

Attachment J

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PUBLIC COMMENT LETTERS
SUBMITTED PRIOR TO BOARD OF
SUPERVISOR'S HEARING

Gonzales, Eva x5186

From: Allen, Carol x5178
Sent: Wednesday, September 02, 2015 1:18 PM
To: Mack, David x5096; Ford, John H. x5158
Subject: FW: Correspondence: Letter from Marlene Martin, FW: The Dog Park: for the Supervisors

Carol Allen
Senior Secretary
Monterey County Resource Management Agency - Planning
831.755.5178 (VM)
831.757.9516 (Fax)
allenc@co.monterey.ca.us

To access the environmental documents related to a project, go to the Quick Link "Citizen Access – Look up Permits On-line" at <https://accslc.accela.com/monterey/default.aspx>

From: Pablo, Joel x6642
Sent: Wednesday, September 02, 2015 1:11 PM
To: 100-BoS Everyone; Bauman, Lew x5113; McKee, Charles J
Cc: Allen, Carol x5178; Bokanovich, Karina T. x5383; Chiulos, Nick x5145; Harris, Lisa x4879; Holm, Carl P. x5103; Novo, Mike x5192; Quezada, Rocio x3093
Subject: Correspondence: Letter from Marlene Martin, FW: The Dog Park: for the Supervisors

Good Afternoon, All-

Please see below e-mail correspondence from the desk of Marlene Martin.

If you have any questions or concerns please contact me at the number listed below.

Respectfully,

Joel G. Pablo
Senior Secretary
Clerk of the Board
168 W. Alisal St., 1st Floor
Salinas, CA 93901

From: Mlmartin4@aol.com [<mailto:Mlmartin4@aol.com>]
Sent: Wednesday, September 02, 2015 12:14 PM
To: 112-Clerk of the Board Everyone
Subject: The Dog Park: for the Supervisors

As a resident of Monterey County since 1969, I have a deep stake in our area. It is important to preserve our quality of life. Certainly water and traffic are major issues. I very much oppose the dog park in Carmel Valley because the water rights are unclear. As we residents carefully monitor our water use, we do not want to approve development that has no clear benefit to most residents and takes more of our water.

Highway One and Carmel Valley Road are already at or over traffic triggers. We need to protect the quality of life in this area.

Marlene Martin
26455 Via Mallorca
Carmel, California 93923
phone 624-7960

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, September 21, 2015 7:06 AM
To: Mack, David x5096
Subject: FW: Support letter RE: PLN130352 Carmel Canine Sports Center

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

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



Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, September 21, 2015 7:06 AM
To: Mack, David x5096
Subject: FW: PLN 30352 CARMEL CANINE SPORTS CENTER

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Jane Lundy [<mailto: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

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, September 21, 2015 7:06 AM
To: Mack, David x5096
Subject: FW: PLN 130352 CARMEL CANINE SPORTS CENTER

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Jane Lundy [<mailto: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

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, September 21, 2015 7:05 AM
To: Mack, David x5096
Subject: FW: dog park

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: mahkats@aol.com [<mailto:mahkats@aol.com>]
Sent: Sunday, August 23, 2015 1:34 PM
To: Ford, John H. x5158
Subject: dog park

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 to go on record as supporting CCSC. I think its a place where families can gather and have fun with their dogs.

We would love to be able to enjoy your dog park when we visit friends in Carmel, which we do often.

Thank you

Sincerely,

Mary Ann Harr & Mike Penketh

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, September 21, 2015 7:05 AM
To: Mack, David x5096
Subject: FW: PLN130352 Carmel Canine Sports Center

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Lorrie Mikuni [<mailto: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)

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, September 21, 2015 7:03 AM
To: Mack, David x5096
Subject: FW: PLN130352 Carmel Canine Sports Center

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Julie Cason Lisa Crawley [<mailto:jclc3@comcast.net>]
Sent: Tuesday, August 25, 2015 6:29 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

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.

Sincerely,

Julie A. Cason
198 Chaparral Road
Carmel Valley, CA

Gonzales, Eva x5186

From: Goetz, Jackie x3093
Sent: Monday, September 21, 2015 4:01 PM
To: Ford, John H. x5158; Mack, David x5096
Subject: FW: Correspondence: Letter from Jacqueline Fobes, FW: Carmel Canine Sports Center Project

John and David,

From the COB regarding Carmel Canine. Please see below.

Thank you,
Jackie

-----Original Message-----

From: Pablo, Joel x6642
Sent: Monday, September 21, 2015 2:48 PM
To: 100-BoS Everyone; Bauman, Lew x5113; McKee, Charles J
Cc: Allen, Carol x5178; Bokanovich, Karina T. x5383; Chiulos, Nick x5145; Goetz, Jackie x3093; Harris, Lisa x4879; Holm, Carl P. x5103; Novo, Mike x5192
Subject: Correspondence: Letter from Jacqueline Fobes, FW: Carmel Canine Sports Center Project

Good Afternoon, All-

Please see below e-mail correspondence from the desk of Jacqueline Fobes.

If you have any questions or concerns please contact me at the number listed below.

Respectfully,

Joel G. Pablo
Senior Secretary
Clerk of the Board
168 W. Alisal St., 1st Floor
Salinas, CA 93901

-----Original Message-----

From: Jacqueline Fobes [<mailto:jtfores@icloud.com>]
Sent: Monday, September 21, 2015 2:15 PM
To: 112-Clerk of the Board Everyone
Subject: Carmel Canine Sports Center Project

Dear County Board of Supervisors,

Like numerous Monterey Peninsula residents I strongly feel that there is something seriously flawed with the County Planning Department when the Canine Center was approved despite strong community support against it.

What happens in one section of our peninsula affects all of us. Traffic on Carmel Valley Road is already oversubscribed. To add more development out there is not too smart. It is a hot topic at local get-togethers as people wonder who got paid off, how the deal was done, and why are these contentious items always up for vote in late August when people are away, or at the Christmas holiday season when residents are busy.

Taxpayers expects more from their elected and appointed officials. Lately it seems there isn't a development scheme that is ever turned down. Why further spoil the whole peninsula for greed, more traffic, and more inane development? Do a better job of saying "no"!

Sincerely,
Jacqueline Fobes
Sent from my iPad

Gonzales, Eva x5186

From: Novo, Mike x5192
Sent: Monday, September 21, 2015 5:02 PM
To: Ford, John H. x5158; Mack, David x5096
Subject: Fwd: Carmel Valley Canine Center

For the board packet and file

Sent from Mike's iPad

Begin forwarded message:

From: Alison <aacathro@msn.com>
Date: September 21, 2015 at 15:17:10 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Subject: Carmel Valley Canine Center

With regard to the ongoing arguments against the proposed Carmel Valley Canine Center (dog park), it occurred to me while hearing of the two forest fires in Carmel Valley this weekend - Jamesburg and Los Laurels Grade. - to consider the possible disastrous results should there be a Carmel Valley fire in which many residents would have to be evacuated down Carmel Valley Road. 60/70 large RV's could also be attempting to flee from the Canine Center and turning onto Carmel Valley Road. Do you not think the RV's would form a caravan, bumper to bumper, thereby blocking the road to others? Many people could be trapped on that road.

I know this is a worst case scenario, but could it not happen?

I am a dog lover, and owner, but this park belongs elsewhere, not on the only road, other than Los Laureles Grade, in and out of our beautiful Carmel Valley.

Please re-think this untenable situation A. Cathro, Carmel, Ca.

Gonzales, Eva x5186

From: Novo, Mike x5192
Sent: Monday, September 21, 2015 5:58 PM
To: Ford, John H. x5158; Mack, David x5096
Subject: Fwd: Letter from CVA on traffic guidelines used for Canine Center EIR
Attachments: CVA letter on traffic.docx; ATT00001.htm

For the board packet and file...

Sent from Mike's iPad

Begin forwarded message:

From: "schachtersj@comcast.net" <schachtersj@comcast.net>
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Cc: "100-District 1 (831) 647-7991" <district1@co.monterey.ca.us>, "100-District 2 (831) 755-5022" <district2@co.monterey.ca.us>, "100-District 3 (831) 385-8333" <district3@co.monterey.ca.us>, "100-District 4 (831) 883-7570" <district4@co.monterey.ca.us>, "100-District 5 (831) 647-7755" <district5@co.monterey.ca.us>, "Brennan, Janet" <janetb@montereybay.com>, "Sanders, Timothy" <tds@oxy.edu>, "Walton, Priscilla" <priswalton@sbcglobal.net>
Subject: Letter from CVA on traffic guidelines used for Canine Center EIR

Dear Mr. Novo:

Attached is a letter from Priscilla Walton, President of the Carmel Valley Association, concerning the traffic guidelines used for the Carmel Canine Center EIR. This letter is also being sent to you by regular mail, along with separately addressed copies to Lew Baumann, Ryan Chapman, and Robert Murdoch, with e-mail copies to the supervisors and to interested CVA board members.

Thank you for your consideration of this issue.

Sandra Schachter, Secretary, CVA Board

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



Since 1949

September 19, 2015

Board of Directors

Mr. Mike Novo
168 West Alisal Street
Salinas, CA 93901

Priscilla Walton
President

Dear Mr. Novo:

Rich Fox
Vice President

We have learned from the FEIR for the Carmel Canine Sports Center that a modified version of the October 2003 Guide for the Preparation of Traffic Impact Studies was used in preparing the EIR. The modified version was prepared by County Traffic Engineer Ryan D. Chapman on March 28, 2014, and approved by Director of Public Works Robert K. Murdoch.

Sandy Schachter
Secretary

Since changes made to the Guide address methodologies for determining thresholds of significance, we think they are subject to the following CEQA Guidelines (Section 15064.7 (b):

Stephen Brabeck
Treasurer

Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule or regulation, and developed through a public review process and be supported by substantial evidence.

Mibs McCarthy
President Emerita

We note that the Monterey Bay Unified APCD follows such a process for changes to its "CEQA Air Quality Guidelines."

Luana Conley

Frank Hennessy

As far as we can determine, significant changes were made to the following appendices without any public notification or input:

Karin
Strasser Kauffman

- Removal of the 2003 Appendix B, including removal of "Methodology for Calculating Equitable Mitigation Measures";

Donna Kneeland

- Removal of 2003 Appendix C, "Measures of Effectiveness by Facility Type"; and

Marlene Martin

- Removal of 2003 Appendix D, "Definitions and Significance Criteria", except for "Left Turn Channelization Policy," which, along with related documentation, became 2010 Appendix B.

Margaret Robbins

Eric Sand

Please explain the rationale for all of the modifications to the Guide, including changes in the appendices. Since the Carmel Canine Sports Center EIR will soon be heard by the Board of Supervisors, please provide your response promptly, allowing a reasonable opportunity for us to consider the response before the Supervisors conduct their hearing.

Tim Sanders

Dick Stott

Thank you for your consideration.

Priscilla Walton, President
Carmel Valley Association

Also sent to Lew Baumann; Ryan Chapman, Traffic Engineer; Robert Murdoch, Director of Public Works

cc by e-mail: All supervisors; Janet Brennan, Tim Sanders

Gonzales, Eva x5186

From: Novo, Mike x5192
Sent: Thursday, September 24, 2015 12:30 PM
To: Ford, John H. x5158; Mack, David x5096; Goetz, Jackie x3093
Cc: Murdoch, Robert K. x4831
Subject: Fwd: Carmel Canine Sports Center, PLN130352: Serious DEIR and FEIR Traffic Study Deficiencies
Attachments: 15.0923.memo.to.novo.etal.f.docx; ATT00001.htm

David-Please coordinate distribution as they request, although it appears they delivered to some.

Thanks,
Mike

Sent from Mike's iPad

Begin forwarded message:

From: Timothy Sanders <tds@oxy.edu>
Date: September 24, 2015 at 01:03:42 PDT
To: "Novo, Mike x5192" <novom@co.monterey.ca.us>
Cc: Ann Mahoney <apmahoney@me.com>, Dick Stott <rhstott@comcast.net>, Donna Kneeland <crmlldonna@aol.com>, Eric Sand <eric.sand@icloud.com>, Frank Hennessy <frankjhennessy@gmail.com>, Janet Brennan <janetb@montereybay.com>, Karin Strasser Kauffman <karinsk@redshift.com>, "Lisa V. Taylor" <pebblebeachauctions@gmail.com>, Luana Conley <Luanaconley@gmail.com>, Margaret Robbins <MM_Robbins@comcast.net>, Marlene Martin <mlmartin4@aol.com>, Mibs McCarthy <mibsmccarthy@comcast.net>, Priscilla Walton <priswalton@sbcglobal.net>, Rich Fox <Foxrich@aol.com>, Stephen Brabeck <sbrabes@gmail.com>, Timothy Sanders <tds@oxy.edu>, Molly Erickson <erickson@stamplaw.us>, John Farrow <jfarrow@mrwolfeassociates.com>, Rachael McFarren <mcfarren@stamplaw.us>, "100-District 1 (831) 647-7991" <district1@co.monterey.ca.us>, "100-District 2 (831) 755-5022" <district2@co.monterey.ca.us>, "100-District 3 (831) 385-8333" <district3@co.monterey.ca.us>, "100-District 4 (831) 883-7570" <district4@co.monterey.ca.us>, "100-District 5 (831) 647-7755" <district5@co.monterey.ca.us>, "Chapman, Ryan D. x3009" <ChapmanR@co.monterey.ca.us>
Subject: Carmel Canine Sports Center, PLN130352: Serious DEIR and FEIR Traffic Study Deficiencies

Dear Mr. Novo:

Please read and distribute the attached document directly to all relevant County officials and staff, with a request directly from you that they actually read and understand its content and implications.

Please bear in mind that under CEQA the FEIR is to reflect "the lead agency's independent judgment and analysis", that its contents are required to be factual and based on substantial evidence, and that CEQA Guidelines state that "evidence which is clearly erroneous or inaccurate ... does not constitute substantial evidence".

Thank you,

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

September 24, 2015

Mike Novo, Planning Director
Planning
168 W. Alisal St.
2nd Floor
Salinas, CA 93901

Re: Carmel Canine Sports Center PLN130352
EIR, Section 4.12, Transportation and Traffic
Intersection of Valley Greens Drive with Carmel Valley Road
False Claims by the County in the DEIR, FEIR and Planning Commission Hearing

Dear Mr. Novo:

BECAUSE OF THE IMPORTANCE OF THIS MATTER, NOT ONLY FOR THE PROJECT AT HAND, BUT FOR THE ENTIRE ENVIRONMENTAL REVIEW PROCESS IN THE COUNTY AND THE PRECEDENTS FOR THE PROCESS THAT THIS PROJECT MAY ESTABLISH, I ASK, AS A CITIZEN OF THE COUNTY

- 1) THAT YOU REPLY PROMPTLY TO ME, TO THE PRESIDENT OF FRIENDS OF QUAIL AND TO THE PRESIDENT OF THE CARMEL VALLEY ASSOCIATION (ALL OF WHOM HAVE PARTICIPATED SIGNIFICANTLY IN THE APPLICATION AND APPROVAL PROCESS FOR THIS PROJECT), STATING
 - a) THAT YOU HAVE RECEIVED THIS COMMUNICATION,
 - b) THAT YOU UNDERSTAND ITS MEANING AND SIGNIFICANCE, AND
 - c) THAT YOU INTEND TO READ THIS DOCUMENT FULLY AND CAREFULLY BEFORE THE CONVENING OF THE FIRST RELEVANT HEARING BEFORE THE BOARD OF SUPERVISORS;
- 2) THAT YOU CONVEY THIS DOCUMENT DIRECTLY TO ALL PRINCIPAL COUNTY STAFF AND OFFICIALS WHO ARE RELEVANT TO DECISIONS ON THIS PROJECT, INCLUDING THE COUNTY TRAFFIC ENGINEER, THE DIRECTOR OF PUBLIC WORKS, THE COUNTY ADMINISTRATOR AND ALL MEMBERS OF THE BOARD OF SUPERVISORS AND THEIR CHIEFS OF STAFF; AND
- 3) THAT WHEN THE MATTERS IN ITEM 2) HAVE BEEN ACCOMPLISHED YOU SO-INFORM ME, THE PRESIDENT OF FRIENDS OF QUAIL AND THE PRESIDENT OF THE CARMEL VALLEY ASSOCIATION.

THIS WILL BE MUCH APPRECIATED.

Claims in the DEIR that attribute **acceptable LOS** (level of service) ratings to the intersection of Valley Greens Drive with Carmel Valley Road, including statements such as that “study intersections are all currently operating at acceptable LOS” DEIR, p. 4.12-20) **are patently false**. These claims were strongly challenged in public comments on the DEIR, but the FEIR’s comment responses (e.g., to comment 77-12) simply added further false assertions in defense of the DEIR’s deceptions, provided no substantial evidence to support the assertions, and did not respond reasonably to the issues raised. When the erroneous DEIR claims and FEIR response were challenged again in the Planning Commission hearing, Staff members yet again asserted the false claims with no supporting evidence.

What follows below is an analysis of those claims and assertions, including references to relevant portions of HCM 2010 that were cited but entirely misrepresented in the DEIR. This analysis constitutes **substantial evidence** that the DEIR and FEIR both are erroneous and deceptive, and violate CEQA’s demand for actual facts (e.g., CEQA Guidelines, 15064), adequacy, completeness and a good faith effort at full disclosure (e.g., CEQA Guidelines, 15151), and fair argument (e.g., CEQA Guidelines, 15384).

Under all conditions studied in the EIR (existing, existing plus typical daily operating conditions, existing plus special events, cumulative, cumulative plus typical daily operating conditions, and cumulative plus special events), this **unsignalized intersection actually operates at unacceptable LOS F** – with a single minor exception described below – according to the HCM2010 definition of unsignalized intersection LOS. (For the relevant LOS definition, see HCM2010, and for the table of LOS ratings based on control delay values see Exhibit 19-1, on p.19-2; especially observe the note stating that “**LOS is not calculated for major-street approaches or for the intersection as a whole.**”)

The single exception is existing Sunday Midday delays, which is relevant to special-event traffic but not otherwise. Even for Sunday midday traffic however, the intersection operates at LOS F **under all study conditions other than existing**, which constitutes **significant impact**. Although existing weekday AM operations are listed as LOS C, the weekday peak hour is *not* the AM study hour, and HCM 2010 **does not recognize more than one daily peak hour**. (HCM2010, p. 9-13: “Peak hour – the hour of the day in which the maximum volume occurs.”) Again, however, *even if* a weekday AM peak hour delay were considered an appropriate second datum during the day, the intersection operates at LOS F during the AM peak hour under **all study conditions other than existing**, which constitutes unacceptable operation and **significant impact**.

But no LOS values for “average control delay” or overall intersection delay exist for this or *any* TWSC (unsignalized) intersections, yet they are **deceptively reported** in the DEIR as if they did exist. It is **false to report such LOS values**. “Average control delay” (or “overall intersection delay” or “major-street approach delay”) is so unreliable and useless a measure of intersection operations that HCM 2010 (as well as HCM 2000 before it) **does not even assign LOS grades to such measures. Reported LOS values for average or overall delay therefore must be made up, manufactured, or invented.** There being **no authoritative source** for the

LOS values, one must conclude that they have been **fabricated**. According to HCM 2010, “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 average delay for all vehicles; and (c) the resulting low delay can mask important LOS deficiencies for minor movements.” In other words, the use of average control delay or overall intersection delay to assign LOS ratings is, by HCM2010 lights, so **meaningless** and grossly **misleading** that **HCM flatly rejects** it in principle as well as in practice.

Accordingly, the DEIR’s **Synchro 8 Reports** (HCM 2010 TWSC data sheets for Appendix B for Appendix H for the DEIR) **do not report LOS values for “intersection delay”** *because such values do not exist*. Again, the DEIR’s “average control delay” LOS values were *not* generated by HCM 2010 methods nor by Synchro software; they had to be **made up, manufactured, or invented** by the authors of the DEIR – *there is no other source* for them. Further, the substance of the stark inconsistencies between the DEIR claims on the one hand, and HCM 2010 standards and methods on the other, were *effectively ignored* not only by the authors, but also by **all County agencies and officials** responsible for reviewing and vetting the DEIR.

For the Valley Greens Drive intersection with Carmel Valley Road, then, the level of service necessarily is the According to the **Carmel Valley Master Plan, LOS F** for unsignalized intersections **is unacceptable, period**. This is so **whether or not** any signal warrant is met. [CVMP CV-2.17f)2): ‘LOS of “F” or meeting of any signal warrant are defined as unacceptable conditions.’ (Emphases added.)]. This is **unambiguous**; there are *two criteria* (hence the plural) and if **one** – *either one* – is met, the **condition is unacceptable**. Note that in the DEIR this circumstance is acknowledged on p. 4.12-5, line 26.

To make explicit the operation of the Carmel Valley Road & Valley Greens Drive intersection during the traffic conditions under study, we provide below a table of the delay data that is **consistent with HCM2010 methods** (namely, HCM 2010 Chapter 19, using Synchro 8), which are the unambiguously legitimate data for determining LOS, according to HCM 2010. The table is self-explanatory. Data shown here that were not reported in the body of DEIR section 4.12 were obtained from the data sheets in Appendix B of Appendix H. The information displayed under “multiples of LOS F” simply shows the ratios of the reported delay to 50 seconds, which is the criterion for operating at LOS F or worse. These numbers can be interpreted as the number of intersections that would be required to absorb the level of traffic at the threshold for LOS F. Note the empty boxes: no data was provided in the data sheets for these conditions and times.

<u>Traffic Condition</u>	<u>delay in seconds</u>			<u>multiple of LOS F</u>		
	<u>weekday</u>	<u>Friday</u>	<u>Sunday</u>	<u>weekday</u>	<u>Friday</u>	<u>Sunday</u>
Existing	51.8	85.6	38.9	1.04	1.71	0.78

Existing plus project	157.5	490.5	201.6		3.15	9.81	4.03
Existing plus typical operations		265.7				5.31	
Special events							
Cumulative	722.3	792.3	251.8		14.45	15.85	5.04
Cumulative plus project	1,299.6	2,885.0	1,559.7		25.99	57.70	31.19
Cumulative plus typical operations		1,829.4				36.59	
Cumulative plus special events							

Clearly the **impacts** of this project, legitimately reported, are highly significant, and indeed **overwhelmingly large**; the project adds traffic to an intersection that **already clearly operates at LOS F – 71% worse than LOS F** on Friday PM. Especially note that the **project itself** would increase the existing delay on Friday PM from 71% worse than the LOS F threshold to **431% worse than LOS F at best**, and to **881%** worse at worst, **according to the DEIR’s own traffic data**.

Also, observe that “FEIR Comment Response 77-13 through 17” (FEIR, p. J-609) amounts to a **sweeping revision of County policy**, of administrative procedure and of CEQA meanings in one paragraph. It crucially **narrows significance criteria** for unsignalized intersections, removing LOS F as an independent environmental significance criterion, by converting **or** to an **and** in a CVMP policy; it makes the **County Traffic Engineer** the sole arbiter of selected traffic policies, with **authority to cancel and revise written regulations**; it **ratifies unilateral administrative alterations** in the *County Guide for the Preparation of Traffic Impact Studies* by applying and defending the changes in a specific project; and it introduces a **logically incoherent environmental significance test** by requiring the meaning of “significant” to include “mitigatable” (in other words, a significant impact must be mitigatable in order to be significant, according to the argument of the comment response). The **CEQA designations** of “**significant and unavoidable**” and “**irreversible**” impacts are **obviated** under this condition, since such impacts are not mitigatable. Thus **only** “mitigatable”, and therefore **only** “less than significant” or “less than significant after mitigation” impacts would be possible.

