PLN130352 Carmel Canine Sports Center

Dear Mr. Ford,

I am writing this letter in SUPPORT of the Carmel Canine Sports Center. Due to health issues, I will not be able to attend the Planning Commission Meeting in Salinas on Wednesday, August 26, 2015.

Carmel is a unique destination for tourists and visitors, offering many diverse activities. For Golfers, The Pebble Beach ATT Golf tournament draws an estimated 140,000 attendees. For Car enthusiasts, the Mazda Raceway hosts several world famous car and motorcycle races with well over 50,000 plus persons in attendance. Not to mention the Sea Otter Classic, Big Sur Marathon, Jazz Festival, and County Fair which all bring big dollars to our local economy.

If you look up Carmel on Wikipedia, it describes the city as “known for being dog-friendly, with numerous hotels, restaurants and retail establishments admitting guests with dogs” This safe, well planned Canine Sports Center located in beautiful Carmel Valley offers a world class dog training setting for many local dog enthusiasts, as well as a destination for events that promote professional handlers and working dogs. This is not a dog kennel, nor a location to drop off animals and let them run wild. Please vote yes on this well thought out project so our dogs can train in this safe and open environment.

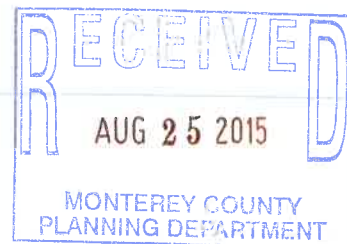
Respectfully,

Victor Heintzberger

Cc: Mike Novo novom@co.monterey.ca.us
Carol Allen allenc@co.monterey.ca.us
Gail Borkowski colb@co.monterey.ca.us
County Supervisors

Allen, Carol x5178

Subject: FW: Carmel Canine Sports Center - PLN 130352



From: Matthew Ottone [<mailto:matt.ottone@OLRLawFirm.com>]

Sent: Tuesday, August 25, 2015 9:52 AM

To: Ford, John H. x5158; Mack, David x5096

Subject: Carmel Canine Sports Center - PLN 130352

Dear John:

The Applicant has reviewed the Final Environmental Impact Report and Staff Report for the public hearing scheduled for August 26, 2015. The following are Applicant's comments on the FEIR, with specific attention to the proposed Conditions of Approval:

Condition 1. As this is a standard condition, it appears not to allow the ongoing and continuing agricultural use of the property where it states "no use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities." This should be corrected.

Condition 6. Please explain to us how the mitigation monitoring plan fee is computed.

Condition 7. See comment on condition 1. This seems to limit ongoing and continuing agriculture – plowing, disking, planting, correct?

Condition 10. We are concerned about the renewal period and process. Is this an Admin renewal? Also, if the permit is only 10 years, the mitigation measures should not outlive the term of the project. Finally, the compliance and monitoring action does not seem to fit here. Limiting the term of the permit is not tied to any impact identified in the EIR.

Condition 12. What form with the compliance report need to take, and at what cost?

Condition 13. Timing of this condition should be prior to holding of any special event. Applicant plans to begin daily operations immediately, and will provide documentation for purposes of establishing a Special Event Management Plan to begin holding Special Events, but doesn't believe its practical to time this condition prior to the building or grading permit. Furthermore, HCDs review of the Plan should be limited only to the area where RVs are proposed to be located.

Condition 14. In the compliance action – it should read that a "protocol for continued riparian access with MPWMD to the Director of RMA-Planning." In a practical sense it seems worth noting that CCSC proposes to manage access to the area outside the food safety fence by maintaining locks on the access gates and providing the key as part of the reservation/check-in process. These gates would be kept locked when the area is reserved for use by the MPWMD as part of their ongoing activities to monitor and maintain the restoration project and preserve steelhead trout, all of which activities require prior notice under the existing contract governing the restoration project. This management option physically prevents members from using the area during those periods and is therefore more effective than the posting of signs. Additionally this condition could easily be combined with Condition 19 as the protocols would be identical.

Condition 21. HCD approval is not tied to the Special Events. HCD only governs the parking of RVs overnight on private property for a fee. The Special Event Management Plan should be reviewed by the County without review by HCD. The HCD permit stands on its own and will be incorporated into the Special Event Plan should the event include RVs. Also, the timing of this condition should be prior to the holding of special events with RV's. It should not impact daily operations or special events without RVs.

Condition 22. What are the County fees going to be? The condition that requires this type of monitoring or usage during "special events" should be revised to deal with special events over a certain size, or should principally deal

with large scale events or as determined by the director of Public Works. CCSC suggests a requirement that should agreement be reached to use RSC Road it would direct event related traffic to exit the facility and turn left on Valley Greens Drive via temporary signage placed at the Project driveway & VGD to be used during events.

Condition 23. This condition is not tied to an impact identified in the EIR. Restricting classes during AM and PM peak hours will limit a basic amenity that CCSC offers members. As CCSC will be offering class space to contracting instructors, it is virtually impossible to schedule classes one year in advance. CCSC will agree to a limit of 1 class at a time for AM and PM peak hours, scheduled to begin and end to address impacts in the EIR. Should it be determined that this mitigation measure is related to peak hour traffic loads, the Applicant would contend that analysis of the project induced daily traffic includes a number of conservative assumptions that are contrary to the stated project description or intent. For example, the number of daily trips is calculated assuming that classes operate nearly continually and class participants are in addition to estimated regular member use. The estimates provided of average daily membership use were based on information inclusive of classes offered, which primarily serve members. Further, classes of up to ten persons were evaluated to have 2 instructors each, which is not the case. Additionally, peak hour traffic trips were calculated using standard trip generation tables for a 15-person office building with all staff arriving and departing during peak hours as opposed to the project description of 8 staff members (with one residing in onsite employee housing) rotating to cover the period between preparing to open (arriving approx. 6:30 AM) and closing up after clients have gone (departing approx 9PM). These inaccurate, conservative assumptions result in overstating the Project's peak hour trip generation by significantly more than the number of trips associated with the classes proposed.

Condition 24. Caltrans has nothing to do with this. Should be Monterey County Public Works.

Condition 25. What water will need to be sampled, and how frequently?

Condition 27. This condition should exempt portable toilets for agricultural workers as permitted under the Code.

Conditions 36 to 43 – most of these fire conditions are not applicable to this project and should be reviewed.

Condition 49. It is unclear where the sign should be posted or for that matter why this requirement is included or what identified impact it addresses. There will be members that live in the Quail Community as well as residents at the onsite employee housing. Are they not permitted to turn left to return to their homes?

POND ISSUE:

The staff's analysis of the Irrigation Pond in the FEIR reflects an apparent misunderstanding of the project design and of the existing regulations governing riparian water use. While Staff asserts that water storage ponds are only allowed in connection with appropriative water rights in the Carmel River due to restrictions for pumping during low flow periods, they conclude that since the applicant has elected to rely upon riparian water rights the pond is not necessary or allowed. They reason since the riparian rights are senior and allow the landowner to pump as much water from the Carmel River as they need, without restriction, a storage pond used to supply water to an irrigation system in periods during which pumping is not allowed is simply not necessary.

While this is indeed accurate with respect to seasonal water storage, Staff seems to be unaware of existing regulations by the State Water Resources Board permitting the use of regulating reservoirs in addition to the storage reservoirs. Under Title 23, section 657 of the Regulations:

A regulation of water means the direct diversion of water to a tank or reservoir in order that the water may be held for use at a rate that which it may be conveniently diverted from its source. For licensing purposes, refill, in whole or in part, held in a tank or reservoir for less than 30 days shall be considered a regulation of water.

In Applicant's project description, it specifically states that all water in the reservoir will cycle through in a thirty-day period, conforming to the statutory definition of a regulating reservoir vs. a storage reservoir. Further correspondence with the County has confirmed the reservoir design capacity and water demand calculations

supporting this intention. Staff has misinterpreted Applicant's desire to rely upon the existing Riparian Water Rights as its intent to abandoning the need for the reservoir. This is incorrect.

The regulating reservoir as proposed will be used for canine related training activities, in addition to the regulating of water for irrigation purposes. As such, staff should include a condition of compliance whereby the regulating reservoir proposed in the Project Description is permitted conditioned upon receiving a license as a regulating reservoir under SWRCB regulations.

Please see the enclosed letter dated August 23, 2015 from Aengus Jeffers regarding the SWRCB regulations pertaining to the licensing of regulating reservoirs. Applicant requests that this issue be reviewed more extensively in light of these citations. The existence of this reservoir and its potential impacts are analyzed in the DEIR, and mitigating conditions proposed. Measures addressing the placement of the pump and control equipment for the reservoir have been provided by the Monterey County Water Resources Agency and are currently included in the mitigation and monitoring matrix provided for this hearing. The Applicant suggests that the mitigating condition submitted by the project biologist in her letter of May 15 2015, consistent with the management of the recently refurbished ponds on adjacent property, is fully effective as demonstrated by the neighboring project approval to address biological concerns in this particular case. This mitigation measure is explained and included below:

*SUBSTANTIVE – MM BIO-5b. Change **TIMING OF DRAINING** the irrigation reservoir to “periodically, if necessary to remove non-native bullfrogs”, rather than “once during late fall”. The draining protocol should be modeled on the approved pond draining measures for the adjacent Quail Lodge Golf Course pond renovation project. If non-native bullfrogs are confirmed in the CCSC irrigation reservoir, a gradual draining process should be nearly completed by October, at which time the remaining water pool should be surveyed by a qualified biologist to determine whether native amphibians are present. Once native species are properly removed, the reservoir can continue to be drained to trap and dispose of adult bullfrogs and disrupt the life cycle of larval bullfrogs. In addition, in deference to water conservation, particularly during drought, it is not prudent or defensible to eliminate irrigation water that helps maintain the agricultural operation at CCSC. Periodic draining, when appropriate, is sufficient to address the potential occurrence of bullfrogs, in the event they become established.*

Additionally, Staff has based its analysis of overall water impacts and its determination that the project's impacts are less than significant because water used for this project will remain below the baseline average. While this would be the case, this is not in any way the sole option for ensuring water use remains below the baseline use during the life of this Project. The water demand analysis necessarily includes assumptions about rainfall and crops, and is designed to illustrate that the project as proposed is capable of being operated within a proposed water budget.