Here is how this was accomplished:

Before March 28, 2015, the County’s significance criteria for traffic impact studies, as stated in the Monterey County *Guide for the Preparation of Traffic Impact Studies*, were identical, for unsignalized intersections, with the corresponding CVMP traffic standards (CVMP, CV-2.17f2)); but

1. On that date, with no notice to CVA or its officers (who have monitored Carmel Valley traffic conditions and standards for decades, as the Planning and Public Works departments well know), the County’s “Traffic Impact Studies Significance Criteria”

contained in the original 2003 Appendix D-2 were **removed** from the *Guide for the Preparation of Traffic Impact Studies*

2. In the DEIR itself, the standard used is internally contradictory, requiring “LOS F **and** a signal warrant” on p. 4.12-6, but “LOS F **or** ... any traffic signal warrants” on p. 4.12-5. In practice, the DEIR used the former, which is **inconsistent with CVMP**, the controlling planning document. The FEIR’s Comment Response 77-13 through 77-17 states: “The threshold used in the DEIR was based on consultation with the County Traffic Engineer. The application of a standard where any movement operates at LOS F without also meeting signal warrants was determined to be unreasonably restrictive and would likely result in immitigable impacts where a traffic signal is not a feasible mitigation because the signal warrant is not met.” This, of course is **illogical** and therefore **unreasonable** itself, and would eliminate standard CEQA designations, as discussed above.
3. In other words, this set of events implies the following:
 - a. **Public reliance on a written standard** as supplied by the 2003 *Guide* is **not available** as of March 28, 2015 (never mind that CVMP’s standard is the same as that in the 2003 *Guide* and officially is still in force, but certainly is not recognized in this “response”)
 - b. The **County Traffic Engineer** has replaced the *Guide* and CVMP as the **source of policy on significance criteria** for traffic, and
 - c. If this process and reasoning are accepted, an impact, is not significant unless it can be mitigated, which means that all significant impacts are less than significant (i.e., not significant) because they must be mitigatable and necessarily would be “less than significant with mitigation”; if something is less than significant, clearly it cannot be significant (i.e., **significant does not mean significant** under this reasoning) so the notion of “significant impact” is lost because every impact could be mitigated, and certainly the traditional “unavoidable” and “irreversible” significant impacts literally cannot exist.)

This pattern of events clearly violates public trust in the reasonableness and integrity of the planning process and in the fair application of CEQA

REMINDER: The DEIR “must reflect the **independent** judgment of the Lead Agency. The lead agency is responsible for the **adequacy** and **objectivity** of the draft EIR.” (CEQA Guidelines, 15084)

These **very serious flaws in the EIR** for the CCSC have led to **egregious understatement of the severity** of significant impacts and also of the **extent of mitigations that would be required**. For example, section 4.12.4.5 says, of the intersection, only that “Project-related traffic would result in a substantial contribution to cumulatively significant impacts”, whereas in fact, **existing weekday PM and Friday operations already are at LOS F** even prior to the project, when **no cumulative or project traffic is present**; with addition of the project the relevant delays are raised to 3.1 times the LOS F threshold, and from 5.31 to 9.81 times the threshold, respectively, according to the EIR’s own data sheets, so the **impacts under “existing conditions”** are **very great** yet are **not included in** the description of “**residual impacts**“. For “cumulative conditions” the data sheets report that relevant real minor-approach delays are increased by the project from 14.5 times the LOS F threshold on weekday PM and 15.9 and times LOS F threshold on Friday, to 26 times, and between 36.6 and 57.7 times the threshold,

respectively. The existing conditions impacts, therefore are extremely large, and the **cumulative conditions impacts** are **truly stupendous**, again according to the **DEIR's own data** sheets in Appendix B for Appendix H. Nothing of this magnitude is even hinted under "residual impacts".

No study of mitigations for impacts of such magnitudes was undertaken, so none of the mitigations proposed in the EIR **can be relied upon** as sufficient or even as feasible. The EIR, with respect to its consideration of mitigations, therefore is inadequate, incomplete and fails to disclose critical accessible information that it should have included under CEQA.

Any **statement of overriding conditions** would be **overriding the actual conditions** of the project, **not merely the false claims and understated impacts** of the **highly flawed EIR**. Again, the FEIR repeated and affirmed many of the most egregious misstatements of the DEIR, so it offers no relief from the defects.

The **highly deficient County planning process** as practiced in this project is not acceptable; it **violates public trust** as well as the **law** as represented by CEQA, CVMP and other County and State documents. Residents, workers and businesses in Monterey County have **earned and deserve better**, much better. We **seek your help** in bringing a new level of effectiveness and integrity to County planning.

The issues discussed above are just a few of the **many very serious defects in the EIR and the process that has allowed such pernicious flaws to appear and persist** from initial application through approval for this and other projects. You have an opportunity here to take up the challenge of making public service in Monterey County respectable and honored for its integrity. We hope you will do so.

Please insure that this **document is entered into the official record** for the Carmel Canine Sports Center, and please **convey the document** as a priority matter to **all those indicated** in the first paragraph of this communication.

Yours sincerely,

Timothy D. Sanders

Gonzales, Eva x5186

From: Goetz, Jackie x3093
Sent: Monday, September 28, 2015 11:24 AM
To: Mack, David x5096
Subject: FW: Correspondence: Letter from Brian LeNeve, FW: Carmel Canine Sports Complex

Hi David,

I am forwarding this info to you regarding Carmel Canine.

Thanks,
Jackie

From: Pablo, Joel x6642
Sent: Monday, September 28, 2015 7:58 AM
To: 100-BoS Everyone; Bauman, Lew x5113; McKee, Charles J
Cc: Allen, Carol x5178; Bokanovich, Karina T. x5383; Chiulos, Nick x5145; Goetz, Jackie x3093; Harris, Lisa x4879; Holm, Carl P. x5103; Novo, Mike x5192
Subject: Correspondence: Letter from Brian LeNeve, FW: Carmel Canine Sports Complex

Good Morning/Afternoon, All-

Please see below e-mail correspondence from the desk of Brian Leneve.

If you have any questions or concerns please contact me at the number listed below.

Respectfully,

Joel G. Pablo
Senior Secretary
Clerk of the Board
168 W. Alisal St., 1st Floor
Salinas, CA 93901

From: Brian LeNeve [<mailto:bjleneve@att.net>]
Sent: Sunday, September 27, 2015 9:13 AM
To: 100-District 5 (831) 647-7755
Cc: Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone
Subject: Carmel Canine Sports Complex

Hello Supervisor Potter

I have written earlier on this subject and while I agree with your voting to approve this project I understand it has been appealed and will be heard again.

Not only do I believe it should still be approved is still believe the requested pond and the requested use of all the property (the restoration area) should also be granted. I am resending my thoughts on these two subjects and would appreciate if you would reconsider and approve these two items.

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

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Thursday, October 01, 2015 7:32 AM
To: Mack, David x5096
Subject: FW: PLN 130352 Carmel Canine Sports Center
Attachments: John Ford.docx; ATT00001.txt

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Victor Heintzberger [<mailto:lettuceseed@gmail.com>]
Sent: Wednesday, September 30, 2015 9:24 PM
To: 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; Ford, John H. x5158
Cc: Novo, Mike x5192; 112-Clerk of the Board Everyone; Mail Man; newsroom@thecalifornian.com; letters@mcweekly.com; Summer Emmons
Subject: PLN 130352 Carmel Canine Sports Center

Victor Heintzberger
14550 Castlerock Road
Salinas, California 93908

PLN 130352 Carmel Canine Sports Center

I am writing this letter to express my support for the Carmel Canine Sports Center.

Firstly, I am not the primary support unit of this correspondence, however, as the supportive husband who does support his wife's passion by attending dog shows showing Bernese Mountain Dogs throughout the United States (usually great golf venues), I can attest that all the dog shows we have attended have been extremely professional. The People involved are extremely dedicated, caring, and concerned with regards to the canine health and surrounding environment. Note that Carmel recently received national attention as the most dog friendly city in America. To compliment this recognition, it is fitting that the Monterey Peninsula be the site of a Canine Sports venue of this caliber.

Dogs do bark, and the Laguna Seca Raceway makes traffic and noise, and the AT&T congests our Peninsula. However, we do embrace them all as they provide activities of both pleasure and income to our community. It is apparent that the planning of this unique canine sports center has been well thought out. Careful attention has been paid to the health and safety of the dogs, as well as the concerns of the surrounding neighbors.

As I play golf at Quail Lodge, I look forward to having my wife next door working with her Bernese Mountain dogs,

Sincerely,

Victor Heintzberger

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Thursday, October 01, 2015 7:46 AM
To: Mack, David x5096
Subject: FW: PLN130352 Carmel Canine Sports Center
Attachments: DogCCSC.docx; ATT00001.txt

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:

<https://aca.accela.com/monterey/Default.aspx>

From: Victor Heintzberger [<mailto:lettuceseed@gmail.com>]
Sent: Wednesday, September 30, 2015 9:03 PM
To: 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; Mail Man; newsroom@thecalifornian.com; letters@mcweekly.com; Summer Emmons
Cc: Ford, John H. x5158; 112-Clerk of the Board Everyone; Novo, Mike x5192
Subject: PLN130352 Carmel Canine Sports Center

Cindy Heintzberger
14550 Castlerock Road
Salinas, CA. 93908

Re: PLN130352 Carmel Canine Sports Center

My name is Cindy Heintzberger. I was born with a passion for dogs! I currently own three Bernese Mountain Dogs. I have been involved with this breed for over 30 years – they are working dogs. They are versatile, they compete in conformation as well as agility, draft, obedience, rally, herding, etc. My dogs are kind, gentle, and very well-rounded.

My husband and I have traveled far and wide to compete in these many events that are near and dear to my heart. We strive to combine his love of golf with my dog events 😊

CCSC will provide a pioneer facility for dogs and their owners to interact together! We have nothing like this for dogs now in our community although we have opportunities for cars, golf, horses, and tennis.

The facility will be professionally managed – dogs will be proven healthy, and people will be held responsible. The dogs will never be unsupervised and their owners will always be present!

It will be a wonderful place to socialize puppies, invite friends from other places, encourage training, and probably most important to me, provide a safe, organic environment for the dogs... The people supporting this project are true dog advocates – responsible, educated, caring individuals who wish to train and enhance their lives with their companions!!

CCSC is truly the most happy and peaceful place that I can envision sharing with my dogs, and my husband will be thrilled to play golf next door while I am working with my dogs 😊

Thank you for your consideration.

October 2, 2015

MONTEREY COUNTY BOARD OF SUPERVISORS
168 W. Alisal St., First Floor
Salinas 93901

sent via email

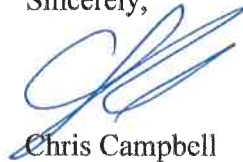
Re: CARMEL CANINE SPORTS CENTER PLN130352

Dear Members of the Board of Supervisors:

I am a resident of Carmel, and I write in support of the Carmel Canine Sports Center. I was pleased when the Planning Commission approved the plans for this project, because from the beginning I have believed 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 Monterey County. 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.

What troubles me very much is that no new objections have been raised in the appeal. A full hearing was provided at the Planning Commission level, and I thought that the decision to approve the project was a sound one which was amply supported by the evidence presented by both sides. This is a water-efficient and low-impact proposal, and 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. The Planning Commission did a thorough job of analyzing this proposal, and I urge you to deny this appeal.

Sincerely,



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

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Friday, October 02, 2015 8:06 AM
To: Mack, David x5096
Subject: FW: A concerned resident
Attachments: Ashton_Dogpark.docx

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Geoffrey Ashton [<mailto:geoffrey.ashton@outlook.com>]
Sent: Thursday, October 01, 2015 2:38 PM
To: 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
Cc: Novo, Mike x5192; Ford, John H. x5158; 100-District 5 (831) 647-7755
Subject: A concerned resident

Dear Board of Supervisors et al:

With regards to the proposed commercial enterprise couched as a "dog park" in Carmel Valley, please find enclosed my letter that I think you should take into consideration in this regards.

Thank you for your consideration.

Geoffrey and Suzanne Ashton
27479 Schulte Road Carmel CA 93923

Thursday, October 01, 2015

To whom it may concern:

The blatant blanket approval by the Monterey Planning Commission of the proposed Canine Event Center without discussion and consideration of all the relevant details, bodes very poorly, and possibly very expensive for the area residents.

My wife and I do not live on Quail Lodge but we are members of the golf club and enjoy the serenity and quiet that it provides, this I fear may not last. The possibility of 70 recreation vehicles invading the roads up to 24 times a year is a severe "quality of life" affront, and it could also be costly not only to the peace and quiet but also add expensive road maintenance issues to the area.

I live off Schulte Road, and for years we suffered the damages caused by the numerous, and I may add, very large, recreation vehicles crossing the small one lane bridge that fords the Carmel river. These vehicles were heading down to the *Carmel by the River RV Park*, a park for only 35 of these visitors, not the 70 proposed for the Canine Center. I can personally attest to the fact that hardly a week passed when this poor one lane bridge was not under repair from contact by these vehicles. There were pedestrian walkways on each side of the bridge and they were always being rebuilt due to damage, I think that the work crews almost had a permanent job. Eventually the County had to replace this structure, which was an 18-month undertaking, and we all suffered the delays during this process.

My point here is, that if we allow 70 of these large vehicles over the newly repaired bridge of Rancho San Carlos road, which although has two lanes, is still narrower than the main road, are we going to suffer a similar damage issue with this river crossing as well?

A further disruptive issue, which we still suffer with on Schulte Road is, when these vehicles leave and exit to the main road, they tend to do it all at once in a convoy. As these are hardly "nimble" forms of transport, they tend to create a backup along Schulte

Road and we as residents have to wait an inordinate amount of time to get access to the main road to go about our business. I would hate to estimate the time it would take for these vehicles to enter Carmel Valley Road from either Valley Greens Road or Rancho San Carlos, even though the latter does have a traffic light?

You may notice that there is a significant grade increase to access Carmel Valley Road from the Rancho San Carlos exit and a backup of 4 or 5 large vehicles here causes a delay now, I would hate to think how the backup would be with 70. I imagine there are also safety considerations to the egress of 70 large pantehnicon's onto a busy Carmel Valley Road all at the same time. Add to this the approval of up to 215 automobiles attending these events, and presumably exiting at the same time and it all adds up to grid lock and infrastructure overload. There would also be a propensity for damage requiring further expenditures by the county to maintain and repair the access to this "Event Center".

A dog park it will not be, but an ill-conceived and miss located commercial business, and as such it should be located elsewhere.

I will not reduce these comments to personality issues or local political skullduggery but base them purely on facts and personal experience of the Recreation Vehicles that we have experienced in the same geographic area. I think the neighborhood would be better served if the Board of Supervisors would consider these facts, and require the applicant to relocate this commercial venture to a more appropriate location.

Thank you:

Geoffrey and Suzanne Ashton (831) 626 3262

27479 Schulte Road

Carmel Valley CA 93923

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Friday, October 02, 2015 10:10 AM
To: Mack, David x5096
Subject: FW: PLN130352

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

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<https://aca.accela.com/monterey/Default.aspx>

From: Mary Severson [<mailto:gussierose@comcast.net>]
Sent: Friday, October 02, 2015 10:01 AM
To: Ford, John H. x5158
Subject: PLN130352

County Planner John Ford:

I have been a resident of Carmel Valley for 24 years. For fifteen of those years I have participated in dog agility trials, five or six a year, some years more. To my knowledge not one of those many venues has been turned into a trailer park. The participants who arrive in RVs, who make up a small number of those showing, have usually left by 3 or 4 on the second afternoon.

I am entirely in favor of the suggested Sports Center, and support it intellectually and financially. I drive by the turn almost every day, and would frequently add a stop to enjoy it with my dogs safely and privately.

I do not accept the idea that its presence would disrupt a quiet residential neighborhood. An occasional bark can be heard from any dog in the area.

The current use of the land with sheep, hay crop, fields and garden is a delight to experience.

The Carmel Canine Sports Center would be a wonderful and appropriate addition to Carmel Valley.

Sincerely,

Mary Severson

Gonzales, Eva x5186

From: Allen, Carol x5178
Sent: Monday, October 05, 2015 8:32 AM
To: Mack, David x5096
Subject: FW: Correspondence: Letter from wanda Vollmer, FW: Carmel Canine Sports Center Letter of Support PLN130352

Carol Allen
Senior Secretary
Monterey County Resource Management Agency - Planning
831.755.5178 (VM)
831.757.9516 (Fax)
allenc@co.monterey.ca.us

To access the environmental documents related to a project, go to the Quick Link "Citizen Access – Look up Permits On-line" at <https://aca.accela.com/monterey/default.aspx>

From: Pablo, Joel x6642
Sent: Monday, October 05, 2015 8:16 AM
To: 100-BoS Everyone; Bauman, Lew x5113; McKee, Charles J
Cc: Kidalov, Sally B. x5841; Allen, Carol x5178; Bokanovich, Karina T. x5383; Chiulos, Nick x5145; Goetz, Jackie x3093; Harris, Lisa x4879; Holm, Carl P. x5103; Novo, Mike x5192
Subject: Correspondence: Letter from wanda Vollmer, FW: Carmel Canine Sports Center Letter of Support PLN130352

Good Morning, All-

Please see below e-mail correspondence from the desk of Wanda Vollmer.

If you have any questions or concerns please contact me at the number listed below.

Respectfully,

Joel G. Pablo
Senior Secretary
Clerk of the Board
168 W. Alisal St., 1st Floor
Salinas, CA 93901

From: Wanda Vollmer [<mailto:wcvollmer@yahoo.com>]
Sent: Friday, October 02, 2015 2:43 PM
To: Wanda Vollmer
Cc: Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone; mheditor@montereyherald.com; mail@carmelpinecone.com; newsroom@thecalifornian.com; letters@mcweekly.com; 100-District 5 (831) 647-7755; 100-District 4 (831) 883-7570; 100-District 3 (831) 385-8333; 100-District 2 (831) 755-5022; 100-District 1 (831) 647-7991
Subject: Carmel Canine Sports Center Letter of Support PLN130352

Good Afternoon all,

I am writing in full support of Carmel Canine Sports Center (CCSC). It is my hope that this project be approved and allowed open.

I learned about CCSC 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 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 weeks 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.

CCSC is a place that will allow happiness for dogs and their humans. 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. We 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 CCSC.

Wanda Vollmer, Stephen Culcasi, Charlie & Lola

Gonzales, Eva x5186

From: Allen, Carol x5178
Sent: Tuesday, October 06, 2015 8:23 AM
To: Mack, David x5096
Subject: FW: Correspondence: Letter from Linda Humber, FW: PLN130352 Carmel Canine Sports Center

Carol Allen
Senior Secretary
Monterey County Resource Management Agency - Planning
831.755.5178 (VM)
831.757.9516 (Fax)
allenc@co.monterey.ca.us

To access the environmental documents related to a project, go to the Quick Link "Citizen Access – Look up Permits On-line" at <https://aca.accela.com/monterey/default.aspx>

From: Pablo, Joel x6642
Sent: Tuesday, October 06, 2015 8:05 AM
To: 100-BoS Everyone; Bauman, Lew x5113; McKee, Charles J
Cc: Allen, Carol x5178; Bokanovich, Karina T. x5383; Chiulos, Nick x5145; Goetz, Jackie x3093; Harris, Lisa x4879; Holm, Carl P. x5103; Novo, Mike x5192
Subject: Correspondence: Letter from Linda Humber, FW: PLN130352 Carmel Canine Sports Center

Good Morning, All-

Please see below e-mail correspondence from the desk of Linda Humber.

If you have any questions or concerns please contact me at the number listed below.

Respectfully,

Joel G. Pablo
Senior Secretary
Clerk of the Board
168 W. Alisal St., 1st Floor
Salinas, CA 93901

From: Linda Humber [<mailto:lindhun@gmail.com>]
Sent: Monday, October 05, 2015 10:07 AM
To: 112-Clerk of the Board Everyone
Subject: PLN130352 Carmel Canine Sports Center

Re: PLN130352 Carmel Canine Sports Center

This letter is to urge your continued support for the Carmel Canine Sports Center's development. Having thoroughly read the material on their website I am convinced it would be good for the area and has minimal environmental impact. What I don't understand is the opposition to a well thought out resource for dogs and their people. What is even more confusing to me is that Quail Lodge and Golf Club and Carmel Valley Athletic Club are actively recruiting new members and promoting their facilities for a myriad of special events. If the main objections to the CCSC are increased cars and water usage, why isn't there a moratorium on new members of these clubs and curtailing events that bring hundreds more people into this area? All the dogs need and want is a safe place to play. They are happy to drink out of water bowls. They don't need carefully maintained greens, four course meals (and dishes to wash), or hot showers and clean towels after exercising. Please let plans continue for what will be an addition to the array of recreational assets of this beautiful area.

Linda Humber

4017 Costado Road

Pebble Beach

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Tuesday, October 06, 2015 6:04 PM
To: Mack, David x5096
Subject: FW: Emailing: Carmel%20Canine%20Sports%20Center

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Catherine Colwell [<mailto:tinkerd@earthlink.net>]
Sent: Monday, October 05, 2015 7:30 AM
To: Ford, John H. x5158
Subject: Emailing: Carmel%20Canine%20Sports%20Center

Subject: PLN130352 Carmel Canine Sports Center

Dear Mr. Ford,

I fully support the Carmel Canine Sports Center. I feel that it is much needed for our community. In my estimation and in that of many others, it is well-planned and thought out. I cannot see any negative impact.

I am disappointed that there have been disparaging remarks made regarding the applicants for this project. I cannot see that there is a conflict of interest when one is serving; in good faith, on a public board. Is the intention to remove one's ability to access the public process that would be available to anyone else? Should those with children in public schools be prevented from serving on a school board? It seems to me that the conflict of interest provisions are being followed by the applicants.

Claiming that the Planning Commission only approved this project at the last meeting, due to *undue influence*, is preposterous. The Planning Commission, after reviewing the project and analysis and by listening to the public, made a well thought out decision to approve the center.

As for traffic; I already see full parking lots at Valley Hills shopping center, Valley Hills Nursery, Earthbound Farms, Hacienda Hay and Feed, Mid-Valley shopping center and of course, Quail Lodge. I am a homeowner in Carmel Valley and use Carmel Valley road on a daily basis to commute to and from Carmel and Pebble Beach for my business. I frequent all of the above locations, except for Quail Lodge, plus grocery stores and 3 other nurseries in the area. I do not feel that this project will create an overload of traffic, as members would likely frequent the above-mentioned locations as a part of their shopping and restaurant routine.

In no way would CCSC be populating the area in a way that events like the Concours at Quail Lodge has done for years. The scale is by no way comparable, when holding an event. The car show/auction uses the same streets, intersections and roads. Does this event have a separate set of rules?

If this land were to be sold, the environmental impact would be huge compared to that of a well-maintained, thoughtfully run center for dogs and their owners. Estate sized homes with all of the amenities would be built and used by owners and staff. There would be multiple vehicles per household; counting service vehicles and equipment like gasoline mowers, blowers, weed eaters and hedge trimmers; all adding to the noise and air pollution level on a daily basis.

CCSC would be protecting the land. Farming would continue. Trees would remain and more added. Building would be minimal for the size of the property. Its field, visually, segues seamlessly into golf greens. It would be self sufficient; paying its own way. Mostly, it would be a haven for dogs and their owners to have a safe place to exercise and train.

Respectfully,
Catherine Colwell

The Tinker's Daughter Landscape & Design
Catherine Colwell

831.277.7386
Lic. # 842363
Est. 1982

www.thetinkersdaughterlandscaping.com

Blog: thetinkersdaughterlandscaping.blogspot.com

Gonzales, Eva x5186

From: Ingrid Sotoodeh [carmelingrid@gmail.com]
Sent: Tuesday, October 06, 2015 7:00 PM
To: 100-District 2 (831) 755-5022
Cc: Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone
Subject: PLN 130352 Carmel Canine Sports Center

To The Board of Supervisors - Salinas, CA

District 1, Fernando Armenta
District 2, John M. Philips
District 3, Simon Salinas
District 4, Jane Parker

Monterey County Planner, John Ford

Re: PLN 130352 Carmel Canine Sports Center -

This letter is written in support of the CCSC, Carmel Canine Sports Center, and the need to point out that CCSC would be a fine addition to Carmel Valley's use and preservation of open space. It would be a sad state of affairs should this beautiful property become available for further developments, i.e., another lodge, conference centers, huge estates, wine tasting rooms, etc., and "low income housing" for workers. We all know that such a valuable piece of property would not remain vacant and undeveloped forever.

In regard to the concerns of increased traffic, the above mentioned possibilities should CCSC not be approved, further development of the property would definitely lead to increased traffic, not the use of an established Canine Sport Center. Many of the visitors to CCSC do not need to travel to the center at all, and/or are using Carmel Valley Road already on a daily basis. Future small events proposed at CCSC require mitigations in comparison to the already regularly larger events being held on adjacent properties. If it is legal for one property, is it not safe and legal for everyone?

In regard to negative impact and prohibiting dogs from swimming in the Carmel River from this particular property, when dogs swim in the Carmel River from everywhere else. I spend a lot of time in Garland Park, where on a daily basis one can see plenty of dogs and horses enjoying the river.

I truly believe that CCSC would really help to preserve the rural character of Carmel Valley. It would be nice to know that there will be a place where people and dogs can gather to enjoy the same activities. Yes, the revenue has to be provided to support keeping this property as open space, but the impacts outlined seem really minimal compared with the benefits.

In reference to certain articles appearing in recent publications concerning the above project, I would like to point out that comparing Carmel Canine Sports Center Center to September Ranch and the decisions made in regard to this project, is totally absurd.