The Applicant suggests that as in all agricultural activities, there are many management options that would allow the Project to remain within a given water budget and different choices may be appropriate given changing circumstances. For example, this outcome can be achieved by reducing of number of acres irrigated as required. For example, each acre of irrigated hay is estimated to require approximately 1.46 AFY, so fallowing 3 acres of hay would reduce water use by 4.4 AFY. Another option is to not irrigate for additional cuttings after the rainy season concludes. The Lee & Pierce water demand analysis is based on irrigating grass hay for 3 cutting per year. Using these same analysis assumptions, curtailing pumping for the final cutting of hay, ie not irrigating it during August & September, would reduce the demand by an estimated 6.58 AFY (depending on the amount of rainfall received). Alternatively, other crops might be chosen which require less water or more water intensive crops might be chosen for smaller areas of the property while the remaining areas are not irrigated. As these illustrations show, any of these choices can achieve the objective of ensuring project water use remains below the baseline. Applicant suggests that an outcomes- based condition reflecting that the Project is required to manage agricultural irrigation so overall project use will remain below the average use cap **while operating under this use permit only** (ie this condition would not apply if the property resumes full-scale agricultural production in the absence of CCSC recreational uses) would be more effective in mitigating this potential impact and much more operationally functional than the removal of the regulating reservoir and its estimated associated evaporation. In any case, if the Project is conditioned to remain below the proposed baseline, this assurance constitutes a beneficial impact over the unlimited amount of water that is available to the landowner to irrigate crops absent the Project.

Mitigation Measure BIO-4a

Applicant asserts there is no evidence in the DEIR that the dog use of Carmel River in this particular setting has the potential to impact steelhead trout. While Applicant understands the various public agencies' concerns regarding the protection of steelhead trout, it should be noted that as far as Applicant can ascertain, no individuals from any of the public agencies that commented in the biological resources portion of the DEIR have actually surveyed the project site. People and dogs use this area for swimming now, and the restoration project and the fisheries are flourishing within the limits of the overall river condition. It is cited as a particularly healthy reach from a habitat perspective. The Project's proposed limited access reflects use of existing trails and uses representative of ongoing historical use. No tree removal is proposed, and the banks are stable. At the existing access point to the swimming area, large rocks and gravel protect the banks from erosion and provide an area for entry and access without harm to riparian vegetation.

The Applicant has provided evidence of existing far more extensive and uncontrolled access to and use of the river for recreation at numerous points along the river. No evidence of resulting impacts or any similar use restriction imposed along the river has been provided, making this proposed prohibition unique. In the absence of evidence showing a unique potential on this site, this is an unreasonable imposition.

Accordingly, Applicant suggests that this condition be revised to require Project applicant members to stay on trails and control canine use of the Carmel River in riparian areas to reduce the potential negative impacts to streambanks and sensitive habitat. It is suggested that having dogs under immediate voice control should be sufficient to provide the mitigation necessary to bring any impacts to less than significant levels.

Mitigation Measure BIO-4b

Applicant suggests that placing an additional provision within the mitigation measure that restricts the number of dogs visiting the riparian area at any one time to 6, and restricting the number of dogs visiting the ruderal area at any one time to 12. Applicant believes that such further restrictions will more than adequately provide additional mitigations so that the impacts described in the Draft EIR are brought down to less than significant levels.

Mitigation Measure BIO-4c

Applicant shares in the concern regarding the riparian corridor, and seeks to create the most effective and responsible way to monitor habitat. Applicant suggests that MPWMD take the lead in administering the Habitat Management Plan due to their expertise in managing the existing restoration project at the Project Site. Applicant suggests that MPWMD, in consultation with Monterey County and CDFW, using existing data regarding baseline conditions and existing triggers to monitor the number of dogs permitted within the riparian area, if necessary. Data collected from semi-annual monitoring as well as annual visitation data shall be presented to MPWMD, which shall share the data with Monterey County and CDFW and make necessary adjustments to the restoration plan annually, if necessary.

(Photos below are of a fish rescue operation performed under MPWMD management on 30 June 2015 and are provided for illustration of the impacts normally associated with these permitted activities)



Please provide our comment letter to the members of the Planning Commission for their review and consideration. We look forward to continuing to work with the Planning Department to ensure a complete and thorough review of the proposed Project.

OttoneLeach&Ray LLP

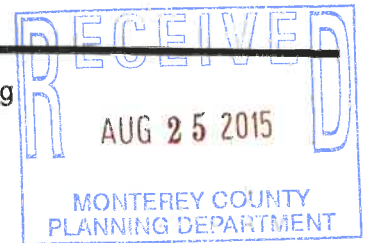
MATTHEW W. OTTONE
Partner
matt.ottone@OLRlawfirm.com
P: 831.758.2401
F: 831.758.2028

Ottone Leach & Ray LLP
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Salinas, CA 93901
www.OLRlawfirm.com

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Allen, Carol x5178

Subject: FW: Carmel Canine Sports Center Application - August 26 Hearing
Attachments: Friends.of.Quail.opposition.to.CCSC.pdf; ATT00001.htm