Sincerely,
Ingrid L. Sotoodeh

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

October 8, 2015

RE: PLN130352 Carmel Canine Sports Center

Dear John Ford,

I am a homeowner in Carmel-by-the-Sea and a supporter of the Carmel Canine Sports Center (CCSC) and feel that it is a great benefit to our community. It is a safe fenced area where my dogs can be trained (eg. obedience, agility, herding) and enjoy the large open area. It will provide a place for many local people to do something they love in peace and safety while keeping the entire nearly 50 acres in almost exactly the same state as it is now.

In over 2100 pages of expensive independent analysis demanded by project opponents to evaluate the impacts of adding dog training to a farm field, it was conclusively proven that in the long term if you do something on vacant land there will be more traffic than if you do nothing. If you share a space with more people, they are likely to come in cars. The traffic extremely conservative traffic analysis concludes that 100 members per day and 8 staff members will somehow create 500 new daily trips, no matter that it is intuitively a bit hard to imagine.

If CCSC is not approved and the owners return to full-scale organic farming, there will also be more traffic. Or, if they decide to build out the existing lots – eight large level lots in lower CV with non-Cal Am water three of which are allowed a second units and all of which would be allowed auxiliary structures like horse barns, car storage units and so on with only design review, the resulting estates would also create new traffic. If current experience is any guide, significantly more traffic than the standard of 10 one-way trips per day per unit.

Yes, CCSC would bring more traffic and use more water than if the property were to remain a farm field. However in exchange for allowing more traffic and water use than an empty lot, CCSC will keep the space open and un-built as it is now, share it with many more people doing something healthy they enjoy and do not have a place to do now, and preserve the chance for the

PLN130352 Carmel Canine Sports Center

owners to return to farming without any use of public funding.

I strongly support CCSC. I believe this proposal would really help preserve the rural character of Carmel Valley that is so precious to so many of us. What is more rural than open space with livestock? And isn't it also a public benefit to think of a place where people with dogs can congregate among others that enjoy the same activities?

Thank you for reading my comments. If you have not visited CCSC, I encourage you to pay a visit, take a tour and see what a great place this is for dogs and their owners and the great addition this will add to Carmel Valley and Monterey County.

Best,

A handwritten signature in blue ink, appearing to read 'Ch Betlach II', with a stylized flourish at the end.

Charles Betlach II

Charles Betlach II, 225 Crossroads Blvd #342, Carmel, CA 93923

Lincoln St 3 SW 11th Ave, Carmel, CA 93921

cbetlach@me.com

cc: Fernando Armenta (District 1)

John Phillips (District 2)

Simon Salinas (District 3)

Jane Parker (District 4)

Dave Potter (District 5)

Mike Novo

Gail Borkowski

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Saturday, October 10, 2015 1:52 PM
To: Mack, David x5096
Subject: FW: PLN130352 Carmel Canine Sports Center

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

-----Original Message-----

From: Marilyn Evans [<mailto:marilynevans@me.com>]
Sent: Friday, October 09, 2015 11:20 PM
To: 100-District 1 (831) 647-7991; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755
Cc: Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone
Subject: PLN130352 Carmel Canine Sports Center

Those who oppose the Carmel Canine Sports Center continue to pose bogus arguments that ignore the facts.

One of these fallacious ideas is that CCSC is a commercial venture and, as such, has no place in a "quiet, residential neighborhood."

It would seem they are trying to conjure up an image of CCSC being plunked down in the middle of a development of houses where there is no commercial presence. Nothing could be further from the truth:

1. The homes at Quail are surrounded by a public golf course--with a 93-room hotel.
2. Also nearby is the Valley Hills Center with Baja Cantina, a super busy restaurant that has live music in the summer.
3. Quail Lodge has a number of HUGE events yearly, most prominently the Quail Motorsports event during Car Week, which draws over 4,000 people and involves tents, bleachers, loud speakers, and huge car transporters that line Valley Greens Drive.
4. The only homes anywhere close to CCSC are separated by a large hedge, a golf fairway, and a street. What they see now when they look toward CCSC is grassy fields. That is what they will continue to see.

Can anyone really believe the argument that CCSC is going to disrupt this neighborhood?

Marilyn Evans
9425 York Road
Monterey, CA 93940

(831) 375-2031 home
(831) 915-1803 cell
marilynevans@me.com

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, October 12, 2015 7:28 AM
To: Mack, David x5096
Subject: FW: PLN130352 Carmel Canine Sports Center

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

-----Original Message-----

From: Robert J Miller [<mailto:rjmiller93921@gmail.com>]
Sent: Saturday, October 10, 2015 5:12 PM
To: 100-District 1 (831) 647-7991; 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 5 (831) 647-7755; 100-District 4 (831) 883-7570
Cc: Robert J Miller; Ford, John H. x5158; 112-Clerk of the Board Everyone; Novo, Mike x5192
Subject: PLN130352 Carmel Canine Sports Center

I want to thank you for your past approval for the CCSC. When your vote comes up for an appeal of this previous vote, I strongly urge you to uphold your position and allow this wonderful addition to our community to go through and be approved and built.

This is an example of a project that not only will add to the success of other public and private businesses of Carmel, but it will be of great use by locals who live here. Please listen to the majority of the entire community and not to the noisy objections of the few.

Sincerely,

Robert Miller

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, October 12, 2015 7:28 AM
To: Mack, David x5096
Subject: FW: Canine "Park"

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Jeremy Masson [<mailto:jermas20@sbcglobal.net>]
Sent: Sunday, October 11, 2015 1:35 PM
To: mail@carmelpinecone.com; Novo, Mike x5192; 100-District 5 (831) 647-7755; Ford, John H. x5158
Subject: Canine "Park"

Dear Editor:

What puzzles several of us who oppose the Canine Carnival at Quail Lodge, is how can a government employee spit in the face (obviously, figuratively speaking) of a man, Sir Michael Kadoorie, who has invested many millions (some say around 50) in a legendary property (Quail Lodge) to the unbelievable benefit of its neighbors and the community at large? Haven't these so-called dog lovers looked around at the recreational opportunities of the Monterey Peninsula? A two-bit dog circus vs. the quiet enjoyment of a large group of tax-paying citizens? Really? This same "employee" is charged with enforcing zoning laws for the protection of the health and safety of our community. I dare say that those who praise and heartily condone the project don't even live anywhere near the site which includes the Applicant! Can you say fairness? How about grid-lock? Or perhaps you can say "infrastructure deficit". Please, deny this permit unequivocally--for all our sakes. Respectfully, Diane Masson, Carmel Valley

Gonzales, Eva x5186

From: Allen, Carol x5178
Sent: Tuesday, October 13, 2015 10:04 AM
To: Ford, John H. x5158; Mack, David x5096
Subject: FW: Correspondence: Letter from Bill Evans, FW: PLN130352 Carmel Canine Sports Center

Carol Allen
Senior Secretary
Monterey County Resource Management Agency - Planning
831.755.5178 (VM)
831.757.9516 (Fax)
allenc@co.monterey.ca.us

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From: Pablo, Joel x6642
Sent: Tuesday, October 13, 2015 10:04 AM
To: Bauman, Lew x5113; McKee, Charles J
Cc: Allen, Carol x5178; Bokanovich, Karina T. x5383; Chiulos, Nick x5145; Goetz, Jackie x5240; Harris, Lisa x4879; Holm, Carl P. x5103; Novo, Mike x5192
Subject: Correspondence: Letter from Bill Evans, FW: PLN130352 Carmel Canine Sports Center

Good Morning, All-

Please see below e-mail correspondence from the desk of Bill Evans.

Respectfully,

Joel G. Pablo
Senior Secretary
Clerk of the Board
168 W. Alisal St., 1st Floor
Salinas, CA 93901

From: Bill Evans [<mailto:bill@evan-moor.com>]
Sent: Tuesday, October 13, 2015 9:59 AM
To: 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
Cc: Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone; Summer@CarmelCanineSports.com
Subject: PLN130352 Carmel Canine Sports Center

Those opposed to the Carmel Canine Sports Center find dog-centered events with some RV camping to be completely unacceptable.

Many of these folks, Friends of Quail, put up with numerous huge events yearly--Quail MotorSports (attendance over 4,000) with tents, bleachers, loud speakers, and auto transporters lining Valley Greens Drive for days; the Quail Motorcycle Gathering, where bikes routinely roar up and down Valley Greens Drive; countless large weddings and other social events at the lodge.

While residents apparently do not complain about these events, they are adamantly opposed to dog sport events with up to 250 people! Really? I find this disingenuous, if not elitist! Expensive cars--yes; dogs--no.

As for the RV issue, Friends of Quail would have us believe that the intent of the owners of CCSC is to create a "private RV park." The use permit is clear: a maximum of 70 RVs, no hookups, no generators between 8 PM and 7 AM; when the events are over, the RVs leave. That's for 24 days a year maximum--7% of the time.

Quail Lodge frequently parks guest trailers and RVs overnight in their lots along Valley Greens Drive, or they direct guests to park on the street in front of the hotel or between the hotel and the CCSC site. The proposed location of RV overnight parking at CCSC is in the center of the property and would be essentially invisible from Quail.

I ask the supervisors to pay attention to the facts of this project as presented in the use permit and not be swayed by the misrepresentation of the facts being set forth by Friends of Quail and their attorneys.

William E. Evans, CEO
Evan-Moor Educational Publishers
18 Lower Ragsdale Drive
Monterey, CA 93940
Voice: 831-649-5901 extension 100
Fax: 831-649-6256
bill@evan-moor.com
www.evan-moor.com
www.teacherfilebox.com



October 14, 2015

Honorable Simon Salinas, Chair
Monterey County Board of Supervisors
168 West Alisal
Salinas, CA 93901

RE: Carmel Canine Sports Center

Dear Chair Salinas and Members of the Board:

On September 8th the Monterey County Hospitality Association Board of Directors discussed the Carmel Canine Sports Center (CCSC) application and voted unanimously to support Quail Lodge's appeal.

Quail Lodge is an iconic resort property in the heart of the Carmel Valley. Its owners have invested more than \$28,000,000 to renovate Quail Lodge and the golf course. The management team and employees have committed themselves to providing first class service to their guests and area residents. MCHA believes that a dog park with its attendant training classes, special events and part-time RV park will be very detrimental to Quail Lodge, its guests and employees and to local residents.

There is no reason to believe that CCSC will in anyway enhance the hospitality industry by adding to the number of persons using our local hotels and restaurants. CCSC is a club which will be made up of local residents or visitors in self-contained RVs. There is ample evidence that the CCSC use, including a 500 member club, daily dog training classes for non-members, 24 special event days, part-time RV park, noise and night lighting is not compatible with the area and will detract from the experience of persons enjoying Quail Lodge.

MCHA urges the Board to grant the Quail Lodge appeal and deny the CCSC use permit.

Sincerely,

A handwritten signature in cursive script that reads 'Gary Cursio'.

Gary Cursio, Chair
Monterey County Hospitality Association

ADMINISTRATIVE OFFICE

OCEAN & MISSION • SUITE 201 • P.O. BOX 223542 • CARMEL, CA • 93922
PHONE: 831-626-8636 • FAX: 831-626-4269 • EMAIL: info@mcha.net

Gonzales, Eva x5186

From: Allen, Carol x5178
Sent: Thursday, October 15, 2015 10:18 AM
To: Ford, John H. x5158; Mack, David x5096
Subject: FW: Correspondence: Letter from Julie Cason Lisa Crawley, FW: 10/27 Board of Supervisors' Meeting: Carmel Canine Sports Center

Carol Allen
Senior Secretary
Monterey County Resource Management Agency - Planning
831.755.5178 (VM)
831.757.9516 (Fax)
allenc@co.monterey.ca.us

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From: Pablo, Joel x6642
Sent: Thursday, October 15, 2015 10:07 AM
To: 100-BoS Everyone; Bauman, Lew x5113; McKee, Charles J
Cc: Allen, Carol x5178; Bokanovich, Karina T. x5383; Chiulos, Nick x5145; Goetz, Jackie x5240; Harris, Lisa x4879; Holm, Carl P. x5103; Novo, Mike x5192
Subject: Correspondence: Letter from Julie Cason Lisa Crawley, FW: 10/27 Board of Supervisors' Meeting: Carmel Canine Sports Center

Good Morning, All-

Please see below e-mail correspondence from the desk of Julie Cason Lisa Crawley.

If you have any questions or concerns please contact me at the number listed below.

Respectfully,

Joel G. Pablo
Senior Secretary
Clerk of the Board
168 W. Alisal St., 1st Floor
Salinas, CA 93901

From: Julie Cason Lisa Crawley [<mailto:jclc3@comcast.net>]
Sent: Thursday, October 15, 2015 9:55 AM
To: 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

Cc: Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone
Subject: 10/27 Board of Supervisors' Meeting: Carmel Canine Sports Center

Dear Supervisors Armenta, Phillips, Salinas, Parker, and Potter:

I am in full support of the Carmel Canine Sports Center and sincerely hope that the Board will approve this project with the appropriate, practical mitigations.

The project is more appropriately thought of as a **conservation project rather than a development project**: it keeps agricultural land agricultural, with no permanent structures.

Event traffic can be mitigated. If enormous events like Car Week can successfully do it with 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 maximum of 8 weekends a year? Goodness gracious— Quail Lodge has that many folks and cars for wedding receptions any weekend of the year!

The CCSC and its guests will be good neighbors. RVs driven by dog enthusiasts are likely \$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. **A private country club for dogs is not the automatic property value reducer that opponents claim.**

Thank you for your consideration.

Sincerely,

Julie A. Cason

Carmel Valley, CA

To: Mr. John Ford, County Planner

From: Alan Goldman

October 11, 2015

Dear Mr. Ford,

I am a resident and homeowner in the Quail Lodge neighborhood in Carmel. I am writing to you today to express my **OPPOSITION** to the proposed canine event center in our area.

I do not believe that such a project is appropriate for the proposed location near our home. The proposed project **DOES NOT FOLLOW THE MONTEREY COUNTY ZONING CODE** – it does not protect my right to peace and does not protect my right to quiet enjoyment of my home. The noise, traffic, commercial activity – the entire concept – **DOES NOT** fit with a residential neighborhood. I know that the applicant can locate a more appropriate location for such a project and I urge you to **NOT APPROVE** the project.

Thank you.



Alan Goldman, 7054 Valley Greens Circle, Carmel, CA 93923

Cc: Dave Potter, District 5



To: Mr. John Ford, County Planner

From: Sandra Goldman

October 11, 2015

Dear Mr. Ford,

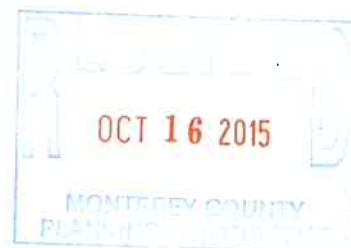
I am a resident and homeowner in the Quail Lodge neighborhood in Carmel. I am writing to you today to express my **OPPOSITION** to the proposed canine event center in our area.

I do not believe that such a project is appropriate for the proposed location near our home. The proposed project **DOES NOT FOLLOW THE MONTEREY COUNTY ZONING CODE** – it does not protect my right to peace and does not protect my right to quiet enjoyment of my home. The noise, traffic, commercial activity – the entire concept – **DOES NOT** fit with a residential neighborhood. I know that the applicant can locate a more appropriate location for such a project and I urge you to **NOT APPROVE** the project.

Thank you.


Sandra Goldman, 7054 Valley Greens Circle, Carmel, CA 93923

Cc: Dave Potter, District 5



Novo, Mike x5192

From: schachtersj@comcast.net
Sent: Friday, October 16, 2015 9:20 AM
To: 100-District 2 (831) 755-5022; 100-District 3 (831) 385-8333; 100-District 4 (831) 883-7570; 100-District 5 (831) 647-7755; 100-District 1 (831) 647-7991
Cc: Novo, Mike x5192; Sanders, Timothy; Walton, Priscilla
Subject: Canine Sports Center

Dear Supervisors:

I send this letter to voice my opposition to the Carmel Canine Sports Center project as it is currently proposed. No one is a greater dog lover than I am, but my reaction to this project goes much further than my love of our furry friends. I have objections based on the water issues and traffic issues involved in allowing 70 rv's 24 times a year on a congested area of Carmel Valley Road, but I have even more far-reaching concerns.

I am especially concerned with the fact that the flaws and inconsistencies in the draft EIR have been overlooked by the planning commissioners in their rush to approve the project, proposed by one of their own colleagues. I would imagine that the reviewing body would want to be especially scrupulous in a situation such as this, but this does not appear to be the case. When a conscientious and well-informed citizen takes the time to review and analyze a complicated document, raises important criticisms supported by hard data, and is answered with unsatisfactory responses (see for example, the letter of September 24, 2015, from Timothy D. Sanders to Mike Novo) that suggest no one has considered or perhaps even read the accompanying data, one is led to seriously question the sense of responsibility and the competence of the governing body involved. Residents of Carmel Valley and this county deserve better.

Thank you for considering my comments.

Sincerely,

Sandra Schachter
Carmel Valley, CA

Novo, Mike x5192

From: Mohammadi, Jayne F. x7708
Sent: Friday, October 16, 2015 2:55 PM
To: Novo, Mike x5192
Subject: FW: Scanned image from 100DIST5COPIER
Attachments: 000-scan-do-not-reply@co.monterey.ca.us_20151016_163625.pdf

Good Afternoon Mike,

Please see attached correspondence received in our office.

Thank you,

Jayne Mohammadi
Aide to Supervisor Dave Potter
County of Monterey, Board of Supervisors
(831) 647-7755
(831) 647-7708

The miracle is this - the more we share, the more we have. ~Leonard Nimoy

-----Original Message-----

From: 000-scan-do-not-reply@co.monterey.ca.us [mailto:000-scan-do-not-reply@co.monterey.ca.us] On Behalf Of 000-scan-do-not-reply@co.monterey.ca.us
Sent: Friday, October 16, 2015 2:36 PM
To: Mohammadi, Jayne F. x7708 <MohammadiJF@co.monterey.ca.us>
Subject: Scanned image from 100DIST5COPIER

Reply to: 000-scan-do-not-reply@co.monterey.ca.us <000-scan-do-not-reply@co.monterey.ca.us>
Device Name: 100DIST5COPIER
Device Model: MX-3110N
Location: 1200 Aguajito Road - District 5 Office

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

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THE LEAGUE
OF WOMEN VOTERS
of Monterey County

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CLERK OF THE BOARD


DEPUTY

October 15, 2015

Simon Salinas, Chair
Monterey County Board of Supervisors
168 West Alisal St., 3rd Floor
Salinas, CA 93901

SUBJECT: CARMEL CANINE SPORTS CENTER

Dear Chair Salinas and Members of the Board:

Based on League positions resulting from studies of land use, the Board of Directors of the League of Women Voters of Monterey County has voted to oppose the proposed project. The League strongly supports the general planning process including ordinances to implement the general plan as well as the availability of adequate infrastructure at the time the project is implemented.

1. Zoning Ordinance. The project is 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.
2. General Plan Policies. The project is inconsistent with the following general plan policies:
 - A. **Carmel Valley Master Plan Policy CV-2.17.** The project would cause intersection operations to drop to LOS F at the unsignalized 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.
 - B. **2010 General Plan Policy C-1.1.** This policy provides that County roads operating at LOS D or below shall not be degraded further except in Community Areas. Carmel Valley Road is a County road which currently operates below LOS D and would be further affected by the project.
 - C. **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.

- D. **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 a manner that 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.
3. Traffic. As identified above, the project would have significant and unavoidable impacts on the Valley's roadway system.
 4. Emergency Access. The project could significantly affect emergency access by members of the local community especially during high traffic volume periods such as Friday PM. This impact was not adequately addressed in the EIR.
 5. Water. It is unclear if the project's water demand can be met. The baseline water use is critical in determining whether or not the proposed project water use would potentially impact groundwater supplies and surface flows. For the last four years of available water data (2008 to 2012) the site has been fallow. However, the baseline analysis does not use the last four years of data but instead relies on MPWMD's methodology to calculate historic use and SWRCB's protocols. Additionally, it is unclear if the project would meet in-stream flow requirements.
 6. 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. This is an unenforceable measure particularly since generators are used for lighting and televisions.
 7. Alternatives. The DEIR finds the "No Special Events Alternative" to be the environmentally superior alternative. However, The DEIR appears to reject it because it does not meet a following objective:

"...this alternative would not achieve the Project objectives of providing amenities that are typical of canine sport facilities that include overnight stays for participants and staff."

This objective is not identified as one of the project objectives on page 7 of the DEIR and, accordingly, should be fully considered by the Board of Supervisors.

Because of the many issues identified above, we urge you to deny the project as proposed.

Sincerely,



Janet Brennan

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Monday, October 19, 2015 7:14 AM
To: Mack, David x5096
Subject: FW: 10/27 Board of Supervisors Meeting: Carmel Canine Sports Center

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Vaiva Pazemenas [<mailto:vaivapaz@gmail.com>]
Sent: Saturday, October 17, 2015 6:39 AM
To: 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
Cc: Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone
Subject: 10/27 Board of Supervisors Meeting: Carmel Canine Sports Center

Dear Supervisors Armenta, Phillips, Salinas, Parker, and Potter:

I am in full support of the Carmel Canine Sports Center (CCSC) and sincerely hope that the Board will approve this project with the appropriate, practical mitigations.

Conservation project rather than a development project. CCSC keeps agricultural land agricultural, with no permanent structures.

Event traffic can be mitigated. If enormous events like Car Week can successfully do it with 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 maximum of 8 weekends a year? With all due respect, Quail Lodge has at least that many cars for wedding receptions that can occur every weekend of the year, without limitation or mitigation.

A private country club for dogs is not the automatic property value reducer that opponents claim. The CCSC and its guests will be good neighbors. RVs driven by dog enthusiasts are likely \$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 and around Monterey. People who compete in dog sports have the means to enter competitions and travel extensively.

Thank you for your consideration.

Sincerely,

Vaiva Pazemenas
Carmel, California

Friends of Quail

October 20, 2015

Supervisors, Monterey County:

Re: Appeals of PLN 130352

There are many issues and problems that face us in Monterey County.

So it is with great humility that I stand before you as the co-chair of Friends of Quail -- an organization that was formed specifically for the purpose of opposing the subject application.

Although this has been called a “dog fight” in the press, it is not about dogs at all. It is about upholding the zoning regulations, about saving union jobs, about government transparency, about water and traffic, about safety on our County roads, and much, much more.

Next Tuesday you will be asked to rule on two appeals – one by Friends of Quail, and one from Quail Lodge itself.

I am here today to highlight the breadth of the opposition by our community to this application.

You have received many letters, emails and personal visits both prior to August 26th and after that date.

The topic has been covered in the print media, as letters to the editor, guest commentaries, editorials and news stories.

There is opposition by homeowners associations, community groups, and the Hospitality Association, to name a few.

As you know, homeowners associations often do not take positions on issues like this, because they want to keep “peace in the family”. This time the opposition is so strong that a number of homeowners groups have in fact taken official positions in opposition.

We have petitions from individuals in the surrounding neighborhoods like Meadows Road, Prado del Sol, Carmel Valley Manor, Del Mesa, Hacienda Carmel, and neighborhoods in Carmel Valley Village.

We will send an electronic file to the Clerk of the Board so you can view it with your Board Packets for the October 27th hearing on the appeals. This is not a full representation of the opposition -- it only contains that which we have been copied on. This file is representative of the voices of opposition of many throughout the County who have written or spoken *since* the August 26th Planning Commission hearing.

We look forward to a respectful and full conversation next week.

Thank you.

**Ann Mahoney, Co-Chair
7079 Valley Greens Circle
Carmel, CA 93923**

PRINT MEDIA

- **Letters to the Editor**
- **Editorials**
- **Feature Articles**
- **Guest Commentaries**

Additional traffic from dog center will be unbearable

As a resident of the Carmel Highlands, my opposition to the development of the Carmel Canine Sports Complex is the amount of traffic that will be generated for up to 24 "event days" per year. Carmel Valley road is

just two lanes. At the stoplight on Highway 1/Carmel Valley turnoff, you could probably fit at the most eight recreational vehicles 40 feet long. Some of those, I'm sure most, will be towing an automobile. Now multiply this by 70 recreational vehicles and traffic will be at gridlock.

Recently on a holiday weekend I observed traffic backed up past the Del Monte Shopping Center at the Munras on-ramp going south and continuing all the way down to Carmel Valley Road. Traffic going north was also bumper to bumper. If this is approved, it will only grow and grow, causing more problems.