From: Ann Peterson Mahoney <apmahoney@sbcglobal.net>

Subject: Carmel Canine Sports Center Application - August 26 Hearing

Date: August 25, 2015 at 11:09:07 AM PDT

To: jmjosemendez1@gmail.com, SalazarA2@co.monterey.ca.us, PadillaC1@co.monterey.ca.us, HertL1@co.monterey.ca.us, BrownJ4@co.monterey.ca.us, GetzelmanPC@co.monterey.ca.us, RochesterD@co.monterey.ca.us, Amy Roberts <amydroberts@ymail.com>

Cc: allenc@co.monterey.ca.us, "Novo, Mike x5192" <novom@co.monterey.ca.us>, Priscilla Walton <priswalton@sbcglobal.net>, Amy White <awhite@mclw.org>, Jain Farnsworth <jainfarnsworthdesign@comcast.net>, Sarah Cruse <SarahCruse@quailodge.com>

Dear Planning Commissioners,

I want to thank each of you for your time in considering our opposition to this proposed project.

As we opponents have explained, we are a broad-based group that includes Quail Lodge, Friends of Quail, Carmel Valley Association, Homeowners at Quail, and LandWatch Monterey County.

We understand that you serve the citizens of Monterey County as volunteers and we very much appreciate the time you commit as commissioners.

We look forward to presenting to you tomorrow at the hearing.

Sincerely,

Ann Mahoney, Co-Chair, Friends of Quail

831-625-5890

Allen, Carol x5178

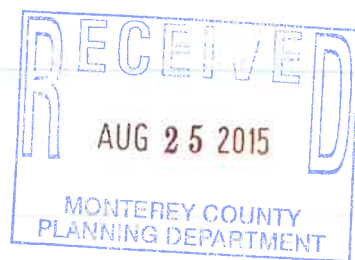
Subject: FW: Dog park Comments

From: sharon J. Larson [<mailto:larsonsjl@aol.com>]

Sent: Tuesday, August 25, 2015 1:02 PM

To: Novo, Mike x5192

Subject: Dog park Comments



I would like to express my serious concerns about the proposed dog park and Event location on Valley Greens Road.

I am very concerned that RV Traffic added to dangerous intersection at Valley Greens Drive and Carmel Valley Road, It is a dangerous intersection and 70 RVs would only make it more dangerous.

In addition, RV traffic added to Rancho San Carlos Road and bridge, where pedestrians travel and kids ride bikes, would make it even more dangerous. I regularly walk over the bridge to the Palo Corona trail and would be very fearful if one or two RVs were also on the bridge. Many already drive too fast on that road and on the very narrow bridge. I have seen many near misses at the intersection of Valley and Rancho San Carlos Road.

Would the county be liable if they approve access to multiple RVs on these roads and someone was killed in an accident?

Overall traffic is deplorable now. What would be the impact of putting a visitor serving use in an agricultural property and adding RVs to a neighborhood that is already impacted by existing traffic, events and commercial uses.

I have been living on the Monterey Peninsula for almost 70 years and think there are many other more appropriate locations for the RVs to congregate (as in Fort Ord property). Would this project have even gotten this far if it was an RV event application or RV park? What about dump stations? RV trailing other vehicles as many do?

I appreciate your consideration of my views.

Sharon J. Larson,
27224 Prado Del Sól, CV
larsonsjl@aol.com

831-9-626-0566

Allen, Carol x5178

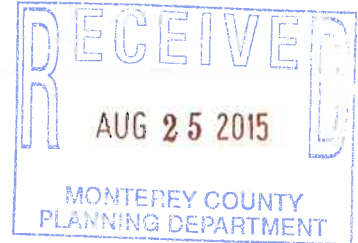
From: Dennis Jones [Mecheng@redshift.com]
Sent: Tuesday, August 25, 2015 1:39 PM
To: Ford, John H. x5158
Cc: Novo, Mike x5192; Allen, Carol x5178; 112-Clerk of the Board Everyone
Subject: Support for PLN130352 Carmel Canine Sports Center

Dear Sir;

I strongly support this project, and request that you recommend its approval.

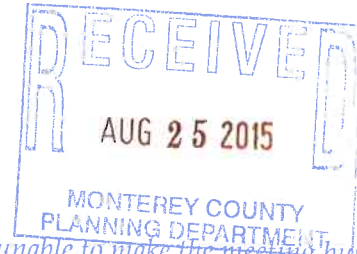
Sincerely,

*Dennis R. Jones
1215 Sylvan Road
Monterey*



Allen, Carol x5178

From: Samantha Scanlan [cubsrun@aol.com]
Sent: Tuesday, August 25, 2015 1:43 PM
To: Allen, Carol x5178
Subject: Carmel Canine Center

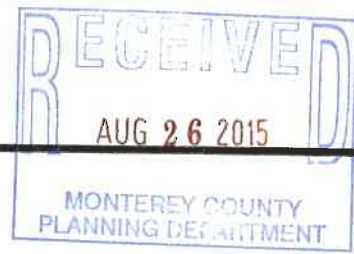


Hi,

I just wanted to send my support for the Carmel Canine Sports center. I am unable to make the meeting but I wanted to go down as a supporter.