I support the residents of Quail Lodge in their opposition because of the noise of RV generators running and that of 250 people and 300 dogs daily. Previously the project owner, Martha Diehl, county planning commissioner, voted "no" on the September Ranch development on issues of water and traffic. Likewise, "no" on the Ferrini Ranch development, again citing traffic and water. This Carmel Canine Sports Complex would surely increase water use and add to traffic.

— Clifford Bagwell,
Carmel Highlands

Barking dogs could create noise nuisance near lodge

I am opposed to the Canine Sports Center as drafted.

I believe dogs will bark even when their owners are present, thus creating a noise nuisance for neighbors, golfers and Quail Lodge guests. Quail Lodge is recovering from the Great Recession, bringing much-needed jobs. I believe barking dogs along with noise and traffic congestion from RVs will find their way into the Yelp and Trip Advisor reviews — sending potential guests away. I

am not against dogs or dog owners but am against large numbers commencing weekend after weekend

Is the Board of Supervisors truly impartial? Are they willing to have the sound of barking dogs, RVs and generators piped into their homes?

We must accept progress and allow use of the land; however, this project is an extreme use of land which will impact existing businesses and homeowner values that are just now recovering from the Great Recession.

I hope common sense will prevail and this project is denied or significantly cut back.

— Pat Charles, Carmel

Monterey Herald website

~~HERALD~~ 10/15/15

Your opinions

Doris Day not backing Carmel canine center

I understand that at the Monterey County Planning Commission meeting on Aug. 26, my name was brought up giving the impression that I would be in favor of the Carmel Canine Sports Center project because of my love of animals.

I want it be known that I am not in favor of this project! I have never been in favor of dogs being exhibited in "dog shows"!

I want to stress that I firmly oppose the Carmel Canine Sports Center project, and I insist that my name never be mentioned to the contrary.

— Doris Day, Carmel

Dangerous intersections

Dear Editor,

As I drove my car over the Rancho San Carlos bridge and passed a car coming from the other direction, and felt I was

September 18, 2015

The Carmel Pine Cone

11A

going to hit the side of the bridge or the other car, I wondered if any planning commissioner had taken the time to actually drive over the bridge.

Or, for that matter, had taken the effort to try and make a westbound, left turn at the intersection of Valley Greens and Carmel Valley Road, as cars and trucks are going eastbound at 55-plus miles per hour. I know I feel uncomfortable doing that in a car! And it takes quite a wait to allow traffic to pass.

If they had done either of these exercises and then imagined trying the same activity while behind the wheel of a 30-plus-foot, 10,000-pound RV, they would understand the insanity of trying to add 70 RVs to these two intersections. In any configuration. Not to mention, 200 to 300 cars.

How about just borrowing a few RVs and try to make the turns? Don't rely on a study that was done in the safety of somebody's office.

A report or study can not make somebody understand the danger these two intersections will generate if the canine center is allowed to have access through these two intersections.

It is not just an issue of "increased" traffic, it is adding increased danger to the area.

I am hopeful that the county supervisors will actually visit the area and try to drive these two intersections, and not just rely on a written report.

Larry Wetterschneider, Carmel Valley

Mac/2015 Herald 9/24/15

Traffic, noise will hurt quiet neighborhood

In the words of former tennis great John McEnroe, "You cannot be serious." That was the reaction of hundreds of residents in the Quail Lodge area to the Planning Commission's approval of the Canine Sport Center. Described as a "country club for dogs," membership in the club would indeed be fine for dogs. However, for those of us not of the canine species, it would not be right for humans. It simply is in the wrong location.

The serious problems of traffic and noise in a residential area remain. They cannot be mitigated away. A business ven-

ture of this sort, open from morning until night, seven days a week, all year long, including heavy RV traffic on special events days several times a year, does not belong in a quiet residential neighborhood.

-- Gabrielle Walters, Carmel

Your opinions

Community needs to rethink canine center

With regard to the arguments against the proposed Carmel Canine Sports Center in Carmel Valley (Sept. 25), it occurred to me while hearing of the two recent forest fires to consider the possible disastrous results should there be a fire in Carmel Valley in which many residents would have to be evacuated down Carmel Valley Road.

Sixty to 70 large recreational vehicles could also be attempting to flee from the Canine Center and turning onto Carmel Valley Road. Do you not think the RVs would form a bumper-to-bumper caravan, thereby blocking the road to others? Many people could be trapped. This could happen even without the fire danger.

I know this is a worst case scenario, but could it not happen?

I am a dog owner and believe this dog park belongs elsewhere, not on the only road, other than Los Laureles Grade, in and out of beautiful Carmel Valley.

Please rethink this untenable situation.

— Allison Cathro, Carmel

A proposed project located in the wrong area

I am writing to express my opposition to the development of the dog event center in Carmel Valley (Sept. 25). The county supervisors will hopefully deny the application for a use permit which seeks to change property that is currently zoned for low-density residential to a commercial use.

Section 21.74.050 of the Mon-

terey County zoning ordinance regarding use permits states in part, "In order to grant a use permit, it shall not be detrimental to health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use." This proposed use will create significantly more traffic, more water usage, more noise and impose another event venue in our residential neighborhood. It is difficult to fathom how this project can be approved.

This is not an issue of whether or not the community loves dogs. This is an issue of a proposed project in the wrong location.

Join me in opposing this project by communicating with all five Monterey County Supervisors. You can find their contact information at www.friends-of-quail.com.

— John Mahoney, Co-Chair,
Friends of Quail, Carmel

Good idea, wrong place

Dear Editor,

I have been promoting the joys of dog companionship at home, on the road and on the trail, while emphasizing responsible dog ownership and good stewardship of the land through articles and books for more than 25 years. As an unabashed dog lover, I fully and actively support efforts to open more doors to our furry family members. While Martha Diehl dreams of private canine clubs, I dream of public, safe fenced pooch playgrounds.

I have several concerns regarding the proposed Canine Sports Center:

1. It continues to be inappropriate for a member of the county planning commission to be aggressively promoting personal development project while still serving as commissioner.

2. A "desirable" location does not mean an "appropriate" location.

3. A membership "day use" canine center would be one thing. But Diehl's project is a private RV campground with canine events. It's 24 events with 70 or so RVs for a minimum of three to five days and nights per event of intrusive generator noise, loudspeakers and exuberant barking, not to mention that it's on the banks of the ecologically sensitive Carmel River.

I hope the board of supervisors puts the good of the residential community ahead of business interests at the upcoming Oct. 27 hearing and decides that Ms. Diehl needs to find a more suitable "field" for her "dream."

Linda Mullally,
Carmel Valley

Linda Mullally 10/9/15

Monterey Herald 9/30/15

Your opinions

Canine center will have negative effects

We strongly oppose the development of the Carmel Canine Sports Center at Quail Lodge. It is an ill-conceived project that will negatively change the neighborhood and adjacent area.

We reject the idea of more traffic, more water usage and more congestion in this lovely part of Carmel. It will be detrimental to the quality of life for Carmel and Carmel Valley residents.

Please urge the Board of Supervisors to deny the opportunity for the development to proceed.

— *Leslie and Charlie Snorf, Carmel*

Dismissing the 'incidental' effects of dog center

"Dog park" gives a warm and fuzzy feeling, a place you walk a few blocks or drive a short distance with your dog for a romp. "Canine Sports Center" adds a heightened element of fun and games. Both terms mask the reality of an enterprise that would be better termed "Canine Event Center."

The proposed Carmel Canine Sports Center would add a county-estimated 496 trips per day to an already severely impacted Carmel Valley Road (that's over 180,000 trips per year) and as a bonus, up to 24 special events attended by 250 cars, maybe twice as many dogs and owners, a raft of vendors, 70 overnight RV visits each event and the turmoil of setup and tear-down of temporary facilities.

Noise, traffic, lights, safety hazards, intermittent chaos, you name it. At least let's call it by a name that fits.

And yet the Monterey County Planning Department and Planning Commission see nothing wrong with dismissing any ob-

jectionable aspects of the proposed as "incidental." Where would any sane individual prefer to see this operation located? Certainly not in a low-density residential community, but perhaps in a location crying for such development, like Fort Ord. Let's hope the Board of Supervisors sees the light.

Dogs: cool. Dog circus across from your home: not cool.

— *Larry Somerton, Carmel Valley*

Venue complements dog-friendly recognition

I am writing to express my support for the Carmel Canine Sports Center. As the supportive husband who supports his wife's passion by attending dog shows showing Bernese Mountain Dogs throughout the United States, I can attest that all the dog shows we have attended have been extremely professional.

The people involved are extremely dedicated, caring and concerned with regards to the canine health and surrounding environment. Note that Carmel recently received national attention as the most dog friendly city in America.

To complement this recognition, it is fitting that the Monterey Peninsula be the site of a canine sports venue of this caliber. Laguna Seca Raceway makes traffic and noise, and the AT&T congests our Peninsula.

However, we do embrace them all as they provide activities of both pleasure and income to our community. It is apparent that the planning of this unique canine sports center has been well thought out.

Careful attention has been paid to the health and safety of the dogs, as well as the concerns of the surrounding neighbors.

— *Victor Heintzberger, Salinas*

Dog project opposition unreasonable, puzzling

I am writing in full support of Carmel Canine Sports Center (CCSC). It is my hope that this project be approved and allowed open.

I learned about CCSC a little over two 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 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 the Concours d'Elegance a few weeks 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.

CCSC is a place that will allow happiness for dogs and their humans. 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. We roll out the red carpet for fancy automobiles, fiestas, fairs, even a yearly dog show, yet we don't have the room for the Carmel Canine Sports Center.

Again, I fully support this project and can't wait to take my dogs to CCSC.

— *Wanda Vollmer, Carmel*

Wanda Vollmer 10/5/12

is ing: Friends of Quail (several
r hundred members, with folks
y from Quail Meadows, Tehama,
y Del Mesa, Hacienda Carmel, the
y Preserve, the Manor and far-
y ther out in the valley) as well as
y an overwhelming majority (per-
y haps as much as 95 percent)
y of Quail's homeowners. And
y then there are the Carmel Val-
y ley Association, LandWatch, the
y League of Women Voters, and
y the owners and union member-
y ship of Quail Lodge itself.

- It'd be ludicrous were it not
: so serious.

- George White, Carmel Valley

Absence of common sense about canine center

The proposed Carmel Ca-
nine Sports Center is seek-
ing a permit to operate across
from Quail Lodge Resort and in
the midst of a residential com-
munity. The Monterey County
Planning Commissioners saw
no problem with 70 RVs and
their accompanying genera-
tors, no problem with hundreds
of additional cars traveling
through a quiet neighborhood;
no problem with lights illum-
inating this site, thus enabling
it to be open until 8:30 p.m.;
no problem with food vendors
or food trucks on the grounds;
no problem with the noise that
would be generated by hun-
dreds of dogs and their owners
as the dogs participate in com-
petitive events; and no problem
with the fact that the land was
zoned for agriculture or low-
density housing.

Common sense was nonexistent
at the Planning Commission
meeting. One can only hope
that common sense prevails at
the supervisors' meeting later
this month.

- Josette Davis, Carmel

Most dog center backers don't live in the valley

The Herald has printed a
number of letters concerning
the proposed Carmel Canine
Sports Center (CCSC) across
the road from Quail Lodge.
To your credit it appears that
roughly equal numbers of
"pro" and "con" letters have
been printed. It is interesting
(and instructive) that nearly
all the "pro" letters come from
folks who do not live in the val-
ley, do not deal regularly with
Carmel Valley Road traffic, and
have no reasoned answers to
the specific issues raised by
those opposed to the CCSC,
namely: noise, traffic, wa-
ter, sanitation, safety and gen-
eral disruption of the lifestyle
of those who treasure living in
the Quail area.

Most recently, a letter writer
(who does not live in the valley)
wondered why "these few mem-
bers" of the community oppose
the project. The use of the word
"few" demonstrates a woeful
ignorance of the breadth and
depth of the opposition, includ-

Your opinions

Canine center would add to event overload

On Saturday evening Oct. 10,
the Monterey County sheriff re-
ceived several complaints about
excessive loudspeaker intru-
sion that could be heard a mile
away until 11 p.m. from an event
on the northwest end of Quail
Lodge's property off Rancho San
Carlos Road.

The on-duty deputy dis-
patched from Salinas was apolo-
getic about the agency's limited
resources, including staff and
decibel recording devices. He
suggested Supervisor Dave Pot-
ter as the only recourse.

In essence the Sheriff's Office
feels impotent when it comes
to enforcing the unincorpor-
ated area's nebulous noise or-
dinances.

Is it a surprise, then, that a
community already in event
"overload" opposes the canine
event center?

Commissioner Martha Diehl
and her supporters talk about
the event center like it's some
sort of dog Shangri-La in an un-
inhabited corner of the planet.
They ignore the impact that a
70 recreational vehicle camp-
ground with lights, noise (gen-
erators, loudspeakers, barks and
whistles) and traffic would have
on those who actually live here.

Their claim that the event cen-
ter is the equivalent of golf and
athletic clubs is just "spin." Let's
hope the Board of Supervisors
makes it clear that it's inappro-
priate to bring a campground
and fairground atmosphere to a
residential neighborhood.

- Linda Mullally, Carmel

Trying to escape the sound of barking dogs

After 34 years of living in Pa-
cific Grove I moved to Cacha-
gua.

The reason? Barking dogs.
Even triple-pane laminated
windows could not muffle that
noise.

When I am hiking deep in
the Carmel Valley hills, only
two sounds are audible, motor-
cycles and barking dogs.

If the Canine Sports Center
becomes a reality, those in the
Quail Lodge neighborhood and
beyond will be dealing with se-
rious quality of life issues.

- Steve Brorsen, Carmel Valley

Herald 10/14/15

Herald 10/11/15

Herald 10/16

'Foregone conclusion'

Dear Editor,

As one of the many opposed to the CCSC, I should have guessed that it was a foregone conclusion that the planning commission would approve the project. Supervisor Dave Potter appointed Martha Diehl to the planning commission. She is a competent and respected commissioner, who has served many years, and is, at present, the chairman of the planning commission. Although there was a great show of Diehl and two other commissioners recusing themselves from the CCSC hearing because of prejudice, the remaining commissioners did make a quorum (barely). Diehl has worked with the remaining commissioners and the presenting staff of John Ford and Mike Novo for years, and despite numerous and significant issues with the EIR, all approved the project. How could her close colleagues vote against her? Diehl would not have spent the money for the EIR and all the other work that was completed at the proposed site if she was not completely sure her colleagues in the planning commission would approve her misguided plan.

This voting process with Diehl as a commissioner is a big red flag of bias. Let us hope that the supervisors will do a more thorough evaluation of the truly glaring problems with this project as stated in the appeals. The "unavoidable" traffic problem

and water issues alone should have stopped this project from the very beginning.

Brooke Knight, Carmel Valley

Hopes project will be denied

Dear Editor,

I am opposed to the canine sports center plan as currently drafted.

I believe dogs (in large numbers) will bark even when their owners are present thus creating a noise nuisance for neighbors, golfers and Quail Lodge guests. Thanks to much money, time, effort and determination, Quail Lodge is recovering from the Great Recession — bringing much needed jobs to the area. I believe barking dogs, along with noise and traffic congestion from RVs, will find their way into the Yelp and Trip Advisor reviews, sending potential guests away. People come here for tranquility — a place to escape noise pollution and traffic congestion. The project will certainly add noise and traffic. I am not against dogs or dog owners but am against large numbers communing weekend after weekend. It's just a matter of time before the promises of good behavior and strict compliance are broken.

I understand there is a conflict of interest involved and I wonder if the board of supervisors is truly impartial. Do any of them live near the site? Are they willing to have the sound of barking dogs, RVs and generators oined into their homes? Will they accept

Mont. Herald 10/18/15
Your opinions

Canine center's purpose has been misconstrued

With due respect to Doris Day, I beg to differ with her opinion of the Carmel Canine Sports Center. To suggest that the intention of the Carmel Canine Sports Center is for "dog shows" or the display of animals is misinformed.

I have working, shepherd-ing border collies. CCSC will enable me to work with my dogs and sheep in an environment intended by nature for their inborn talents and the for the benefit of the breed.

Carmel Canine Sports Center is a place for dog owners to enjoy their pets including handicapped owners who are looking for a safe place to be, play and work with their dogs.

The joy of playing and working with your pet is the ultimate intention; whether it be walking peacefully around the fresh and quiet grounds, throwing balls or a Frisbee or learning and practicing specialized canine skills such as sheepherding, socialization of future service and therapy dogs, tracking, coursing, nose work, and, yes, agility. It provides dogs and people plenty of joyful exercise.

The aspersions cast upon the Carmel Canine Sports Center are due to a few myopic individuals who have chosen to misconstrue the purpose and have ignited an untrue vision of the center.

— Miriam Wilson,
Pacific Grove

phone calls when there is a breach of the promises made?

We must accept progress and allow use of the land; however, this project is an extreme use of the land which will impact existing businesses and home values.

I read in the documents how each concern and objection is somehow mitigated or within land use regulations — but as the old saying goes, if that is the law, then the law is a fool. I hope common sense will prevail, and this project will be denied or significantly cut back.

Pat Charles, Carmel Valley

Commentary

Impacts of center outweigh benefits

By Jack Hardy
Guest commentary

I hope everyone had the opportunity to read the letters to the editor on Oct. 5 in The Herald. They well represented the positions of the proponents of, and opponents to, the Carmel Canine Event Center, which will be before the Board of Supervisors on Oct. 27.

Letters in support of the project did not address any of the very real traffic and environmental issues — all they said was "we love dogs and think they should have a nice place to play." The letters in opposition to the Event Center addressed the traffic, noise, water and other issues that the Board of Supervisors will have to consider. This has consistently been the way these arguments have proceeded in the press, in public forums and before the Planning Commission — opponents carefully pointing out legal and environmental concerns while the proponents and their supporters talk about their love of dogs and make no attempt to address the real issues.

Many, I suspect almost all, of us who oppose the location of this Event Center share the proponents love of dogs. That is not and never has been the issue. The issue that the board will have to pass on is whether the benefits to the public and the economic interests of the proponents in having this facility located in an area zoned low-density residential outweigh the project's negative impacts and the vested interests, economic and other, of the Event Center's neighbors. The Canine Event Center is a restricted-access, membership-based commercial venture and the proponents' interests are economic, not benevolent, and must be judged accordingly. Every dollar of

Dear Editor, 10/16/15
Letters to the Editor

Doris Day opposes canine center

Dear Editor,

I understand that at the Monterey County Planning Commission meeting on Aug. 26, my name was brought up giving the impression that I would be in favor of the Carmel Canine Sports Center project because of my love of animals.

I want it to be known that I am NOT in favor of this project. I have never been in favor of dogs being exhibited in "dog shows"!

I want to stress that I firmly oppose the Carmel Canine Sports Center project, and I insist that my name never be mentioned to the contrary.

Doris Day, Carmel Valley

economic benefit to the proponents is more than offset by economic detriment to the county and to neighboring property owners, not to mention the negative environmental and traffic impacts that are clearly described in the final EIR.

To approve this project, the board is required by the California Environmental Quality Act to adopt a "statement of overriding considerations" finding that the public benefits of the project outweigh its negative impacts on the surrounding community. In this case, making that finding should be an insurmountable obstacle to approving this project. The board does not have to come out in opposition to this type of facility, it just has to conclude that the negative impacts of the Event Center in its proposed location outweigh its benefits to the public. That should not be a difficult conclusion for an unbiased Board of Supervisors to reach.

Jack Hardy lives in Carmel Valley.

Monterey Herald 10/18/15

Dear Editor 10/16/15

'Spit in the face'

Dear Editor,

What puzzles several of us who oppose the Canine Carnival at Quail Lodge is how government appointee can spit in the face

(figuratively speaking) of a man, Sir Michael Kadoorie, who has invested many millions (some say around \$50 million) in a legendary property (Quail Lodge) to the unbelievable benefit of its neighbors and the community at large? Haven't these so-called dog lovers looked around at the recreation opportunities of the Monterey Peninsula? two-bit dog circus vs. the quiet enjoyment a large group of tax-paying citizens? Recall This same appointee is charged with enforcing zoning laws for the protection of health and safety of our community. I do say that those who praise and heartily endorse the project don't even live anywhere near the site — and this includes the appointee! Can you say, "fairness?" How about "grid-lock?" Or, perhaps, you can say "infrastructure deficit." Please, deny it permit unequivocally — for all our sakes

Diane Masson, Carmel Valley

Editorial

The canine center and the requirements for getting a permit

WHEN DEVELOPMENT projects come before one of the local planning commissions, city councils or the county board of supervisors, there's always a lot of discussion about what the criteria should be for deciding whether a particular project should or should not be approved. Sometimes, this is presented as a very knotty issue, but it actually isn't. Just a few tests need to be applied.

The first is whether rejecting a project would violate the constitutional rights of the property owner or developer. That's an easy one, because the Supreme Court has laid down the law: Every property owner is entitled to use their property for an economically beneficial purpose, but that's all. In other words, you can't just require a landowner to leave it alone. A minimum use — such as a single family home on a residential lot — is the one thing a property owner has a constitutional right to have.

The next test is whether some law requires that a project be approved. Again, there are very few instances where this is true. State law, for example, requires developers of larger projects to incorporate affordable housing into those projects — a requirement that also means the local government with land-use authority over the developer's site would have to approve the affordable housing required by state law.

The final test is that every decision by local government has to be made for a good reason: Development projects can't be denied arbitrarily or capriciously. Property owners also can't be treated differently from other land owners in similar situations. But, unless a city council member has taken a bribe to vote "No," it's not usually very difficult to find a "public good" reason to deny something.

And that's pretty much it. Unless a project denial violates the Constitution or a state law, or is undertaken for a phony reason, it will almost always be legal. Which means that, when you see a big shopping center or housing project under construction in San Jose or the Central Valley, and ask yourself why it ever was granted a permit, the answer invariably is that the government in that location liked the project and wanted to approve it.

Similarly, in the wealthy areas of the state — and especially in the Monterey Peninsula — where new development always has a devil of a time getting OK'd, the only explanation is that that's the way the local government wants it. When a development permit comes before the Monterey County Board of Supervisors or the Carmel City Council, for example, all the decision makers have to do is ask themselves whether the project must be OK'd, and if it doesn't, then they can pretty much reject it if they don't happen to like it.

This type of permit is called a "discretionary permit," because the decision makers have the discretion to vote "Yes" or "No."

When you listen to a discussion among planning commissioners, city council members or county supervisors about a project that's come before them, their discretion to approve it or not becomes evident right away.

For example, when September Ranch was before the county planning commission in 2010, one commissioner noted that she would vote "No" because the September Ranch development would "place stress on issues of water and traffic" and therefore approving it wouldn't be "fair" to the surrounding community.

"This is the best quality project we've seen come along in a long time [but] the people in the area have convinced me that [approving it] is not fair, and I can't support it because of that," the commissioner said about September Ranch.

Likewise, when Ferrini Ranch was before the county planning commission in 2014, the very same commissioner, again citing traffic and water, said that, "development in the past has outpaced our ability to provide infrastructure to support it." Therefore, she said, she would vote "No" on Ferrini Ranch because she didn't want to see anything "increase" the infrastructure "deficit."

Who was that planning commissioner? None other than Martha Diehl, whose very own project, the Carmel Canine Center, would unquestionably increase water use from the Carmel River and add traffic to Carmel Valley Road. If she were allowed to vote on her own project, she would definitely have to vote "No" on it — unless she's changed her mind about everything she professes to believe in.

She won't be voting on the canine center when it comes before the board of supervisors next month, of course. And as for the supervisors themselves? She'd better hope they don't look to her voting record on the planning commission for direction, or even inspiration. If they do, her project is toast.

Canine center appealed to board of supervisors

■ Hearing set for Oct. 20

By CHRIS COUNTS

THE GROUPS vehemently opposed to the Carmel Canine Center have appealed the recent approval of the center by the Monterey County planning commission. The appeal goes to the board of supervisors and has been scheduled for Oct. 20.

County planner David Mack told The Pine Cone this week that the unanimous decision by the planning commission Aug. 26 was appealed to the supervisors by attorneys representing the Quail Lodge and a group of residents, Friends of Quail.

In the appeal she filed for Friends of Quail, attorney Molly Erickson contended the planning commission hearing was not "fair or impartial," the project's environmental impact report is flawed, and the dog park "will have unmitigated significant impacts on wildlife." She argued the center should be denied a permit.

"This is the wrong project for the wrong location,"

Pine Cone 9/18/15 See APPEAL page 11A

APPEAL

From page 1A

Erickson insisted.

Attorney Tony Lombardo is representing Quail Lodge, which has long opposed the dog center, claiming it would create too much noise and traffic.

To Martha Diehl and two partners who want to establish a private dog-training facility on 45 acres located at 8100 Valley Greens Drive, the appeals were a forgone conclusion.

"As expected, our permit approval has been appealed to the board of supervisors," reads a post on the dog parks' Facebook page.

While the Aug. 26 hearing was contentious, Diehl and her partners said its outcome provided a boost to their long-sought project.

"In the wake of the planning commission's positive decision getting us one step closer to being allowed to open our gates, we are seeing a lot of interest from people who'd like to join our efforts by reserving a space on the membership waiting list," reads another Facebook post.

Opponents contend the business would increase traffic and noise in the area. In particular, they are taking aim at a plan to host up to 24 special-event days a year and bring in as many 70 RVs and 250 people at a time.

Dual appeals challenge Carmel Valley dog park OK

Friends of Quail, Quail Lodge file appeals

By Jim Johnson

johnson@montereyherald.com
@JimJohnson_MCH on Twitter

CARMEL VALLEY » Dual appeals were filed earlier this month against the Monterey County Planning Commission's approval of the Carmel Canine Sports Center by two major opponents of the proposal.

One of those appeals alleged the approval couldn't be impartial because of how long the voting commissioners had known project owner and commission colleague Martha Diehl.

The appeals by the Friends of Quail and Quail Lodge were filed Sept. 8, and are scheduled to be considered on Oct. 27 by the Board of Supervisors.

The Planning Commission unanimously approved the canine center project by a 6-0 vote on Aug. 26 after a four-hour public hearing.

The proposal calls for a year-round membership-based dog training and sports facility on a 43-acre site off Carmel Valley Road and Valley Greens Drive near Quail Lodge. The facility would be allowed to host up to 24 event days per year with up to 250 people and 800 dogs attending, and up to 70 RVs.

According to the Friends of Quail appeal, filed by attorney Molly Erickson, the commission unfairly favored the applicant's representatives in the amount of time allowed to make their case, devoted little time to discussing the merits of the project, was missing all District 5 representa-

CANINE » PAGE 4

Monterey Herald 10/27/19

Canine

FROM PAGE 1

tion where the project site is located, and those members who did vote were influenced by their association with Diehl.

"The commissioners were affected by their long relationship with the applicant, who is the chair of

the Quail Lodge challenge filed by attorney Tony Lombardo, argued the project environmental impact report was flawed and failed to fully consider the potential impacts on the area's already overburdened water supplies and traffic on Carmel Valley Road as a result of the project.

Vandevere, who cited a long friendship with Diehl, and Amy Roberts. Commissioner Luther Hert was absent.

During the hearing, commissioner Cosme Padilla acknowledged the difficulty in reviewing a project proposed by a colleague, but promised there was no favoritism involved in the commission's decision.

Both appeals, including

Jim Johnson can be reached at 726-4348.

Monterey County Jail cozies up to ICE. **12**

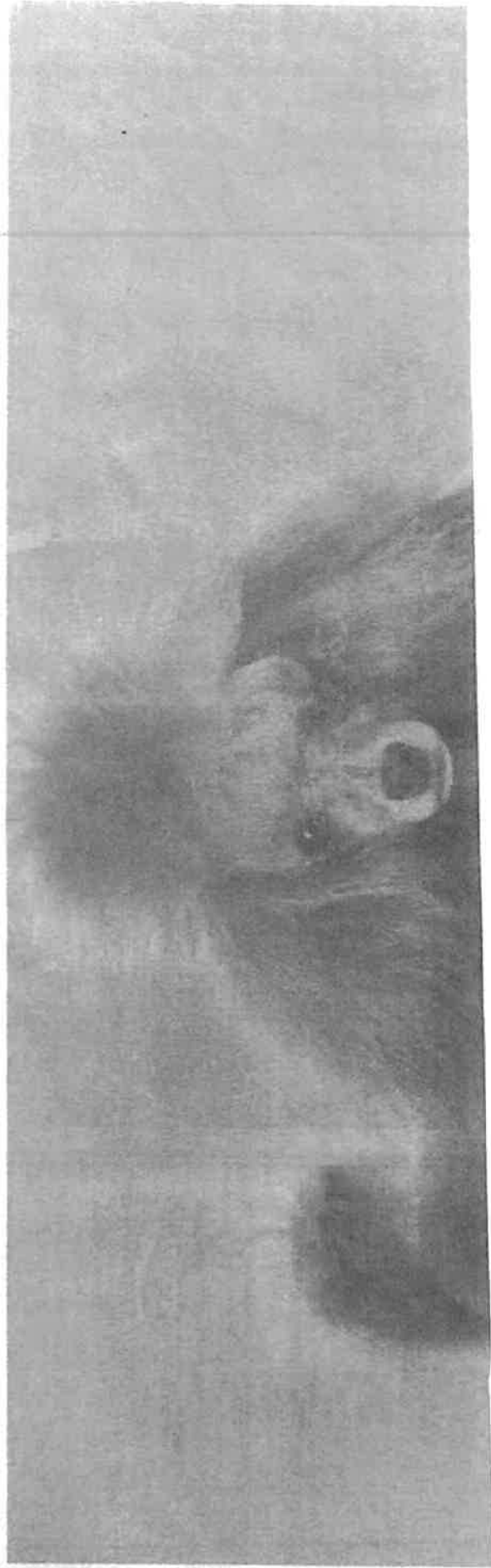


831 A surfboard-shaping savant hones his craft in Watsonville. **6**

MONTEREY COUNTY WEEKLY



MOVIES Tom Hanks' *Bridge of Spies* shares secrets of the Cold War. **40**





THE CANINE COUNTRY CLUB

PLANS FOR A DOG-CENTRIC EVENT CENTER
IN CARMEL VALLEY HAVE SOME NEIGHBORS
WAGGING THEIR TAILS, AND A LOT OF
OTHERS BARKING UP A STORM. 10

By David Schmalz

PROJECT CENSORED

The biggest stories
mainstream media
ignored in 2015. 16

OCTOBER 15-21, 2015

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LOCAL & INDEPENDENT

NEWS

Dog Fight

A proposed Carmel Valley canine club has become a touchstone of controversy.

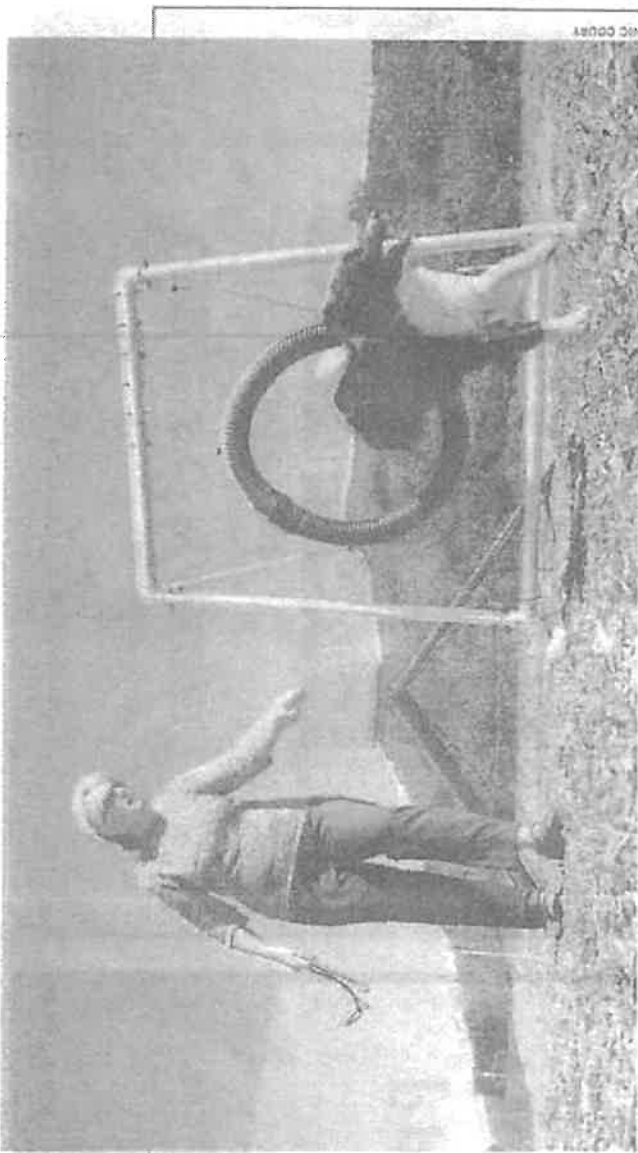
By David Schmalz

Beanie, a 5-year-old mix of Jack Russell terrier and Italian greyhound, leaps out of the Subaru into Carmel Valley sunshine. He stops and sniffs the air.

The pup—whose owner is a friend of this reporter—has a regal quality that's hard to pin down: Is it his sleek black-and-white coat that resembles a canine tuxedo? Is it that he seems to possess an old soul, one prone to pensive gazes at the horizon? Or perhaps it's that his owner, when channeling Beanie's voice, speaks with a French accent?

Yet despite all these fine attributes, Beanie has never been a member of a country club. It might not be something his owner would pursue in any case, but as of right now, it's not even an option: Despite the ubiquity of golf courses in the region, there are no canine clubs where dog enthusiasts can come train for competitive shows in events like agility and herding.

Ken Ekelund, who smiles upon meeting Beanie, would like to change that.



Martha Diehl doesn't think it's an issue that she sits on the Planning Commission. "I would recommend that everyone on the Planning Commission go through the process."

Oct. 27, the project will go in front of the Board of Supervisors.

Diehl suggested visiting the proposed project site, off Valley Greens Drive in Carmel Valley, to better understand the concept. Ekelund offered to lead a tour.

As he steps across fields of short-hewn grass, Ekelund explains that the idea for the club dates back more than 10 years, and was born out of Diehl's love for dogs. He also says it's filling an unmet need.

"We're supposed to be the most dog-friendly area in the country," he says, as Beanie darts across the grass in pursuit of ground squirrels.

"Have you ever seen a half-million-dollar RV? It's not the Beverly Hillbillies."

Ekelund says different fields on the property will offer a range of training options, and that dog owners will be able to reserve them like one would a

Along with his wife, Martha Diehl, and their business partner, Ernie Mill, he is part of the team proposing the highly controversial Carmel Canine Sports Center, a private club for dogs and dog owners to train, recreate and, every so often, host competitive events.

On Aug. 26, the project was approved 6-0 by the county Planning Commission—of which Diehl is a member—with three commissioners recusing themselves: In addition to Diehl, Keith Vandevere recused himself due to his longtime friendship with Diehl, and Amy Roberts cited her prior involvement in dog-related projects. The Planning Commission decision was appealed by Quail Lodge and the neighborhood group Friends of Quail, and on

tennis court. He leads the way to an empty irrigation pond, which aside from providing short-term water storage, could be used for aquatic canine events.

He finishes the tour at a field envisioned for one of the most contentious aspects of the project: RV parking. As proposed, the club will be allowed 24 event days annually, with permission to park up to 70 RVs on the site. Ekelund contends that any noise created by generators—which will be prohibited between 8:30pm and 8am—will be drowned out by traffic. He also disagrees that they will be unsightly.

"Have you ever seen a half-million-dollar RV?" he asks. "It's not the Beverly Hillbillies."

Ekelund adds that he and Diehl do

not expect to get rich off the project.

"It's not about making money. We're just dog people."

But there are also many dog people opposed to the proposal, which has been attacked by scores of nearby residents, as well as the owners of the adjacent Quail Lodge, who fear the club will negatively impact their business. The environmental impact report, which Diehl says cost her team \$183,000, drew over 70 letters calling its findings into question.

The project's most controversial aspects have proven to be noise, events and traffic. Of those, the EIR states that the traffic impacts can't be mitigated.

According to estimates in the EIR, the project will create about 500 additional trips on an average day, whether or not there's a special event.

A few things make that estimate problematic: The county's 2014 Carmel Valley Road Corridor Study projects that by 2030, three intersections on the road will have an "F" level of service—which signifies highly congested, jammed conditions—in peak evening hours. Among those three is the intersection with Valley Greens Drive, which would service the canine club. The study also shows that the unsignaled intersection had the second highest number of accidents on Carmel Valley Road between 2008 and 2012.

The two parties appealing the Planning Commission's approval are Friends of Quail, a group of nearby residents represented by attorney Molly Erickson, and Quail Lodge, represented by attorney Tony Lombardo.

Lombardo laughs when asked if he's ever been on the same side as Erickson, who's made a career of opposing development, and then he starts criticizing the EIR for being overly vague.

"What happens if more than 250 people come?" he asks. (Events are capped at 250 attendees.) "Why doesn't it compare to other alternative uses for the site? Why is there no discussion of air quality?"

If the supervisors approve the project, a lawsuit is likely, Lombardo says.

At an Oct. 8 panel discussion at Carmel Valley's Del Mesa Community, Diehl and Friends of Quail member John Mahoney present their respective cases. Diehl lays out some of the basics: The project will be set on a 47-acre cluster of parcels owned by the Wolter family, who used it as an organic farm for more than 60 years and are now leasing it out. She says the canine club is a way to keep much of the farmland, as opposed to the alternative of building eight new homes on the property.

Club membership will be capped at 500, and additional on-site structures will only amount to 2,400 square feet.

Mahoney responds that the property is zoned low-density residential, and that it's not about dogs—it's about the environment and quality of life.

"Traffic on Highway 1 and Carmel Valley Road is already at the max," he says, and then points out the trips the club will create are projected to be about 181,000 per year. "We just don't know how you can justify that increase."

When the floor is opened for questions, many use the opportunity to voice their discontent, including Carmel Valley resident Linda Mullally, who writes books about dog-friendly trails. Mullally finds it troubling the county will be charged with monitoring attendance numbers and whether attendees are abiding by noise restrictions, and expects that rules will be broken.

"Canine nature is perfect," she says. "Human nature is flawed." ✴

Dear Editor

We are in opposition to the proposed Canine Sports Center to be located on the banks of our fragile Carmel River. This dog center will transform a beautiful, tranquil environment into a carnival atmosphere and RV campground. Its numerous annual events will introduce traffic congestion, pollution, generator noise, loudspeakers, bright lights, barking dogs, and crowds to a residential community that is not equipped to deal with any of these things. The impact on Quail, and its quiet country lane, will be devastating.

What's more, it seems particularly odd to locate the dog center at Quail when the owner of Quail Lodge, directly across the street, has just invested several million dollars in a major upgrade that will raise enormous tax revenues for our community. This is a direct slap in the face of business interests that have shown respect for the local environment. The dog center shows contempt for that environment.

Now what we want to know is, do the people behind this dog center mean to suggest that there are no other locations in Carmel Valley that would be appropriate for such a project? Surely there must be a number of excellent possibilities that would not entail massive disruption of the environment.

And whose idea was it to locate the dog center across the street from one of Carmel's iconic resort properties? The answer, it would appear, is none other than a member of the county planning commission. Ms. Diehl shows a flagrant disregard for the community by placing her business deal ahead of the residents' needs. This is the plot from a bad movie. At a time when public officials are coming under increased scrutiny, it seems incredible that Ms. Diehl has the effrontery to propose such an obvious conflict-of-interest with the inevitable suggestion of crooked political dealings. She may have recused herself from a vote on this project, but she is fooling no one because her buddies on the commission are backing her up. It is beginning to look like we need protection from the county planning commission!

We ask that the Board of Supervisors place the needs of the Quail community ahead of the business interests of Ms. Diehl and her cronies. They need to find a more suitable location for their dog center.

Fran Wolterding, Carmel Valley
Ed Brodow, Monterey

ABOUT THE DOG VENUE: REAL FACTS

All discussions of the Carmel Canine Sports Center (CCSC) should begin with a stipulation of raw verifiable facts on which the project is predicated. Especially important are certain traffic facts; they involve the basic infrastructure on which Carmel Valley residents and businesses rely.

The project, by its own description, would inject 496 new vehicle trips (two trips per vehicle) onto Carmel Valley Road and Valley Greens Drive during every typical operating day; also, each proposed special event, of which eight per year probably would occur, would contribute 500 vehicle trips, 140 of which would consist of RVs. Further, the data-appendices to the traffic study for the EIR (known as "Appendix B: LOS Calculation Sheets" and appended to draft EIR Appendix H) should be agreed-upon as source information. (The EIR's text and narrative on traffic should not be stipulated, however, because they contain numerous serious errors.)

Project data sheets show that at the intersection of Valley Greens Drive and Carmel Valley Road, which is the principal access to CCSC, *current* Friday PM delay is 71% higher than the maximum acceptable, according to the Highway Capacity Manual's (HCM's) professional standard, to the Carmel Valley Master Plan and to the County General Plan. When CCSC traffic for ordinary operations is added, the delay rises to 431% above the acceptable maximum, and when special-event traffic is added, the delay is 881% above. These are huge impacts, and very significant by any reasonable standard. Clearly CCSC would impose heavy burdens on current users of the intersection, substantially impeding access to critical public roads.

Note that the intersection's current level of service on Friday PM already is unacceptable, so the project greatly compounds deficient conditions that we already experience. Put another way, ordinary CCSC operations would make currently unacceptable delay 3.1 times worse; special events make it 5.7 times worse. These certainly are not "almost undetectable" impacts, as CCSC promotional material states; nor is it true, as the CCSC material also states, that "maximum event traffic will not reduce the level of service on any roads".

That's for short-term impacts. In the long term ("cumulative conditions") the Friday PM delay without the project would be 1,485% higher than acceptable; with ordinary CCSC operations it would be 3,559% higher, and with special events it would be 5,670% higher. It is hard to conceive of "mitigations" that would meet the public need for acceptable operation of the roadway.

That's what the data say unambiguously, in black and white.

But the EIR engages in several layers of deception that obscure these results. For example, it uses a measure (called "average control delay" or overall delay) that the professional traffic analysis manual, HCM, rejects explicitly and emphatically for evaluating intersections' "level of service" (LOS). HCM regards the measure as unreliable: the "resulting low delay [values] can mask important LOS deficiencies", "LOS is not defined" by HCM for this quantity. But it's the very one used predominantly in the EIR.

Thus “average control delay” LOS grades quoted in the CCSC EIR, and erroneously attributed to HCM, do not exist. They have been invented by the EIR authors. Yet they are used throughout the document as the criteria for “significant impacts”, grossly underestimating impacts, by 93% to 96%. They “mask important LOS deficiencies” just as HCM predicts!

The EIR and CCSC promotional material contain numerous further substantially misleading assertions, which can be resolved only by analyzing raw, verifiable data, as above.

That our Planning Commission certified such an egregiously deficient EIR, and compounded the offense by issuing its flimsy “statement of overriding considerations”, fully deserves the description “scandalous”.

Tim Sanders is Professor of Physics, Emeritus, former member of a Los Angeles City Planning Advisory Council, and lives in the Mouth of Carmel Valley.

HOMEOWNERS' ASSOCIATIONS

Homeowners
AT QUAIL, INC.



September 26, 2015

Re: Carmel Canine Sport Center
PLN 130352

Dear Supervisor Potter,

The responsibility of the Board of Directors of Homeowners at Quail, Inc, is to protect the quality of life for the residents of our community. As such, we request that you vote to deny the permit for the Carmel Canine Sport Center.

The applicants argue that a Lodge and a Country Club is directly across the street from the project property, therefore they should have the right to open a "country club for dogs". The project property is zoned LDR, whereas Quail Lodge and Golf Course is not. A commercial enterprise that includes night lighting, extended hours, events and RVs is an inappropriate land use for lands zoned LDR. While the Planning Department claims that zoning is what they say it is (Mike Novo at the Planning Commission hearing) we respectfully disagree.

Title 21 requires that the county protect the character of residential areas and assure the orderly and beneficial development of such areas, while preserving property owner's development rights. In 2003 and 2004 the property owner obtained lot line adjustments for 8 residential lots. The Board of Supervisors passed Resolution 03-174, which provided for a 60 foot access across the Valley Greens Drive non access zone specifically for residential driveway access to 7 of those residential lots. This allows the property owner to pursue economic benefit from his property without putting undue stress on the adjacent residential properties, which isn't the case with the Canine Center.

The Planning Department claims that there is now unrestricted access across the no access zone on Valley Greens Drive, which is counter to the expressed wishes of the Board of

Supervisors in Resolution 03-174. We have not been told when the license for unrestricted access was granted, nor who granted the license. This appears to be piecemealing. Given the wording of Resolution 03-174, it was never the Supervisor's intent to create an ingress/egress from the project property for commercial and RV traffic.

Also at issue are the applicant's claims of large events held on Quail Lodge property, which they somehow equate to their right to add more. Each year we see more events and existing events are larger from year to year. All events take a toll on residents and we are loath to see another event center added to the mix.

Quail Lodge and the residential community have a symbiotic relationship. The Lodge has invested considerable sums to update and improve our community and we are respectful of their need for a return on their investment. We are, however, nearing a tipping point and in discussions with Lodge management regarding events.

Thank you for taking the time to hear our concerns.

Respectfully,

Homeowners at Quail, Inc. Board of Directors

Jain Farnsworth

Larry Somerton

Gary Freeman

Cathy Schanderl

Diane Dell'Armo

Maggie Case

Carlaine Willes

Jessica Canning

Jack Hardy

Board of Supervisors Resolution 03-174, approved May 27, 2003.

Approved removal of a 60 foot portion of the existing non-access strip along the south side of Valley Greens Drive in Carmel Valley to accommodate construction of a driveway connection to serve residential lots configured as part of the Wolter's Property Limited Partnership lot line adjustment (PLN010503).

Quail Meadows Homeowners Association

Mr. Dave Potter
Supervisor - 5th District
Monterey Courthouse
1200 Aguajito Rd., Ste. 1
Monterey, CA 93940

Supervisor Potter:

We are writing to inform you that the Board of Directors of Quail Meadows Homeowners Association has unanimously voted to oppose the Carmel Canine Sports Center - PLN 130352. Even though there are a number of issues that have not been satisfactorily addressed by the Planning Department nor the EIR, we are mainly concerned by the issues of traffic and water usage, as to their effects upon our community.

Traffic: Rancho San Carlos Rd. is a main thoroughfare for our homeowners to access Carmel Valley Rd. We feel that the traffic impact resulting from 24 event days at the CCSC and the use of 70 RV's was not adequately reviewed by the Planning Department nor the EIR as it pertains to the use of that road. Large RV's using this very narrow bridge on this roadway would cause the bridge to become a bottle-neck by allowing only one RV use at a time - there is already a sign posted on each end of

Quail Meadows Homeowners Association

the bridge that restricts one large truck at a time to pass over the bridge. Many RV's using this route to access the CCSC events would create back-ups to Carmel Valley Road causing long delays for any emergency vehicles to respond. There have been a number of accidents already on the bridge, one involving a Quail Meadows resident. This is not acceptable to our community!

Water: In light of our on-going drought, the requirement for Cal-Am to stop over drafting of the Carmel River and the lowering of the water table, to allow the CCSC to use water for irrigation, that has not been used in years and filling of their after-the-fact permitted lake is difficult to understand. Many of our homeowners have experienced the drying-up of their wells or the reduction of available water for their established irrigation use. It should be pointed out that we, as a community, have undertaken a water conservation plan over the past few years, that has reduced the ground water usage last year by more than 17 acre feet. There are still conflicts as to CCSC water rights that need to be addressed and clarified that the Planning Department and the Planning Commission have not effectively investigated during this entire process. A final disposition as to who actually owns those water rights has yet to be officially determined.

Quail Meadows Homeowners Association

We hope when doing **your** due diligence on this controversial issue that you personally visit the area of the narrow bridge on Rancho San Carlos Rd. and try to image the congestion that will occur when multiple RV's are in-line attempting to cross the bridge. You might also want to stand at the intersection of Valley Greens Dr. and Carmel Valley Rd. to envision RV's attempting to make a left hand turn onto CVR to better understand the traffic issues involved with this project. The traffic data used by the Planning Department, the EIR and relied upon by the Planning Commission has been pointed out to be flawed.

We sincerely hope that in evaluating this Project, that you will look at all the issues in greater depth and be more even-handed than was evident to us by the Planning Commission in their approval. We also hope that you will consider the long term impacts that this Project will have on the established residents of the neighboring communities. We believe that the Project, if approved by you, will have a significant adverse effect on the quiet neighborhoods, which has willingly supported the one weekend a year during "Auto Week" as a community-wide benefit. The multiple events throughout the year planned for this proposed Project, we believe, is asking too much for our immediate neighborhoods to endure, without a commensurate

Quail Meadows Homeowners Association

benefit for the entire community. We respectfully request granting the appeal to deny the Project approval.