Thank you, Samantha Scanlan

Allen, Carol x5178



From: Jay Cranford [jayc@cranfordinc.com]
Sent: Tuesday, August 25, 2015 8:47 PM
To: Ford, John H. x5158
Cc: Allen, Carol x5178; Novo, Mike x5192; 112-Clerk of the Board Everyone; Summer@CarmelCanineSports.com; 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755
Subject: PLN130352 Carmel Canine Sports Center

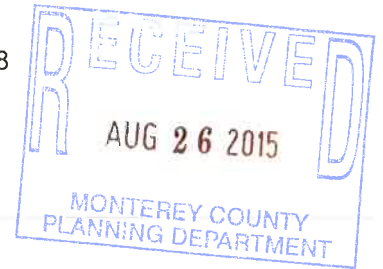
I am unable to attend the meeting on Wednesday August 26, 2015 but wish to show my support for CCSC and would love to see the project go forward.

Thank you,

Jay Cranford

Mack, David x5096

From: Novo, Mike x5192
Sent: Tuesday, August 25, 2015 9:48 PM
To: Mack, David x5096; Ford, John H. x5158; Allen, Carol x5178
Subject: Fwd: canine sports center...



Sent from Mike's iPad

Begin forwarded message:

From: Jonah Seeler <jonahseeler@earthlink.net>
Date: August 25, 2015 at 20:23:46 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Subject: canine sports center...

Dear Mr. Novo...

My husband and I live off Country Club Drive in Carmel Valley and we would like to add our voices to OPPOSE the approval of the proposed Canine Sports Center near Quail Lodge...The additional traffic impacts and strain on our water resources would greatly diminish our quality of life and is so not in keeping with the peaceful, rural nature of our beautiful valley... As locals, we become trapped in our homes when the roads become so congested...This project would benefit a few at the expense of many.

Sincerely, Jonah Seeler and Ken Robins

Mack, David x5096

From: Novo, Mike x5192
Sent: Tuesday, August 25, 2015 9:56 PM
To: Mack, David x5096
Subject: Fwd: PLN130352 Carmel Canine Sports Center



Sent from Mike's iPad

Begin forwarded message:

From: Julie Cason Lisa Crawley <jclc3@comcast.net>
Date: August 25, 2015 at 18:28:46 PDT
To: "Ford, John H. x5158" <FordJH@co.monterey.ca.us>
Cc: "Novo, Mike x5192" <novom@co.monterey.ca.us>, "Allen, Carol x5178" <AllenC@co.monterey.ca.us>, 112-Clerk of the Board Everyone <112-ClerkoftheBoardEveryone@co.monterey.ca.us>
Subject: **PLN130352 Carmel Canine Sports Center**

Dear Mr. Ford:

I am in full support of the Carmel Canine Sports Center, but cannot attend tomorrow's meeting, as I had hoped to. I have attended the LUAC meetings, written many letters to this group and various papers with the intention of presenting both dog and RV owners as responsible citizens. The kinds of objections I've heard made about both are, frankly, unrelated to the fact-based world.

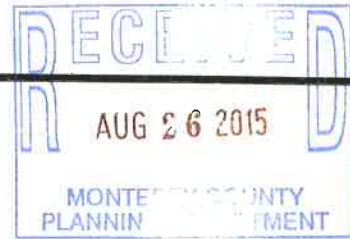
I am hopeful that the Commission will see past spurious allegations and unfounded concerns and deal with practical mitigations that will allow this project to move forward. I ask you to please consider these items:

1. If dogs are allowed in the Carmel River now, why prohibit their access in one particular spot? Fair is fair: either dogs are allowed in the river, or they're not.
2. If enormous events like Car Week can successfully mitigate the traffic of thousands of vehicles as they did this year (as opposed to last year), why can't the CCSC successfully mitigate the traffic of 250 vehicles—including motorhomes--for a few weekends a year?
3. Folks need to understand that people who compete in dog sports are not indigent and will not blight the neighborhood. It is highly likely that the RVs driven by dog enthusiasts are \$100k+ vehicles, purchased for the express purpose of transporting valuable and valued animals. These are not the duct-taped-together RVs that one might see parked long term in Monterey. People who compete in dog sports have the means to enter expensive competitions and travel extensively. I may be preaching to the choir here, but I thought it worth repeating. A private country club for dogs is not the automatic property value reducer that opponents claim.

Thank you for the work that you do in ensuring that all projects receive due consideration. It is much appreciated.

Allen, Carol x5178

From: Jack Stewart [jdsjack2@aol.com]
Sent: Tuesday, August 25, 2015 11:01 PM
To: Allen, Carol x5178



Please support the Canine center, It will surely be an economic boon for the entire central coast.

Jack Stewart
jdsjack2@aol.com

SPEAKER REQUEST FORM

PLEASE PRINT

Name: Barbara Brooks Date: August 26, 2015

Address: 8545 Carmel Valley Rd Phone: 917-0711

City/State: Carmel 93921

Item/Topic you will be speaking on: Walter Properties
Camino Sports Center

Summary of Comments: I cannot stay for the
afternoon session. Please read my comments
into the record which is on the reverse

Speaker Forms/Y: My Documents/Agendas

If I want to play golf - I have a hundred links to choose from, but not one dog facility available. I had to go out of the area for my Cavalier's training. We need to provide different recreational facilities to accommodate more than golfers. As our area becomes ever more impacted with population, this becomes ever more difficult.