Respectfully submitted:



Richard Oliver, President



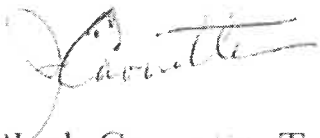
Robert Evans, Vice President



Robert Sanford III, Treasurer



Fred Salazar, Operations



Jack Caouette, Trails

Pacific Meadows Residents Association
Pacific Meadows
5315 Carmel Valley Road
Carmel, CA 93923

18 October 2015

Dave Potter
Supervisor, District Five
Monterey Courthouse
Monterey, CA 93940

re: Carmel Canine Sports Center (PLN 130352)

Dear Supervisor Potter:

The Residents Association at Pacific Meadows considered the proposal for the Carmel Canine Sports Center at its meeting on 5 October 2015.

Information from the Center's website (including the detailed history of the proposal, and the numerous evaluations developed to review aspects of the Center's impacts), from the Friends of Quail, and from conversations with representatives of both, was summarized and presented at the meeting.

A vote was taken, and two thirds of those in attendance were opposed to the further development of the Center.

I urged all residents with an interest in this project to further review the available information, and to voice their independent opinions to you and to the Board of Supervisors.

In discussion, the following seem to be the primary concerns to our population of seniors:

- (1) the impact of increased traffic on Carmel Valley Road and beyond, as projected by the EIR, which may make driving more difficult and/or hazardous, and which may cause delays to transportation services (on which many residents depend);
- (2) the environmental impact of increased water use, and the possibility of pollution to the Carmel River;
- (3) the potential impacts of increased lighting and noise during Center functions on nearby residents, especially during the 24 event days per year;
- (4) and, while the majority of our residents do not seem opposed to appropriate commercial ventures, there seems to be little benefit to the great majority of current residents

or to the neighboring community.

Thus, these and other impacts outweigh the potential benefits of the Carmel Canine Sports Center to the overall community.

Thank you for your ongoing careful study of this proposed development.

Sincerely,

Thomas V. Santulli, Jr.
President,
Pacific Meadows Residents Association

cc: Fernando Armenta, Supervisor, District One
John M. Phillips, Supervisor, District Two
Simon Salinas, Supervisor, District Three
Jane Parker, Supervisor, District Four

From: bohrice@sbcglobal.net
Subject: Fw: Canine Event Center
Date: October 8, 2015 at 11:02 AM
To: John Mahoney jmahoney@mahoneycommercial.com

Hi John:

I'm forwarding the letter I just sent to the Board of Supervisors on behalf of Rancho Tierra Grande. We focused only on the traffic issue as we feel that is what impacts us the most. Hope it serves the cause. Keep us posted and thanks for all your hard work on this important issue.

Cordially,

Bob Rice

----- Forwarded Message -----

From: "bohrice@sbcglobal.net" <bohrice@sbcglobal.net>
To: "district1@co.monterey.ca.us" <district1@co.monterey.ca.us>; "district2@co.monterey.ca.us" <district2@co.monterey.ca.us>; "district3@co.monterey.ca.us" <district3@co.monterey.ca.us>; "district4@co.monterey.ca.us" <district4@co.monterey.ca.us>; "district5@co.monterey.ca.us" <district5@co.monterey.ca.us>
Sent: Thursday, October 8, 2015 12:42 PM
Subject: Canine Event Center

Dear Supervisors Armenta, Phillips, Salinas, Parker and Potter:

The Board of Directors of Rancho Tierra Grande Association strongly opposes the Canine Event Center as it is currently proposed. We represent more than 400 residents and 200 residences in the Mid-Carmel Valley area, all of whom will be negatively impacted by this project.

The canine park is expected to generate an additional 500 vehicles per day on Carmel Valley Road on non-event days, and up to 70 RVs on as many as 24 event days during the year. This is simply unfair and unacceptable to our many residents who must travel this already-overcrowded and unsafe road on a daily basis.

We urge you to vote NO on this development.

Respectfully,

Robert Rice -- President

Clinton Robinson -- Vice President

Mary Gale -- Secretary

Mary Cushing -- Treasurer

Scott Cunningham -- Architectural Review

Jeff Hawkins -- Neighborhood Watch

Nancy Bartell -- Welcome and Membership chairperson

Joel Farson -- At Large

ORGANIZATIONS



October 14, 2015

Honorable Simon Salinas, Chair
Monterey County Board of Supervisors
168 West Alisal
Salinas, CA 93901

RE: Carmel Canine Sports Center

Dear Chair Salinas and Members of the Board:

On September 8th the Monterey County Hospitality Association Board of Directors discussed the Carmel Canine Sports Center (CCSC) application and voted unanimously to support Quail Lodge's appeal.

Quail Lodge is an iconic resort property in the heart of the Carmel Valley. Its owners have invested more than \$28,000,000 to renovate Quail Lodge and the golf course. The management team and employees have committed themselves to providing first class service to their guests and area residents. MCHA believes that a dog park with its attendant training classes, special events and part-time RV park will be very detrimental to Quail Lodge, its guests and employees and to local residents.

There is no reason to believe that CCSC will in anyway enhance the hospitality industry by adding to the number of persons using our local hotels and restaurants. CCSC is a club which will be made up of local residents or visitors in self-contained RVs. There is ample evidence that the CCSC use, including a 500 member club, daily dog training classes for non-members, 24 special event days, part-time RV park, noise and night lighting is not compatible with the area and will detract from the experience of persons enjoying Quail Lodge.

MCHA urges the Board to grant the Quail Lodge appeal and deny the CCSC use permit.

Sincerely,

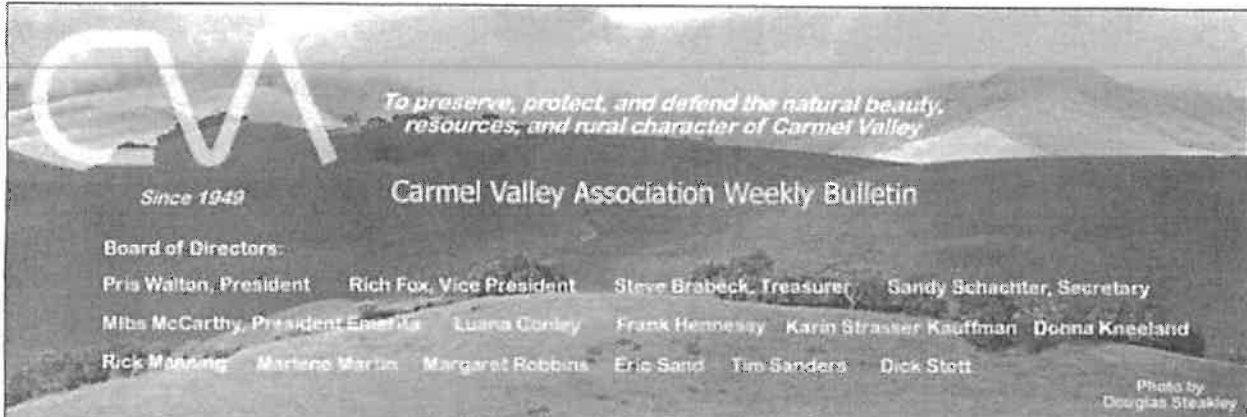
A handwritten signature in cursive script that reads 'Gary Cursio'.

Gary Cursio, Chair
Monterey County Hospitality Association

From: Carmel Valley Association president@carmelvalleyassociation.org
Subject: Carmel Valley Association Weekly Bulletin
Date: October 15, 2015 at 7:08 AM
To: apmahoney@me.com



Having trouble viewing this email? [Click here](#)



From Kay Cline:

Walk With Us to Learn About the Proposed Location of Monterey Downs

Bill and I will be continuing our two hour hikes on Saturday, Oct. 17. We'll meet at 8th and Gigling at 1 pm. Maps will be provided for this leisurely walk which will cover the exact location for Monterey Downs.

See the size of the one mile race track, the 6,500 seat arena, the grandstand and all the area that will be developed into homes and commercial areas if this project is approved. Attendees will also see the actual communities of coastal oak trees covering the land.

Please reserve your spot by emailing: kecline@sbcglobal.net or phoning 899-7934. More information will be sent once you have reserved your date.

I'm hoping that more Carmel Valley folks will be interested in joining us.

Valley Events

Check our online calendar for updates

Carmel Mission Rancheria and the Mission Indians Living There.

Dear Ann & John Mahoney,

CVA sent the following letter to County Planning Director Mike Novo on September 19th, expressing our concerns about traffic methodologies used in the Canine Sports Center's Final Environmental Impact Report (FEIR):

Mr. Mike Novo
168 West Alisal Street
Salinas, CA 93901

Dear Mr. Novo:

We have learned from the FEIR for the Carmel Canine Sports Center that a modified version of the October 2003 Guide for the Preparation of Traffic Impact Studies was used in preparing the EIR. The modified version was prepared by County Traffic Engineer Ryan D. Chapman on March 28, 2014, and approved by Director of Public Works Robert K. Murdoch.

Since changes made to the Guide address methodologies for determining thresholds of significance, we think they are subject to the following CEQA Guidelines (Section 15064.7 (b)):

Thresholds of significance to be adopted for general use as part of the lead agency's environmental review process must be adopted by ordinance, resolution, rule or regulation, and developed through a public review process and be supported by substantial evidence.

We note that the Monterey Bay Unified APCD follows such a process for changes to its "CEQA Air Quality Guidelines."

As far as we can determine, significant changes were made to the following appendices without any public notification or input:

- Removal of the 2003 Appendix B, including removal of "Methodology for Calculating Equitable Mitigation Measures";
- Removal of 2003 Appendix C, "Measures of Effectiveness by Facility Type"; and

This Evening, October 15
7:00 PM

Gary Breschini, Archeologist
Slide presentation and question
and answer time.

Carmel Valley Historical Society
77 W Carmel Valley Rd.
(831) 659-5715

Olive Lovers Fete
Arbequina Olive Oil Tasting
November 7th
11 AM - 4 PM

Enjoy an afternoon of fun, food
and the opportunity to see how we
make our creamy golden oil.

By reservation only
RSVP cristina@jandeluz.com

Jan de Luz
1 East Carmel Valley Road

Save the Dates:

LandWatch Annual
Fund Raising Luncheon

Friday, November 6th
Location to be Determined
12 - 1 PM
RSVP 759 2824

Community Thanksgiving Dinner

November 26
12-3 PM
Carmel Valley Community Center,
free..

Documenting History:
San Clemente Dam Removal and
Carmel River Reroute Project at the
Garland Park Visitor Center

Showing prints of paintings
created by Paola Berthoin on the
project site from June 2014
through August 19, 2015.

The show runs through
December 15, 2015. The Garland
Park Visitor Center hours of
operation fluctuate. Please call
659-6065 to confirm when they
are open.

• Removal of 2003 Appendix D, "Definitions and Significance Criteria", except for "Left Turn Channelization Policy," which, along with related documentation, became 2010 Appendix B.

Please explain the rationale for all of the modifications to the Guide, including changes in the appendices. Since the Carmel Canine Sports Center EIR will soon be heard by the Board of Supervisors, please provide your response promptly, allowing a reasonable opportunity for us to consider the response before the Supervisors conduct their hearing.

Thank you for your consideration.

Priscilla Walton, President
Carmel Valley Association

cc: Lew Baumann; Ryan Chapman, Traffic Engineer; Robert Murdoch, Director of Public Works and by e-mail: All supervisors; Janet Brennan, Tim Sanders

The Canine Sports Center
The Board of Supervisors Will Hear an Appeal
On October 27th

Yes, we realize it's the third time they've changed the date.

Quail Lodge and the Friends of Quail
community group are appealing the
Planning Commission's decision to the
Board of Supervisors.

CVA is supporting Friends of Quail in
their appeal by providing additional legal
analysis of the Environmental Impact
Report to the Supervisors.



Please Send an Email to Let the Supervisors Know Your Opposition.
They need to understand the concerns of valley residents.

[Click this link to an send an email to all five Supervisors](#)

or write

Fernando Armenta district1@co.monterey.ca.us
John M. Phillips district2@co.monterey.ca.us
Simon Salinas district3@co.monterey.ca.us
Jane Parker district4@co.monterey.ca.us
Dave Potter district5@co.monterey.ca.us

Sincerely,

Pris Walton, President
Carmel Valley Association



27300 Rancho San Carlos Road, Carmel CA 93923 Tel: (831) 624-2737 Fax: (831) 624-8248 Web: www.CVACOnline.com

October 13, 2015

Dave Potter
Board of Supervisors
Monterey County Government Building
1200 Aguajito Road, Ste. 1
Monterey, CA 93940

Re: Carmel Canine Event Center

Dear Supervisor Potter,

As General Manager of Carmel Valley Athletic Club (CVAC), I feel compelled to write this letter of opposition to the Carmel Canine Center project. I have personally had numerous discussions with members of CVAC, our employees, as well as neighbors of our businesses that are affected by this project. The common concern, shared by nearly all, is that this project has not been fully explored or planned and, with respect to the issue of traffic, could adversely affect our members, guests and employees, as well as all residents of the Quail Lodge, Quail Meadows, and Santa Lucia Preserve communities.

Over the past 12 months, we have experienced increased traffic on Rancho San Carlos Road and Valley Greens Way. The resurgence of business at the newly renovated Quail Lodge, the use of newly opened South Bank Bike Trail and increased business at our very own CVAC and Refuge are all positive developments for our community that have brought increased traffic to the area. The addition of the Carmel Canine Center would drastically increase the already strained traffic situation in our area.

Adding hundreds of passenger vehicles and large recreational vehicles on a daily basis to already congested roadways, with no mitigation, needs to be reconsidered. Anyone who regularly uses Rancho San Carlos Road and Valley Greens Way will tell you that recreational vehicles exiting Valley Greens Way onto Carmel Valley Road will be highly problematic. Using the alternative Rancho San Carlos Rd path of travel and crossing the narrow bridge on that road pose even greater safety challenges.

We oppose this project as currently presented and request the Board members take appropriate action in light of the strong community opposition to the adverse impacts of this proposed project.

Very Truly Yours,

Ron Haas
General Manager

The McKay Group
27200 Rancho San Carlos Road
Carmel, California 93923

October 13, 2015

Dave Potter
Board of Supervisors
Monterey County Government Building
1200 Aguajito Road, Ste. 1
Monterey, CA 93940

Re: Carmel Canine Event Center

Dear Supervisor Potter,

This letter is being written in opposition to the Carmel Canine Event Center.

The primary concern we have, as members of the Carmel and Carmel Valley business community relates to traffic and congestion on Carmel Valley Road. While there are many other valid issues with this project that should be fully explored, the anticipated increased traffic and congestion are of utmost concern.

According to County estimates, upwards of 440 vehicle trips are expected on days when the center hosts special events. Additionally, approximately 300 vehicle trips per day would be generated for the daily operation of the site. This volume of vehicle activity is simply too much for Carmel Valley Road, Valley Greens Drive, and Rancho San Carlos Road. I have personally witnessed many occasions when near accidents have occurred at the intersection of Carmel Valley Road and Valley Greens Way. This intersection is already too dangerous. The addition of hundreds of vehicles and RVs would introduce major public safety hazards.

At a minimum, the Board of Supervisors should mandate the completion of a full Environmental Impact Report on this project and present those findings to the community for review and discussion.

We oppose this project as currently presented and request the Board members take appropriate action in light of the strong community opposition to the adverse impacts of this proposed project.

Very Truly Yours,



Adam W. Tight
MP LLC
27200 Rancho San Carlos Rd
Carmel, CA 93923



Pacific Meadows

5315 Carmel Valley Road
Carmel, Ca 93923

T (831)624-9355 F (831)624-9179 TDD (800)545-1833

pm-administrator@BeaconCommunities.org

October 13, 2015

Dave Potter
Monterey County Board of Supervisors
District5@co.monterey.ca.us

Dear Supervisor Potter:


After reviewing information from both sides of the Carmel Canine Event Center issue, Pacific Meadows, its Resident Association, and its parent company Beacon Communities are opposed to this development.

We feel the increase in traffic as described in the Environmental Impact Report will be detrimental to our residents and the community. Current traffic patterns already tax Highway 1. We also discourage the additional drain on our extremely limited water resources.

The anticipated cost of becoming a member of the Center is prohibitively high for our low-income residents, making it a project they would never be able to use themselves.

Please consider the total impact of this proposed facility on the community, not just the privileged few who would be attracted to it.

Sincerely,


Kate Lepisto
Property Administrator

cc: Monterey Supervisors, Friends of Quail



Extraordinary professionals serving extraordinary people

LETTERS TO SUPERVISORS

From: **Madalyn Fitzpatrick** madalynfitzpatrick@yahoo.com

Subject: **Carmel Canine Sports Center**

Date: **October 20, 2015 at 8:57 AM**

To: district1@co.monterey.ca.us, district2@co.monterey.ca.us, district3@co.monterey.ca.us, district4@co.monterey.ca.us, district5@co.monterey.ca.us



Dear Supervisors,

As a homeowner in Quail, I **strongly oppose** the approval of a Canine Sports Center.

- Traffic issue has not been properly addressed
- Noise issue was for the most part ignored
- Panderring to a Planning Commission colleague was completely unprofessional and gives credence to the public's mistrust of government
- **Please do the right thing and OPPOSE this project**

Thank you,
Madalyn Fitzpatrick
8048 Poplar Lane
Carmel, CA 93923

Dear Supervisor Potter,

I am writing to you and your fellow supervisors in regards to the proposed Carmel Canine Sports Center (CCSC). I object to this project for many reasons. The CCSC has the very strong appearance of a conflict of interest. I work for a large national corporate entity where we must complete annual training, then sign and certify that we will not ever put ourselves in a situation where there are personal or business activities that suggest or could be inferred as an appearance of a conflict of interest. In this situation and, as all elected officials know, a conflict of interest is a situation where personal interests or outside economic interests interfere with the elected officials' responsibilities and duties, or is incompatible with their obligation to exercise good sound judgement in pursuit of their responsibilities to their constituents. Martha Diehl, as a district 5 commissioner, and Keith Vandevere, another District 5 commissioner recused themselves from the commissioner hearing in August, leaving our District without representation.

Our planning commission is responsible for defining appropriate land use for the entire county. How can it represent us when all members of the district impacted by the decision recuse themselves from voting, let alone one of them actually being the owner/developer of the proposed project in our neighborhood, a neighborhood in which none of this district's commissioners live but represent. Consequently, I submit a "Strong Appearance of a Conflict of Interest" exists and that the zoned agricultural or low density residential must take precedence over the commercial venture Ms. Diehl proposes. Ms Diehl and her partners should go back to the drawing board and look for another location for their business enterprise.

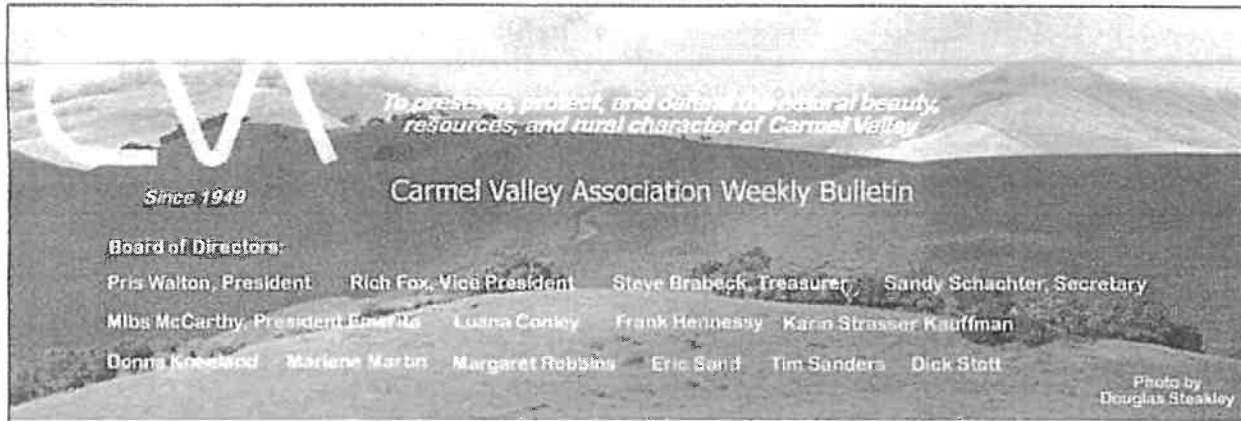
I and the majority of the residents in Quail and its immediate surroundings strongly oppose having this type of business located in our quiet neighborhood. One of our streets directly faces the proposed project and will bear the brunt of the most significant negative impacts - continuous loud noise, the coming and going of 250 plus cars and 70 RVs on event weekends, generator noise, dog showing and agility competitions complete with whistle blowing, loud speakers, cheering etc. In addition to these elements, the traffic nightmare on event weekends and the daily nuisance factors facing the entire Quail neighborhood and Quail Lodge far outweigh any benefit (and I can find none) to the community as a whole. The CCSC belongs in an open area and away from any residential neighborhood which will be severely impacted by all activities related to this type of commercial endeavor.

I am requesting your support in representing Carmel Valley and the Quail community in opposing this location for the proposed business operations of a Canine Special Events Center.

Kathy Somerton
7086 Valley Greens Circle
ksomerton@gmail.com
[831 402 0145](tel:8314020145)

From: Carmel Valley Association president@carmelvalleyassociation.org
Subject: Carmel Valley Association Weekly Bulletin
Date: September 17, 2015 at 7:04 AM
To: apmahoney@me.com

Having trouble viewing this email? [Click here](#)



**Volunteers Needed
Can You Help?**

The Carmel Valley Senior Luncheon program is in need of some backup volunteers. The program, administered by the Carmel Valley Youth Center, is a monthly gathering of persons aged 55 and over to enjoy a FREE luncheon, conversation, and games.

Guest speakers frequently provide interesting and stimulating presentations. The luncheon is held at the Carmel Valley Community Center, and everyone is welcome to join in the fun. The lunch is sometimes prepared by a local chef. Cash donations help defray the cost of the food. For more information, to volunteer your time and/or to make a cash contribution to this wonderful event, please call Marilyn Rose at 659-0420.

Valley Events

[Check our online calendar for updates](#)

Sept. 19 - 20
10am - 5pm

Glass Pumpkin Patch
+ Chefs Showcase

MEarth at the Hilton Bialek
Habitat
4380 Carmel Valley Rd.
(Adjacent to Carmel Middle
School)

Dear Ann & John Mahoney,

Letter to the County Supervisors from
Long Time Carmel Valley Resident
and Dog Fancy Magazine Columnist
Linda Mullally

September 13, 2015

Re: Carmel Canine Events Sports Center

Dear Supervisors Armenta, Phillips, Salinas, Parker and Potter:

Like many in our community and as a nearby resident, I continue to follow the controversy over the proposed Canine Sports Center across from Quail Lodge and Golf Course Residential Community off of Carmel Valley Road. I have given it a lot of thought between conversations with supporters as well as opponents.

I have been a dog lover and owner since childhood. I have spent at least 25 of my 32 years as a Monterey Peninsula resident writing articles and books promoting the joys of dog companionship at home, on the road and on the trail. As the first travel columnist for Dog Fancy Magazine and author of five dog-friendly hiking guides for national outdoor recreation publishers, I have been committed to the safety of our beloved four-legged furry friends while emphasizing responsible dog ownership and good stewardship of the land.

I fully agree that Monterey Peninsula's canine family members deserve a safe fenced place to romp, play, socialize and learn new skills. We are in dire need of such an outdoor "playground" that offers skills learning and practice opportunity on "public" land. If the canine center supporters' motivation is truly to give local dogs a "safe" playground, than true dog lovers should put their energies and money in making this a reality for all the community canines rather than just an exclusive group with a membership to a private canine country club business dependent on more events supported by out of town traffic to generate revenue for a single commercial enterprise.

Carmel Valley Art Association
Artists' Reception
Sat., Sept. 26th
open to the community.

#2 Chambers Lane
Carmel Valley Village
831.659.2441

Rainwater Harvesting Under Drought
Conditions
With Roger Manley
Saturday, October 3rd
10:15 am

Friends of the Carmel Valley
Library is very pleased to host
Roger Manley as part of the First
Saturday Series. Join us for an
engaging and timely presentation
about rainwater harvesting --
capturing rainwater from the roof
to be used for irrigating
landscapes and gardens.

For information call the Carmel
Valley Library at 659-2377

October 3rd
Golden State Theatre

Join the Ventana Wilderness
Alliance for fantastic films about
wild things and wild places,
guaranteed to inspire you to get
outside and give back! This
year's theme is "A Wild Life" and
this fourth annual YWA
presentation is the only central
coast stop on the Wild and
Scenic tour.

Joan Baez Exhibit

Carmel Valley History Center
77 W. Carmel Valley Road
Carmel Valley.

The museum is open Fridays and
Saturdays 12 to 4 PM
Visit us at
carmelvalleyhistoricalsociety.org

What's ahead at the
Carmel Valley Community
Youth Center.

County Planning Commissioner, Martha Diehl's membership "canine sports and event center" business could have tremendous value for its members. Notwithstanding her rather awkward position as both planning commissioner and co-owner/developer/operator of the proposed center, I applaud her dedication to a vision as well as the dedication of those who share her vision. Unfortunately it's the right idea at the wrong place for all the reasons stated by the opponents.

Even if I were inclined to explore the benefits of joining such a "canine center" for my own dog, I could not in all honesty join at its present location. The direct negative impact on the quality of life of my neighbors - an entire community of local residents and guests of Quail Lodge with increased noise and traffic pollution alone outweigh any represented benefits to the community. As the proposal stands, the canine sports and event center would be one more assault on our community's quality of life for financial gain by a few.

Unfortunately even the conflict of interest is so blatant that it has permeated the process with a smell more offensive than poo on a shoe. Please put integrity back in the process and recommend that the canine center relocate to a more appropriate location.

Sincerely,

Linda Mullally
Dog Loving Author and Concerned Resident
www.lindabmullally.com

The Board of Supervisors Will Hear an Appeal October 6th ^{27th}
Please Send Them an Email to Let Them Know Your Opposition

Quail Lodge and the Friends of Quail
community group are appealing the
Planning Commission's decision to the
Board of Supervisors. We will be
supporting and providing resources for
the appeal.



The Supervisors need to understand the
concerns of valley residents.

[Click this link to send an email to all five Supervisors](#)

Sincerely,

Pris Walton, President
Carmel Valley Association

Curious About CVA?

Carmel Valley Association is the oldest,
largest, and arguably most successful
community organization in Monterey



DORIS DAY

October 8, 2015

Ms. Ann Mahoney
7079 Valley Greens Circle
Carmel, CA 93923

Re: Carmel Canine Sports Center


Dear Ms. Mahoney:

I understand that at the Monterey County Planning Commission meeting held on August 26, 2015, my name was brought up giving the impression that I would be in favor of the Carmel Canine Sports Center project because of my love of animals.

I want it be known that I am NOT in favor of this project! I have never been in favor of dogs being exhibited in "dog shows"!

I want to stress that I firmly oppose the Carmel Canine Sports Center project, and I insist that my name never be mentioned to the contrary.

Sincerely,

A handwritten signature in dark ink that reads "Doris Day". The signature is stylized, with the first name "Doris" written in a cursive-like font and the last name "Day" written in a more blocky, slightly slanted font. There are some ink smudges and a long horizontal stroke extending from the end of the signature.

Doris Day

Dear (I emailed each supervisor separately),

I am still in shock after attending the Planning Commission meeting on August 26th at which this project was approved. I naively thought the Carmel Valley Master Plan would protect this area and guide decision making. Enough letters, commentary and articles are before you since the PC's decision pointing out the egregious flaws in the process and the outrageous bias of the majority in power.

I am against the so called Carmel Canine Sports Center (and I'm not a resident of the Quail area) primarily because of the negative traffic impact that will affect all residents of, as well as visitors to, the Monterey Peninsula.

Add to this proposed event center the homes to be built in the Rancho Canada West golf course area, the proposed commercial development on Rio Road, and future commercial development of lots west of Carmel Rancho Boulevard and BINGO! ---we're back to the gridlock we had before the Hatton Canyon Freeway was rejected and lanes were added to Highway One heading north from Rio road to Ocean Ave. Guess what the future looks like at this rate? The Hatton Canyon Freeway redux, overpasses, 4 lanes (at least) all the way to Carmel Valley Village and continued degradation of a "rural" environment with increased traffic, noise, air pollution, health and safety concerns, and not to leave out - the loss of wildlife. And how many lanes between Monterey and Salinas? How many between Monterey and Hwy 101? The guest commentary by Tim Sanders in the Herald (9/7/15) summed it up best in his article entitled "Commission: Just live with traffic growth". Mr Sanders quoted a "nationally renowned traffic engineer and planner, John D. Edwards Jr.: 'We will never solve urban traffic problems unless land use can be controlled.' " Professional traffic engineers and land use planners must combine efforts and citizens must get involved.

When I moved here in 1972 Carmel Valley was still rural. The road was two lanes from Highway One to mid-valley with no stoplights and was quiet during the day and after 8 PM. My address on CV Rd. began with "RR" for rural route. Over the decades, development and the resulting gridlock gradually increased and has now reached an intolerable state. I often feel cut off from the rest of the area by the traffic from too many events. Land use decisions no longer serve residents who live not only in Carmel Valley, Carmel, and Big Sur, but also residents in the whole of the Monterey Peninsula who either commute in and out of the valley or who would like to simply enjoy the natural beauty of this entire area.

Traffic and growth must be reined in. Otherwise, this will all, in time, be ruined, like so much of the Earth. That's not the legacy I want to leave to my children and grandchildren. I hope it's not too late.

Audrey F. Morris
Carmel Valley 93923

October 20, 2015

Board of Supervisors:

We have followed the discussion of the proposed Canine Center in the Quail area and are very concerned about this development. We were shocked to witness the "hearing" process at the Planning Commission where speakers and attorneys were pressed to rush and amend their presentations in order to accommodate one commissioner's personal agenda. With no public discussion about the project prior to a vote, there was no understanding of their reasoning. We are hoping the Board of Supervisors will give this proposal more thoughtful consideration.

One can understand the desire of dog owners for a place to exercise their dogs and one can understand the desire of the applicants to have a profitable business; but there are even more compelling issues to consider.

(1) Does this project protect the existing residential community of the Quail area and Quail Lodge? The rural, low density residential planning of this property was not by happenstance, and it was upon that plan that the residents felt they could depend when they chose their homes. They depended on zoning and a general plan to protect a level of peace and quiet. They depended on the master plan to anticipate a level of residential traffic that was safe and manageable. They depended on these county restrictions to protect against inconsistencies in use that degrade the neighborhood and their home values. Can they now depend on you to honor the county guidelines?

(2) There is a true safety hazard being created by this proposed business. The additional daily traffic trying to turn left onto Carmel Valley Road is concern enough; but the thought of RV traffic trying to turn left in front of the heavy and fast moving traffic is truly frightening. Any consideration of the route to Carmel Valley Road via Rancho San Carlos is even worse. That would entail traffic passing through pedestrian intensive residential areas, the Quail Golf Course and then traversing a narrow bridge. Can we rely the Board of Supervisors to recognize how this project will exacerbate the already unsafe service level D along that section of Carmel Valley Road? Beyond the immediate impact to the Quail area, the impact of this additional monthly traffic of seventy RVs on Carmel Valley Road going west to the rest of Monterey Peninsula will be significant. Isn't there a mandate for the County to encourage overall land use patterns that reduce the need to travel? Can the Monterey Peninsula depend on you to honor that mandate and deny a project that clearly increases the need to travel?

(3) People have argued that Quail Lodge already has major events. It's difficult to understand the comparison of a condensed seven-day event at Quail with twenty-four days of dog competitions spread out over twelve different weekends. An argument has been made that the area is already designated transient /recreational with the existence of Quail Lodge. Is there really a comparison trying to be made between Quail Lodge and the temporary trailers that will exist as membership facilities, storage and toilets? Can we depend on you to understand that a hedge will not mitigate the degradation of community caused by the noise, temporary structures and ongoing RV parking?

While we leave it to others to cite the detailed failings of this proposal, one does not have to parse out the details to know that this is not an appropriate use of this land. There are so many mitigations and conditions listed with this project that one has to wonder why that alone is not a red flag about the appropriateness. We are imploring you to decline this project for this location.

Wayne and Shirley Moon
P.O. Box 1831
NE Corner of San Antonio and 11th Ave
Carmel, CA 93921

From: **Sister Mary Catherine Alexander** sistermarica@gmail.com
Subject: **Sister Mary Catherine**
Date: **October 19, 2015 at 1:50 PM**
To: **Ann Mahoney** apmahoney@me.com



Dear Ann,

How are you? My thoughts and prayers are very much with you at this important time. As you may know I am in Italy at my convent, and will not be back in Carmel in time to go to the next meeting, though I will very much be there in spirit and with prayer (also asking my Sisters to pray with me).

Here is a letter that expresses my deepest concern and sadness regarding the problem. If you think it is worthwhile sending, I would ask you to do me the big favor of writing in the name or names of those to whom you think it should be sent, and e-mailing it to them. Please feel completely free to delete anything you think not germane.

I thank you so much, Ann, for this big favor, and for all of the heart-felt, wonderful work you and John have done on behalf of our beautiful Quail community. I so *GREATLY* appreciate you both!

Sending you love, I am close to you in these up-coming, difficult days,

Ever yours in Christ,

Sr. Mary Catherine

(Susan Alexander)

October 19, 2015

Dear to whom this may concern,

October 19, 2015

Dear to whom this may concern,

I must write to you, though I do not pretend that my words will truly make a difference. I pray that they will!

I am a Roman Catholic nun, and am writing from my convent in Italy, where I consecrated my life to God 38 years ago. In 2011, I was diagnosed with cancer and came back to the U.S. for surgery and treatment. My father had been a homeowner and resident at Quail for 38 years, and I came to live there, in that most lovely environment. I have stayed on at his home, making Quail my residence, with sojourns in my convent in Italy twice a year.

In the four years I have lived at Quail, I have come to appreciate not only the beauty and the wildlife of this very special area, but am profoundly grateful for the calm, peaceful and relatively silent atmosphere with little traffic that we residents of Quail are so privileged to experience in our daily lives. It is a 'neighborhood' in the true sense of the word, where one can take beautiful walks and encounter friends and neighbors.

With the encroachment of the planned canine event center, it is with deep unhappiness and displeasure, that I perceive the plan to wrest this tranquil ambiance from our neighborhood, and usher in another environment, a plan which clearly will usurp what is and has been such a wonderful blessing to so many.

I am aware of the many environmental problems and questions that pertain to this project, but will not address them, as others far more capable have done. I merely want to appeal to you from the very basic point of view of the need for some old-fashioned, simple, human concern and care about those whose lives and home environment will be dramatically changed by the proposed project.

This is the thing that has so saddened and even stupefied me, (perhaps I am naïve), i.e. the push forward by those who appear indifferent and unmoved in the face of the great pain and displeasure of the ones who will suffer the loss of an atmosphere which has been their delight and joy.

I simply want to bring this not only to your mental attention, but I would also ask you to let it penetrate your heart, and to seek to empathize with those of us who would be constrained to live with the destruction of what is indeed a very precious ambience.

I thank you for taking the time to read this, and I pray that you will also let your heart ponder what I have tried to share with you.

Yours truly,
Sister Mary Catherine
(Susan Alexander)

From: **Daniel Matuszewski** <dcmatuszewski@aol.com>
Subject: Fwd: canine center a 365 days-a-year commercial operation
Date: October 19, 2015 at 9:48 AM
To: Ann Mahoney, apmahoney@mg.com, Matuszewski, Pat & Dan Matuszewski pat@patnatproperties.com
Cc: Daniel Matuszewski dcmatuszewski@aol.com



Begin forwarded message:

From: Daniel Matuszewski <dcmatuszewski@aol.com>
Subject: canine center a 365 days-a-year commercial operation
Date: October 19, 2015 at 9:45:04 AM PDT
To: district1@co.monterey.ca.us, district2@co.monterey.ca.us, district3@co.monterey.ca.us, district4@co.monterey.ca.us, district5@co.monterey.ca.us
Cc: Daniel Matuszewski <dcmatuszewski@aol.com>

Dear Supervisors Armenta, Phillips, Salinas, Parker, and Potter:

There is a distinction between the once-a-year Quail car show and the proposed 365 days-a-year commercial Canine Center.

Supporters of the establishment of the canine center at the residential community next to Quail Lodge have repeatedly cited what they believe to be the equivalency of the annual Quail car show and the proposed canine center. If residents at Quail can live with the traffic, congestion, and disruption of the car show, these supporters claim, residents can live with the increased traffic of the canine center.

This argument throws logic and common sense out the window. Surely the impartial observer and the Board of Supervisors in its oversight role can see the fundamental difference between the two.

The Quail car show is a once-a-year event that is over and done in two to three days. The proposed canine center would be a 365 days-a-year commercial operation with an unsustainable new daily volume of traffic, congestion, and residential disruption.

I respectfully request the Board of Supervisors to reestablish logic on this issue as well as the meaning and validity of existing zoning ordinances and traffic regulations. Thank you.

Daniel Matuszewski
7007 Valley Greens Circle
Carmel 93923

district1@co.monterey.ca.us
district2@co.monterey.ca.us
district3@co.monterey.ca.us
district4@co.monterey.ca.us
district5@co.monterey.ca.us [Potter]

Dear Sirs and Madame,

I am writing this letter to you in regards to the proposed Carmel Valley Canine Club under consideration in the Quail resort area in Carmel Valley. As a long time member of the community, golf and recreation participant at The Quail Resort, former trustee of All Saints Day School, and fan of the long ago approved Auto and Motorcycle events at Quail, I am concerned about the proposed use and application process of this proposed development.

The Carmel Valley Road is already a traffic mess with long substantiated congestion on the two entrances to Quail and adjacent commercial uses. The traffic on CVR and the traffic entering on or from Quail, Tehama, Baja Cantina, and the local nursery are at best a major traffic quagmire if not an outright accident-prone mess!!

I AM A DOG LOVER!! If any of you have participated or attended a major dog show or event you must be familiar with the concentration of RV's and camper wagons that many dog owners bring to these events. These vehicles when turning in or out of intersections are cumbersome and slow causing a much greater traffic hazard than a normal vehicle.

In addition many of the owners run their portable generators most of the day for a/c, dog blow dryers, TV's, cooking, etc., causing a great amount of air quality pollution and noise. Coupled with

barking, the atmosphere is one certainly not well suited for the proposed site.

After observing the stringent planning process for the replacement of a kindergarten at ASDS, (not a new use) I am surprised that the county and other agencies allowed substantial grading on the site without a serious environmental review. This site along the Carmel River is a sensitive area and is similar to other sites that have been submitted along the river for development, which underwent SUBSTANTIAL environmental review, which was appropriate.

Is this use really the right use for an already congested resort and residential area? Aren't there many more suitable sites in the county without the proximity to an established living area? Is this development not a major departure from the previous existing agricultural use? Does the General Plan in anyway suggest that this use is appropriate?

Will the event participants be charged a fee for these productions? If the use permit allows commercial events to not only members but also the public it seems to be a commercial use and is certainly a major change in the general plan and cause for greater concern.

Is the proposed water use one that continues the prior use or is it now to be permitted for more "commercial" or non-agriculture use? Is the substantial utilization of the water for maintenance of a commercial use and consumption an appropriate conversion of the previous agriculture use?

In light of the highly controversial application and effect on an already congested residential and high tax paying resort use, it seems to be a poor decision for the Board to approve the application or without a much expanded environmental and land use review. This is especially relevant in light of the vested interest or conflict of several members the Planning Commission

I urge the Board to deny the application.

Respectfully,
Drew Gibson
225 Crossroads Blvd.
#424Carmel, Ca.
93923

Thursday, October 15, 2015

Supervisor Dave Potter,

I would like to go on record against the Canine Center and in Carmel Valley. I am fearful that allowing the Center at the present location and the traffic it will generate for the proposed biweekly Event Days will jeopardize the safety of the Carmel Valley residents. Will the owners of this commercial venture be required to have fire trucks nearby and, more importantly, a plan to evacuate the area in the event of a fire? 70 RV's would certainly hinder the efforts to do so.

When Quail Lodge holds the car events in August, to avoid the traffic generated, I and some of my neighbors leave the area for at least one day. Most leave for a week. And the car event is to raise money for charity locally!

Does Martha Diehl have inside information about the approval of the project? Because there is ongoing preparation for it's completion.

Are the supervisors listening to their constituency?

Concerned Resident of Carmel Valley,
Deanna Woodhour

From: pat@patmatproperties.com
Subject: Carmel Canine Center Proposal
Date: October 16, 2015 at 9:36 AM

To: district1@co.monterey.ca.us, district2@co.monterey.ca.us, district3@co.monterey.ca.us, district4@co.monterey.ca.us, district5@co.monterey.ca.us



Dear Supervisors Armenta, Phillips, Salinas, Parker, and Potter,

At the end of this e-mail, I include a perceptive Pine Cone editorial from Paul Miller on the ill-advised plans for a canine center near Quail Lodge. Please consider both my comments below and those in the editorial when making your decision on the proposed Canine Center.

It is astonishing that such a neighborhood-busting project should continue to go forward when the entire surrounding civic community has spoken out against it. Virtually every public agency such as California Fish and Wildlife, California Water Resources Control Board, Monterey County Land Use Advisory Committee, National Marine Fisheries Service, as well as independent traffic studies, have objected to the canine project's projected violations of traffic, water, noise, environmental, and quiet community common sense.

In addition, two major resident associations, the Carmel Valley Association (approximately 600 members) and the Friends of Quail (400 plus members) have protested the intrusion of such an alien commercial operation on that site in contravention of existing zoning regulations. Serious attention must be paid to weighting the opinion of over 1000 neighboring households whose safety, welfare, health, and sanctity of their property would clearly be jeopardized by the construction of this commercial entity.

This commercial operation would not only violate existing zoning usage, but would benefit no one but a small group of developers and, furthermore, according to the developer create only eight new jobs!

Patricia Matuszewski, 7007 Valley Greens Circle, Carmel

Pine Cone Editorial re projected Canine Project 24A The Carmel Pine Cone

March 7, 2014

What time is it when an elephant sits on your fence?

THERE ARE two types of land use projects in this country: The kind a property owner is *entitled* to build — such as a single-family home on a single-family lot — and the kind a property owner is *allowed* to build only if the majority of his fellow citizens (or their elected representatives) decide the project is a good idea and would benefit the community.

The Carmel Valley canine center isn't the first type. Its owners have no

entitlement or right to open the business, much less locate it at the proposed site on Valley Greens Drive near Quail Lodge. For it to open up shop, the canine center will have to survive the permit process, culminating in an up or down vote from the Monterey County Board of Supervisors.

After several months of debate, it has become obvious that there is almost unanimous opposition to the center from people who live nearby. They don't want the barking, they don't want the generators, they don't want the traffic and they don't want the RVs. Meanwhile, even the most ardent dog lovers in that neighborhood would have a hard time understanding why the canine center is needed. The whole Monterey Peninsula is already a *de facto* dog park, with its accommodating laws (especially in Carmel), more than ample open spaces, and climate that makes it comfortable to be outdoors at least 330 days a year. Any dog who lives here already has to think he's in heaven.

Meanwhile, because the final vote on the dog center will be taken by a county government agency, the dog center will have to weigh its chances of an affirmative vote by the board of supervisors against county-wide land use and political concerns. Will supervisors Lou Calcagno, Simon Salinas, Fernando Armenta, Jane Parker and Dave Potter find a reason to approve the dog center in the face of overwhelming neighbor opposition? We can't think of any that would even come close.

Thus, it has long been evident that there is no way the center will get the permit it seeks. The ultimate vote by the supervisors seems likely to be 5-0 against. Which means the only sensible thing for its owners to do now would be to put everybody out of their misery — including themselves — by finding another location for the dog center, or by giving up entirely. And why aren't they taking this obviously necessary step? Usually, when somebody seems to be throwing good money after bad, it's because they've already invested so much they don't have the heart to give up. Or because the upside of getting their project approved is so great that the risk — even against overwhelming odds — is worth it.

In this case, neither circumstance seems to apply. Surely, Martha Diehl and her partners have spent quite a bit, but it's not like they've invested millions. And how much profit could a dog center make, anyway?

So the entire situation leaves us shaking our heads. What are they thinking?

Besides saying goodbye to their hard-earned money and going through a lot of agony themselves, all they're doing is causing their opponents to lose sleep and spend money fighting them. And all for nothing.

It's time for the dog center people to find another, more suitable use for the property where they're trying to set up their business, and for them to find another location for the dog center — one that has no neighbors, or has ones that welcome it.

Come to think of it, an indoor/screened outdoor facility in International Falls, Minn., sounds like a winner. The dogs who live there (and their owners) need someplace to go in January to escape the snow, and in August to get away from the mosquitos.

County of Monterey
Board of Supervisors

Re: Recreational Vehicles in Carmel Valley

Respected Supervisors

For so many reasons Carmel Valley is so wrong as a location for the "Carmel Canine Sports Center" more aptly termed the Canine Event Center [CEC]. Just one of those reasons is all the serious negative impacts that would be imposed on this area of the county. A suggestion was made to make clear to you the nature and seriousness of these impacts by inviting you to the Quail community to ride the area in an RV, crossing the Rancho San Carlos River bridge over the Carmel River [alternate route per EIR], passing through quiet Low Density Residential neighborhoods and in particular attempting a left turn onto northbound Carmel Valley Road, a truly harrowing experience. Limits of time availability, particularly on your part, and resources led us to a less involved alternative of providing you with graphically correct exhibits showing what RVs would mean to traffic congestion and danger to RV drivers and the public of introducing 70 RVs into the community 24 or more times per year. [Note: RVs are represented by 8'x40' footprints spaced at 10']

Figure 1 shows the effect of 12 RVs, about 1/6th of the total number of RVs that would be permitted, waiting to make a left turn onto Carmel Valley Road, the direction most of those departing CEC would be heading. In high volume traffic conditions, breaks between lines of vehicles eastbound and traveling around 60 MPH downhill are infrequent and such a condition is likely to occur several times following events. Blockage of traffic for significant periods will be unavoidable.

Figure 2 shows 6 RVs, having turned into the merge lane but waiting for a break in westbound traffic, looking out their opposite side rearview mirror toward westbound vehicles rounding a corner which fails County standards for sight distance, a break sufficient to safely accelerate their cumbersome vehicles into the flow of traffic. A single RV would have problems here, much less a line of 6. The EIR "Serious but Unavoidable Impact" mitigation measure would undoubtedly be someone's death warrant.

Figure 3, showing a line of 70 RVs along Valley Greens Drive [VGD] that reaches from Carmel Valley Road [CVR] past the CEC entrance and nearly to the VGD bridge over the Carmel River. RVs may never be placed in such an array, but this gives you an idea of scale.

So from these exhibits you should start to get a feel for just how impactful the presence of 70 RVs would be, not just to Quail, but to Carmel Valley and beyond. Please consider the following adverse conditions that would occur:

Public Safety: Permitting traffic congestion to increase, particularly with large, unwieldy vehicles on busy 2 lane thoroughfares is unconscionable, not as the acting Planning Commission Chair stated is "Something we just have to live with". Additionally, in the event of an emergency evacuation due to flood, fire or other natural disaster look at Figure 3 and imagine 33 RVs blocking the exit with 37 RVs still on site, and that is without considering 250 participant cars, vendor trucks as well as resident traffic.

Traffic Management: Another mitigation dreamed up by a Planning Department bent on fabricating justification for the CEC was to avoid the unavoidable impact on traffic as VGD & CEC by requiring use of qualified traffic control personnel to direct the flow of traffic turning onto CVR. Can CEC management find anyone foolish enough to try and direct traffic by standing in the middle of the road at the foot of a 5% grade where cars are rounding a turn at 60 MPH? This mitigation is wishful thinking,

but the Planning Commission saw fit to certify the EIR containing such nonsense without any discussion at all.

Mitigation Practicality: A document by Kimley-Horn & Associates entitled "Project C – Carmel Valley Road/Valley Greens Drive Concept Design (Option 2), part of the Carmel Valley Road Corridor Study is meant to show how and "improved" intersection might be configured. It is still an unsafe situation for RVs as pointed out above, but in addition it would be extremely costly, as it relies on extensive road widening, high retaining walls against a steep north embankment and probably disappearance or at least serious compromising of bike lanes on either side of CVR. This project simply will happen in the foreseeable future, and cannot be relied upon as a mitigation.

Rancho San Carlos Road: Listed as an "alternate route" in the EIR, the Rancho San Carlos intersection, although it might be the individual RV driver's access of choice, is simply not viable as a route to but particularly from the CEC. Vehicles of that size cannot cross the bridge safely without stopping traffic -- they just don't fit. The approach to CVR from RSCR starts as a sharp curve then ascends a 10% grade with just a 20' semi-flat section at the verge of CVR. A single RV cannot come to a stop without half of the vehicle extending down the grade. Besides these difficulties, RSCR is a private road and it is doubtful that Santa Lucia Preserve would even consider a formal agreement with CEC developers for its use.