The Center has many pluses

Keeps the property in ag use

portable buildings will be out of site

A 10-year lease protects the land for other uses in the future

It is not an RV park use - a few leaders in the sport have them - equipment - etc. needed

I strongly support the project, for their work
Its impact is light.

Barbara Brooks

**POR FAVOR, RELLENE ESTE FORMULARIO SI DESEA HACER FRENTE A LA COMISION
COMISION DE PLANIFICACION DEL CONDADO DE MONTEREY
FORMULARIO DE SOLICITUD DE ALTAVOZ**

POR FAVOR DE IMPRIMIR

Nombre: _____ Fecha: 8/27/15

Domicilio: PO Box 1906 EV 93924 Teléfono: 659 2137

Ciudad/Estado: HAD to leave - WAS speaking

Articulo/ Tema de discusión: in FAVOR of CCSC

Resumen De Comentarios: IN FAVOR Chen Van B. Lee

**PLEASE COMPLETE THIS FORM IF YOU WISH TO ADDRESS THE COMMISSION
MONTEREY COUNTY PLANNING COMMISSION
SPEAKER REQUEST FORM**

PLEASE PRINT

Name: TARA LIM Date: 8/26/15

Address: 7068 FAIRWAY PLACE Phone: 831-917-7884

City/State: CARMEL, CA 93923

Item/Topic you will be speaking on: There is a bus stop for VERY YOUNG children (5-10 yr olds) at VALLEY KNOLL & VALLEY GREENS. 70+ CARS

Summary of Comments: and RVs, transients & traffic from the CAININE CENTER ~~CREATE~~ A DANGEROUS BUS STOP for what is currently a quiet, residential area. NO TO CVCSC.



First Annual

“Agility on the Greens”

Hosted by Quail Lodge and SMART

July 18 – 19, 2009



QUAIL LODGE
RESORT & GOLF CLUB
CARMEL, CALIFORNIA

RECEIVED

AUG 26 2015

MONTEREY COUNTY
PLANNING DEPARTMENT





What is SMART?

Salinas-Monterey Agility Racing Team

- Founded in 2001
- Members are from the tri-county, Bay Area, and South Bay.
- Hosts 2 USDAA Trials Annually
- Several fun matches
- Sponsors various seminars and clinics



Why Compete?

Two Weekends' worth of competitions in two days!

USDAA Sanctioned Agility Test

**2009 Tournament Local Qualifiers
for the following competitions:**

Grand Prix of Dog Agility World Championships
Performance National Standard Championships

 Dog Agility Steeplechase

 Performance Speed Jumping

 Bonus Quad Starters/Advanced Standard Runs



Event Facts

- 3 Competition Rings**
- 271+ Dogs Competing**
- 1000 Runs on Saturday**
- 700 Runs on Sunday**
 - 68 RVs**
- 300 Parked Cars**
- 72 Room Nights**
- 62 Guest Dogs**
- 9 Event Sponsors**



Agility on the Greens

July 18-19, 2009

**Now that you have seen this presentation
it is your responsibility to ensure
your staff is aware of the details of the event
and that you have taken ownership of your role
in the events overall success.**



Quail Lodge's Role

Kui- Sponsorship/Overall Event Logistics

Marketing- Guest Email/Membership Communication

Chef- Food Vending

F&B Management- Confirm Staffing for SMART and Peterson/Cunninghame Wedding

Dennis- Field Preparation/Field Marking

Santa Lucia Preserve Conservancy Vendor Parking Lot Preparation
Parking Attendants **Quail Lodge Collecting \$5.00 Parking Fee**

Adam/Jerry- Guest Dog Amenities

Jerry- Shuttles

Accounting- Finances/Other Support to be Defined



SMART's Role

Restrooms- Delivery Friday 7/10

Dumpsters, Recycle and Garbage Cans- Delivery Friday 7/10

All Agility Rings and Fencing

Solar Generator

Spider box

Water Truck

Course a'Lure

P/A System

All Volunteers

RV/Camper Liaison - Ken Navarre

All vendors to provide own tent/canopies, tables, and chairs.



Meal Tickets

DOG TRACK AND FIELD

AGILITY ON THE GREENS PRESENTED BY SMART
JULY 18-19, 2009

LUNCH TICKET

VALID FOR ONE MEAL
NO MONETARY VALUE



DOG TRACK AND FIELD

AGILITY ON THE GREENS PRESENTED BY SMART
JULY 18-19, 2009

DINNER TICKET

VALID FOR ONE MEAL
NO MONETARY VALUE



DOG TRACK AND FIELD

AGILITY ON THE GREENS PRESENTED BY SMART
JULY 18-19, 2009

VOLUNTEER LUNCH TICKET

VALID FOR ONE MEAL
NO MONETARY VALUE



DOG TRACK AND FIELD

AGILITY ON THE GREENS PRESENTED BY SMART
JULY 18-19, 2009

BREAKFAST TICKET

VALID FOR 2 CUPS COFFEE OR TEA
AND 2 BREAKFAST PASTRIES
NO MONETARY VALUE





Sunday, July 19th

6:00am - 8:00am

Coffee & Pastry Service (Included in RV Parking Fee)
Provided by Quail Lodge

8:00am - 3:30pm

Agility Trails Continue-General Attendance is **FREE**

Standard
Performance Standard I
Snooker
Pairs Relay
Standard-3
Standard-4

Masters
Performance Standard II
Snooker
Pairs Relay
Standard-3
Standard-4

Advanced
Performance Standard III
Snooker
Pairs Relay
Standard

2009 Grand Prix of Dog Agility World Championships Local Qualifier
2009 Performance National Standard Championships Local Qualifier

11:30am - 12:30pm

Lunch Service
Provided by Quail Lodge

3:30pm - 6:30pm

Load Out /Dismantle of Farm Field
Departure of RV/Campers



Saturday, July 18th

6:00am - 8:00am

Coffee & Pastry Service (Included in RV Parking Fee)
Provided by Quail Lodge

Sponsor/Vendor Move In/Set Up

8:00am - 5:30pm

Agility Trails-General Attendance is **FREE**

Standard

Performance Standard I

St/PI Gamblers

St/PI Standard-1

St/PI Jumpers

Masters

Performance Standard II

Mas/P/II Gamblers

Mas/P/II Standard

Mas/P/II Jumpers

Mas/P/II Pairs

St/PI Standard-2

Advanced

Performance Standard III

Adv/P/II Gamblers

Adv/P/II Standard-1

Adv/P/II Jumpers

Adv/P/II Standard-2

2009 Steeplechase Local Qualifier

2009 Performance Speed Jumping Local Qualifier

11:30am - 12:30am

Lunch Service

Provided by Quail Lodge

6:00pm - 7:30pm

BBQ Dinner

Provided by Quail Lodge



Friday, July 17th

8:00am - 5:00pm

Course a'Lure Set-Up

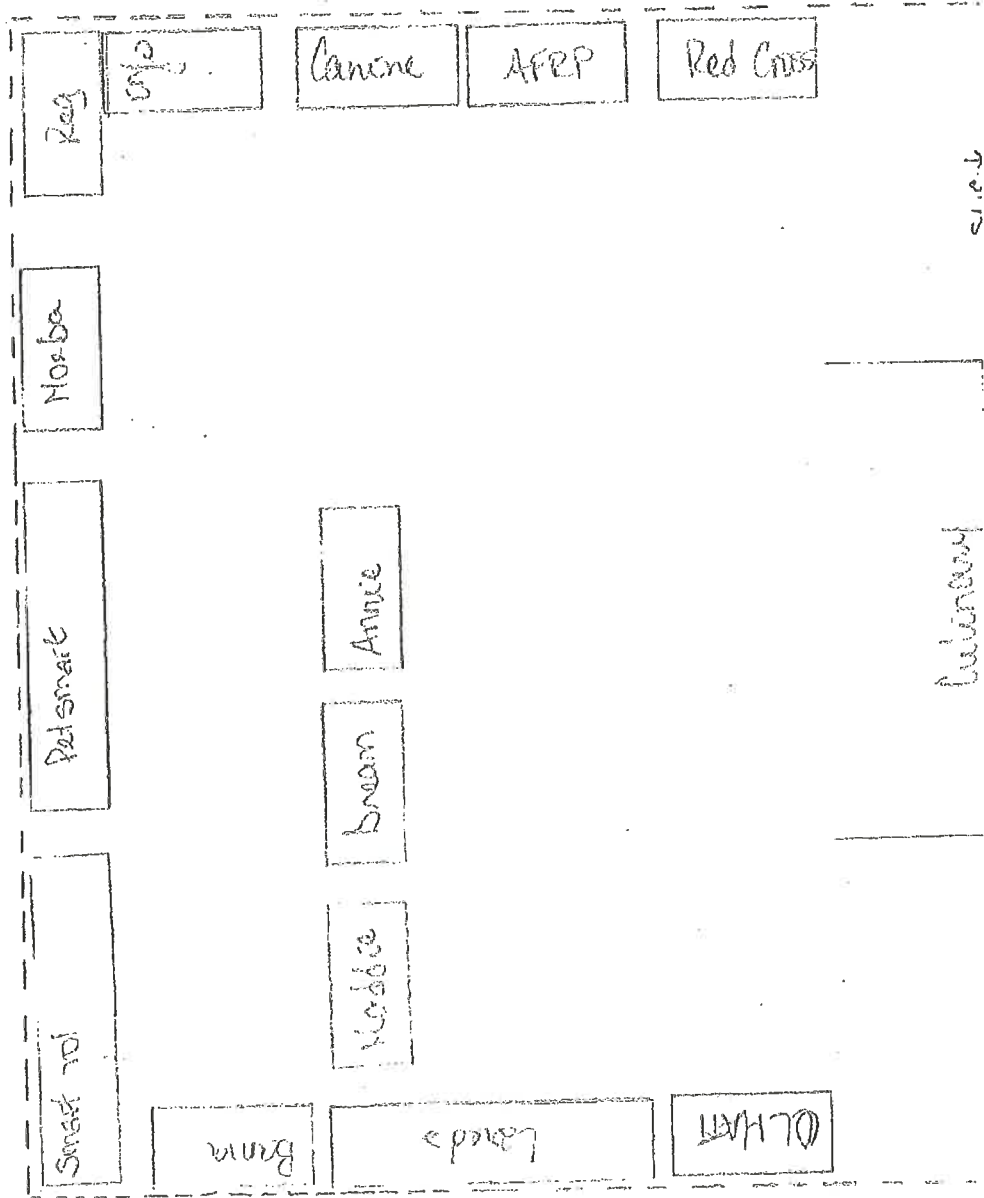
12:00pm - 5:00pm

Sponsor/Vendor Move In/Set Up
RV/Camper Arrivals



Vendor Layout

Vendor Village





Activities

Two Certification Programs Offered
Championship & Performance

Classes Include

Standard Agility

Gamblers

Jumpers

Pairs Relay

Snooker

Course a'Lure



Event Sponsors

Quail Lodge

PetSmart

Land Rover Experience

Maddie Girl Organic Homemade Dog Food

Jane Morba Life Photography

Dream Dog Designs

Coastal Canine Magazine

Annie's Blankets

BamFoto

AFRP

Red Cross Carmel Chapter

3 Dog Video



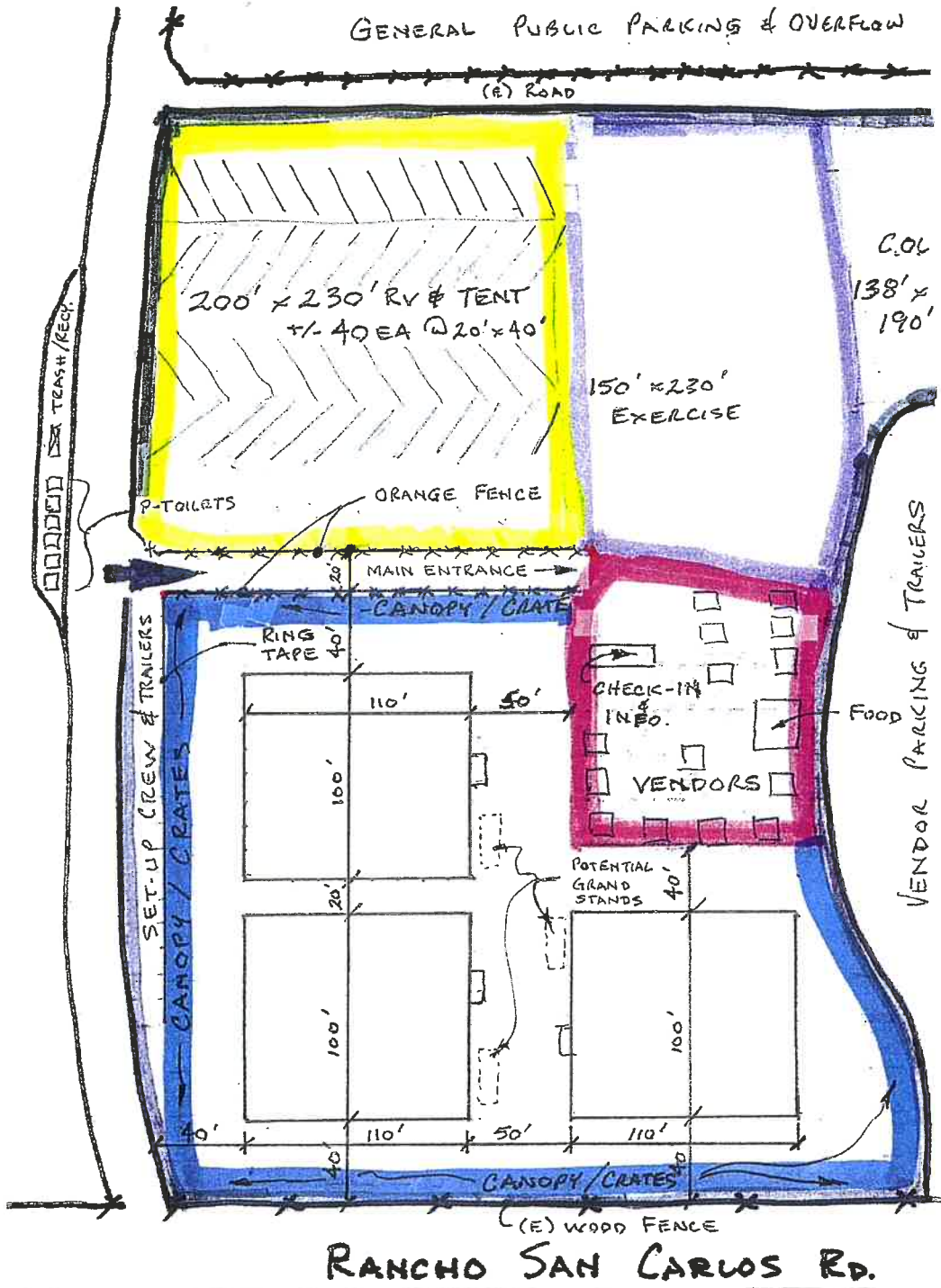
Course a'Lure

“DISNEYLAND FOR DOGS”

Open to competing and non-competing dogs at a nominal fee.



Site Layout



5/28/09 REV.