RV Park: CEC Developers state the use of the site for overnight RV stays does not constitute an RV park. Of course they say RV parking is only for special events and there will be no utility hook-ups provided, and that may be true at the onset, but the veracity of the CEC lead developer/Planning Commissioner comes into question in light of her flexibility in position on water & traffic based on whether it is her proposed development or someone else's under consideration. Once the door is open to RVs overnight use it is easy to imagine, as some have suspected, that RV use extends to non-special event days and then applications are made to the same Planning Department that tried to justify the project for utility hook-ups, and presto, we have a Quail RV park. The State Department of Housing already classifies the proposed RV use as an RV park.

This communication represents only one reason of many to oppose the CEC development and uphold the appeal of the erroneous and unfair decision by the Planning Commission. I hope this focused evidence will assist you in understanding how inappropriately this project has been located and rationalized. The ball is now in your court, and we trust you will correct the errors made by the Planning Department and Commission.

Respectfully submitted,

Larry R. Somerton
Carmel Valley Resident
916/849-7585
larry.somerton@gmail.com

Encl: Figures 1, 2 & 3

Figure 1. Valley Greens Drive at Carmel Valley Road after a Special Event

Scale: 1" = 100', approx.



40' x 8' RV at 10' spacing

12 RVs, about 1/3 of the total, [with no cars shown] waiting to turn left onto CVR.

The line extends past the entry to Valley Hills Center, potentially blocking its southwest entrance as well as preventing departures from Quail Lodge from turning north.

Figure 2. Proposed Suicide Lane on Carmel Valley Road after a Special Event

Scale: 1" = 100', approx

40' x 8' RV at 10' spacing



6 RVs, have turned into the CVR "turn lane", awaiting an opportunity to merge with westbound traffic while 6 more wait on VGD, still obstructing all northbound VGD traffic. Eastbound cars wanting to turn into Tehama have nowhere to go.



Figure 3. 70 is a lot of RVs. The RVs shown below VCD would extend to near the Carmel Valley bridge. Where would they all go in an emergency situation? Scale: 1" = 250' approx.

From: **Nina Bentley** ninabent2015@gmail.com
Subject: canine "event" center
Date: October 14, 2015 at 9:51 AM
To: district1@co.monterey.ca.us



Supervisor,

I am writing in opposition to the proposed Canine Event Center in the Carmel Valley. Having followed the development of this property I object on several counts:

-the added 250 and 500 trips per day as well as 70+ RV's to events even monthly would be a huge impact on traffic...and the proposed center's activities could **double these numbers**. This area is designated Low Density Residential and I do not see where the addition of cars and **most importantly RV's** for "day camping" use is appropriate.

-I am greatly distressed with the comment regarding increased congestion by Commissioner Padilla, acting PC Chair "***We will just have to live with it***". It's my understand that the task of the Planning Commission is to evaluate projects so that we will not have increased congestion in an already busy area.

-the evaluating and approval process involving County Staff when the applicant is a 10 year planning commissioner whose husband and partner is a member of the Monterey County Water Resources Agency. This seems to be a **clear conflict of interest**.

Dog activities have been a hallmark of the Carmel area for years but **RV's traveling up and down Carmel Valley Road are not** and I am opposed to the approval and development of a Center that would add this type of use of Carmel Valley Road and it's neighborhoods.

Sincerely,
Nina Bentley

From: Michael D McKee <mdmckee@sbglobal.net>
Subject: Resident of Quail Lodge Against Carmel Canine Sports Center
Date: October 14, 2015 at 9:59 AM
To:
Cc: newstroom@theadalifornia.com, mail@carimalprison.com, mhadoop@montereymerad.com, 60m@ccsnews.com



Ladies and Gentlemen:

Herein are the facts. If you and The Monterey County Board of Supervisors approve this miss placed Project then you will be complicit with the County Planning Commission's decision approving CCSC. When, in fact, it is obvious to reasonable and intelligent people ("Prudent Man Rule") that this project is about self dealing and self servings of and for a Commissioner and her partners, and not for the residents of Quail Lodge and the residents of Carmel and Carmel Valley.

Her

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 Wolfers 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."

Prepared by Stamp | Erickson on behalf of Friends of Quail, Aug. 21, 2015

1

Baseline water demand is zero, as commentators 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.



From: 100-District 4 (831) 883-7570 <district4@co.monterey.ca.us>
 Subject: RE: Carmel Canine Sports Center
 Date: September 30, 2015 at 2:44 PM
 To: Barbara van Alostyne <beva27@yahoo.com>
 Cc: Ann Mahoney <apmahoney@me.com>

September 30, 2015

Barbara van Alostyne
 Her Email: beva27@yahoo.com
 Or Ann Mahoney: apmahoney@me.com

Re: **Carmel Canine Sport Center**

Dear Barbara van Alostyne,

Thank you for contacting me to share your opinion on the proposed Carmel Canine Sport Center. As a County Supervisor, I rely on communications from individuals like you to keep me informed of public oppo

As you may know, the project application was approved by the Planning Commission. A date for an appeal hearing has been set for the afternoon session of the Board meeting on October 27th. When the matter numerous issues that have been raised, both for and against this project.

There are a few additional resources that I wanted to make sure you were aware of regarding the County Board of Supervisors meetings and ways to engage with your County Government.

- Board meetings are held nearly every Tuesday, with open session starting at 10:30am. The meetings are held in the Board of Supervisors' Chambers, located in the Monterey County Government Center.
- Board of Supervisors' meeting agendas are posted online on Thursday prior to each Tuesday Board meeting. You can view the agenda and full staff reports at: <http://publicagenda.co.monterey.ca.us>
- Board meetings may also be viewed live from your computer via a link on the Clerk of the Board's website at <http://www.co.monterey.ca.us/cob>.
- Communication to the Board of Supervisors may be sent to each individual Supervisor or CO the Clerk to the Board at crb@co.monterey.ca.us or 168 W. Alisal Street, Salinas CA 94901

Thank you again for writing to me. If there is anything else that I can do to assist you regarding this or any other issue, please feel free to contact me again.

Sincerely,

Jane Packer
 Supervisor, Fourth District

From: Ann Mahoney [mailto:apmahoney@me.com]
 Sent: Monday, September 28, 2015 5:57 PM
 To: 100-District 1 (831) 647-7981 <cdistrict1@co.monterey.ca.us>; 100-District 2 (831) 755-5022 <cdistrict2@co.monterey.ca.us>; 100-District 3 (831) 335-8833 <cdistrict3@co.monterey.ca.us>; 100-District 4 (831)
 Cc: Barbara van Alostyne <beva27@yahoo.com>
 Subject: Fwd: Carmel Canine Sports Center

Dear Supervisor Armenta, Supervisor Phillips, Supervisor Salinas, Supervisor Parker and Supervisor Potter
 I am forwarding a letter from Barbara Van Alostyne who, with her husband Bruce, lives at 8038 Poplar Lane, directly across the fairway from the proposed Carmel Canine Sports Center. She was originally forwarding it to you for her.
 Thank you for your kind attention
 Ann Mahoney

Begin forwarded message:

From: Barbara Van Alostyne <beva27@yahoo.com>
 Subject: Carmel Canine Sports Center
 Date: September 28, 2015 at 4:33:05 PM PDT
 To: Barbara Van Alostyne <beva27@yahoo.com>
 Cc: apmahoney@me.com

To all Supervisors of Monterey County

This commercial business is an unwanted intrusion into a quiet residential neighborhood. Valley Greens Drive will no longer be available as a pleasant place for Senior citizens to walk if it cars plus 70 RVs using this road. It is time for the Board of Supervisors to do what is right and just, not just think of their personal associations with their appointed or elected friends.
 Barbara Van Alostyne

Sent from my iPad

Fran Gaver

26780 PASEO ROBLES

CARMEL, CA 93923

(831) 624-1648

fgaver@comcast.net

Supervisor Dave Potter
Monterey Courthouse
1200 Aquajito Road. Ste. 1
Monterey CA 93940

Re: Canine dog park

Dear Dave:

I know you will receive many letters in opposition from organizations I support, but I want to add a personal statement in opposition to the proposed "canine country club". I have nothing against the idea of a "dog park", or whatever one wants to call it, but not on the location the owners have selected.

I am sure you are aware that the traffic on Highway One is now almost always at the level we used to think of as "holiday traffic." The Valley Road traffic already makes it hazardous for those of us to have to turn left to drive anywhere else on the peninsula. Just the ordinary added traffic from members of the canine park will have a serious impact. Turning the park into an RV campground on the average of twice a month is, in my view, simply out of the question.

Unfortunately our 5th district was not represented when the Planning Commission considered the application. I urge you to pay close attention to 5th district residents of the lovely residential Quail Lodge area and others of us who would be impacted by this unfortunate proposal and vote to overturn the approval granted by the Planning Commission. I hope you will use your influence to persuade at least two other members of the board of Supervisors to also reject this unfortunate plan.

Sincerely,

cc: Supervisor Fernando Armenta
Supervisor John M. Phillips
Supervisor Simon Salinas
Supervisor Jane Parker

From: CATHY SCHANDERL cathyaye@msn.com
Subject: Canine Event Center
Date: September 28, 2015 at 12:12 PM
To: District1@co.monterey.ca.us, district1@co.monterey.ca.us, district2@co.monterey.ca.us, district3@co.monterey.ca.us, district4@co.monterey.ca.us, district5@co.monterey.ca.us
Cc: Ann Mahoney apmahoney@sbcglobal.net



Dear Board of Supervisors,

My name is Cathy Schanderl and I am a resident at Quail Lodge, Carmel. I am writing you today as a tax payer and citizen of Monterey County. I am vehemently opposed to the Carmel Canine Event Center.

Why am I opposed?

First, it is a for profit organization set up in a residential neighborhood that is zoned low density residential. The zoning plan is designed to promote and protect the public health and safety of its residents. This event center, not dog park, will be contrary to the general plan which was developed to protect us.

Second, the 70 planned RV's will be a traffic nightmare. I invite each one of you to drive over the Rancho San Carlos Bridge and you will see what I mean. It is narrow, and quite nerve racking with just 2 cars passing no less a Motor Home. Motor homes going in and out of Quail over this bridge to use the ONLY traffic light will certainly be a disaster. Approval of such activities will likely lead to injury to the many drivers, pedestrians and golfers who enjoy the tranquility of the Quail Lodge area.

I have heard over and over that because the Quail Lodge Golf Center hosts "The Quail" each year for car week, that the residents shouldn't mind having an "event center" in the neighborhood.

What I have to say is many of us residents just TOLERATE the inconvenience of the Quail. It is part of Car Week and thousands and thousands of dollars from the event are DONATED every year to a non profit organization. Everyone on the Peninsula is affected by car week, but we tolerate it. I will add that the golf club goes out of their way to manage traffic and see to it that residents are minimally disrupted. This will not be the case if the CEC is allowed to go through.

I ask each of you to look seriously at this project and consider the impact to the environment, the impact of increased traffic to Carmel Valley Road and Highway 1, and the negative impact to the residential neighborhoods surrounding the proposed site. We have zoning laws for a reason.

Contrary to Mr. Nova's comment at the Planning meeting that "zoning can be interpreted" while maybe true to a degree, this would be a very loose and dangerous interpretation!

Thank you for your time,

Cathy Schanderl
8069 Lake Place
Carmel CA 93923

September 24, 2015

Jane Parker
Supervisor, Monterey County

Dear Jane:

We are writing to ask for your no vote on the Dog Park in the Quail area.

We are appalled at the whole procedure, and that the governmental process should have allowed this to progress to this point. This is one of the most obvious conflict of interest cases that we can remember.

For the entire Planning Commission, with the recusal of the three involved, to vote for this project smacks of cronyism. And, for the acting chair to comment that "we'd just have to get used to the traffic" was obscene. Apparently the zoning for the park is currently not allowed on that parcel and would have to be changed.

For too many years the Board of Supervisors officials have approved project after project without developing the accompanying necessary infrastructure. Examples are: Carmel Rancho and the Crossroads while canceling the 45 year old plan for the Hatton Canyon Roadway; building the "temporary" intersection at CV Road and Highway 1 (that remains to this day) and giving up the 4 lane right of way on Carmel Valley Road. All of this while entertaining the applications for new developments such as Tony Lombardo's Rancho housing and the September Ranch project. When will enough be enough?

The traffic that the Dog Park local and special events will generate on to Carmel Valley Road is too much by far. The anticipated daily traffic plus the requested 24 EVENTS PER YEAR will add hundreds of trips to the route. We use Carmel Valley Road on a daily basis, and hear the traffic through our open window beginning at about 4 a.m. During the Concours the traffic was backed up from the Del Monte Shopping Center all the way to Quail Lodge.

It's interesting that Ms. Diehl's position on the proposed September Ranch was negative on the basis of water use and traffic. She apparently does not have that same opinion when it comes to her personal interest. From the Planning Commission vote, she has apparently convinced others about her project..

Please vote no on this project and ask others to do so.

Peggy and Rolf Johnsen
626-5999

pegrolf@sbcglobal.net

94 Del Mesa Carmel, Carmel, CA 93923

From: **mbgwca** mbgwca@comcast.net
Subject: **FW: Carmel Canine Sports Center**
Date: **October 3, 2015 at 1:59 PM**
To: **Jain Farnsworth** jainfarnsworthdesign@comcast.net, **Ann Peterson Mahoney** apmahoney@sbcglobal.net



I've sent this to the supervisors today. Gabby

From: mbgwca [mailto:mbgwca@comcast.net]
Sent: Saturday, October 03, 2015 1:57 PM
To: 'district1@co.monterey.ca.us'; 'district2@co.monterey.ca.us'; 'district3@co.monterey.ca.us';
'district4@co.monterey.ca.us'; 'district5@co.monterey.ca.us'
Subject: Carmel Canine Sports Center

TO MONTEREY COUNTY SUPERVISORS

Dogs. Just about everyone likes them. Indeed this area is known for its kind treatment toward our canine friends, allowing them to romp leash-free on Carmel beach and to accompany their masters to restaurants. The proposed Carmel Canine Sports Center is a large, commercial business venture in a residential area near Quail Lodge. In the past 20 years I've lived here, I have noticed a considerable increase in traffic along Carmel Valley Road and Highway 1, an increase supported by the most recent data and traffic studies. There is no stop light at the intersection of Valley Greens Drive and Carmel Valley Road and none has been proposed. The small bridge on Rancho San Carlos Road is too narrow for wide trucks or vehicles to pass, let alone scores of RVs. The Canine Event Center proposes to be open year round, seven days a week from morning till night. How and where will all those vehicles get in and out of the Center without chaos and delay?

Certain facts are indisputable. Carmel Valley Road and Rio Road are among the most heavily used arteries on the Monterey Peninsula. Why should the County approve a project, described as a "country club for dogs," that would overload key roads when the Center could be located elsewhere? How does this project benefit the community to justify the inconvenience that so many residents would experience, not just for an occasional event, but on a permanent basis?

I trust you will give the project and all of its ramifications the closest scrutiny and discussion before rendering a decision.

Gabrielle Walters
7074 Valley Greens Circle
Carmel 93923
831-624-0350

James G. Vorhes
8545 Carmel Valley Road
Carmel, CA 93923
September 28, 2015

Supervisor Dave Potter
Monterey Courthouse
1200 Aquajito Road, Ste.
Monterey, CA 93940

Dear Supervisor Potter,

As a 30 year resident of Carmel Valley and a former property owner in the Quail Lodge area, I have followed Martha Diehl's application for a dog park on Valley Greens Drive with considerable interest.

I believe that if she had asked for a simple dog park there never would have been an issue. But asking for a number of events involving crowds and RV's abutting a residential area became something else entirely.

I had enough interest to attend the Planning Commission August 26th meeting. At that meeting I was struck by three things: (a) The project attorney had all the time he wanted while those opposed were really limited. That is simply not fair and made it look like "the fix was in", (b) When a spokesman spoke of the political aspect of this application the Chair shut him down abruptly. Everyone there knew that was the elephant in the room, (c) When the chair said that the EIR concern about traffic should be ignored because "traffic was ever where and we should just have to live with it", I thought I was in a Third World courthouse.

When the Supervisors meet to consider this project I urge you to reverse the Planning Commission's sloppy process in arriving at their decision.

James G. Vorhes

cc: Other Supervisors

From: **lealle snorf** lesliesnorf@sbcglobal.net
Subject: **Fw: Attn: Dave Potter/ Canine Center**
Date: **October 1, 2015 at 4:19 PM**
To: **Ann Peterson Mahoney** apmahoney@sbcglobal.net



I fired this and four others off to the Supervisors.
All were delivered except Fernando Armenta -
"Mailbox full..."

Fingers crossed -----

xxxxs

On Thursday, October 1, 2015 3:50 PM, **leslie snorf** <lesliesnorf@sbcglobal.net> wrote:

We strongly oppose the development of the Carmel Canine Sports Center at Quail Lodge.

It is an ill conceived project that will negatively change the neighborhood and adjacent area.

We reject the idea of more traffic, more water usage, and more congestion in this lovely part of Carmel. It will be detrimental to the quality of life for Carmel and Carmel Valley residents.

Please deny the opportunity for the development to proceed.

Leslie and Charlie Snorf

Carmel, CA

From: **Eileen Schloss** eileenmschloss@gmail.com
Subject: **Objection to the Carmel (Canine) Event Center**
Date: **September 27, 2015 at 5:03 PM**
To: district1@co.monterey.ca.us, district2@co.monterey.ca.us, district3@co.monterey.ca.us, district4@co.monterey.ca.us, district5@co.monterey.ca.us
Cc: mheditor@montereyherald.com, mail@carmelpinecone.com, newsroom@thecalifornian.com, jlmazur@hearst.com, Larry Somerton larry.somerton@gmail.com, **Steve Schloss** steveschloss1@gmail.com, apmahoney@me.com



Dear Esteemed Representatives and Journalists,

Let us start our communication by stating that we are animal lovers, particularly dogs. In my early years I used to show Afghan Hounds and competitively participate in field trials, so I am very aware of the requirements of professional canine competitive events – and love to attend them.

My husband and I own a home at 7032 Valley Knoll Road, which as you can see from the plot map is just up the street from the proposed Canine Center. As it is today, we put up with the significant traffic and disturbance from the annual Quail motorcycle and car events. Each of these events are once per year and although they are a huge inconvenience, they are only annual events.

The possibility of the Canine Event Center being approved with a minimum of 24 events per year is unfathomable as to what it will do to the traffic, noise and peace and quiet of our neighborhood. We moved from Silicon Valley precisely to get away from the traffic, noise and disregard for neighborhood integrity. The fact that the planning committee approved such a project leads us to question how personal relationships with Ms Diehl and her husband may have unfairly tainted the review process.

We almost don't need to state the obvious concern about water conservation in our county, which each of us has taken as a personal obligation to adhere to in our daily lives. The addition of a Canine event center at this time in California's most serious and long term drought condition is purely irresponsible.

We strongly oppose this project and implore you to reconsider how poor a location the Quail community is for such a center. While Fort Ord is in dire need of economically viable projects, perhaps that location would allow Ms Diehl and her investors to continue with their project and as dog lovers we would be happy to attend such events in that location.

Respectfully,

Eileen and Steve Schloss
7032 Valley Knoll Road
Carmel, CA 93923
408-857-6669

Thursday, October 01, 2015

To whom it may concern:

The blatant blanket approval by the Monterey Planning Commission of the proposed Canine Event Center without discussion and consideration of all the relevant details, bodes very poorly, and possibly very expensive for the area residents.

My wife and I do not live on Quail Lodge but we are members of the golf club and enjoy the serenity and quiet that it provides, this I fear may not last. The possibility of 70 recreation vehicles invading the roads up to 24 times a year is a severe "quality of life" affront, and it could also be costly not only to the peace and quiet but also add expensive road maintenance issues to the area.

I live off Schulte Road, and for years we suffered the damages caused by the numerous, and I may add, very large, recreation vehicles crossing the small one lane bridge that fords the Carmel river. These vehicles were heading down to the *Carmel by the River RV Park*, a park for only 35 of these visitors, not the 70 proposed for the Canine Center. I can personally attest to the fact that hardly a week passed when this poor one lane bridge was not under repair from contact by these vehicles. There were pedestrian walkways on each side of the bridge and they were always being rebuilt due to damage, I think that the work crews almost had a permanent job. Eventually the County had to replace this structure, which was an 18-month undertaking, and we all suffered the delays during this process.

My point here is, that if we allow 70 of these large vehicles over the newly repaired bridge of Rancho San Carlos road, which although has two lanes, is still narrower than the main road, are we going to suffer a similar damage issue with this river crossing as well?

A further disruptive issue, which we still suffer with on Schulte Road is, when these vehicles leave and exit to the main road, they tend to do it all at once in a convoy. As these are hardly "nimble" forms of transport, they tend to create a backup along Schulte Road and we as residents have to wait an inordinate amount of time to get access to the main road to go about our business. I would hate to estimate the time it would take for these vehicles to enter Carmel Valley Road from either Valley Greens Road or Rancho San Carlos, even though the latter does have a traffic light?

You may notice that there is a significant grade increase to access Carmel Valley Road from the Rancho San Carlos exit and a backup of 4 or 5 large vehicles here causes a delay now, I would hate to think how the backup would be with 70. I imagine there are also safety considerations to the egress of 70 large pantechnicon's onto a busy Carmel Valley Road all at the same time. Add to this the approval of up to 215 automobiles attending these events, and presumably exiting at the same time and it all adds up to grid lock and infrastructure overload. There would also be a propensity for damage requiring further expenditures by the county to maintain and repair the access to this "Event Center".

A dog park it will not be, but an ill-conceived and miss located commercial business, and as such it should be located elsewhere.

I will not reduce these comments to personality issues or local political skullduggery but base them purely on facts and personal experience of the Recreation Vehicles that we have experienced in the same geographic area. I think the neighborhood would be better served if the Board of Supervisors would consider these facts, and require the applicant to relocate this commercial venture to a more appropriate location.

Thank you:

Geoffrey and Suzanne Ashton (831) 626 3262

27479 Schulte Road

Carmel Valley CA 93923

The Planning Commission "erred" in approving the Carmel Canine Sports Center. Let us hope the elected Supervisors will do a more thorough evaluation in the appeals process of this proposal.

As one of the many opposed to the CCSC, I should have guessed that it was a foregone conclusion that the Planning Commission would approve the project. Supervisor Dave Potter appointed Martha Diehl to the Planning Commission. She is a competent and respected commissioner, who has served many years, and is at present the Chairman of the Planning Commission. Although there was a great show of Martha Diehl and 2 other commissioners recusing themselves from the hearing because of prejudice, the remaining commissioners did make a quorum (barely). Ms. Diehl has worked with the remaining commissioners and the presenting staff of John Ford and Mike Novo for years and despite numerous and significant issues with the EIR, all approved the project. How could her close colleagues vote against her? Martha Diehl would not have spent the money for the EIR and all the other work that was completed at the proposed site, if she was not completely sure her colleagues in the planning commission would approve her misguided plan. This voting process with Ms. Diehl as a commissioner is a big red flag of bias. Let us hope that the Supervisors will do a more thorough evaluation of the truly glaring problems with this project as stated in the appeals. The "unavoidable" traffic problem and water issues alone should have stopped this project from the very beginning.

Brooke Knight
8063 Lake Place
Carmel, CA 93923
(831) 624-1362

From: **KEITH DOMNICK** krmrd@mac.com
Subject: **Quail Canine Sports & Events Center**
Date: **October 13, 2015 at 2:42 PM**
To: district1@co.monterey.ca.us, district2@co.monterey.ca.us, district3@co.monterey.ca.us, district5@co.monterey.ca.us,
Friends of Quail friendsofquail@gmail.com, apmahoney@me.com



To:- THE BOARD OF SUPERVISORS FOR MONTEREY COUNTY

**WE ARE TOTALLY OPPOSED TO THE
ESTABLISHMENT OF A QUAIL CANINE SPORTS
& EVENTS CENTER. A NEW LOCATION
SHOULD BE FOUND FOR THIS CENTER IN A
NON RESIDENTIAL AREA.**

In our opinion the proposed canine activities center is totally impractical at the suggested location. There are very few periods of light traffic at the intersection of Carmel Valley Rd.. and Valley Greens Dr.. Locals already experience lengthy delays at this intersection at any time of day. Often 5 mins at peak times when the eastbound flow of traffic is virtually continuous as two lanes merge into one just west of the intersection. On roads such as Carmel Valley Rd., RV's always slow down and back up traffic. This will only add to the frustration level of drivers

who must use the road each day. In turn that **will lead to a higher
incident of accidents and deaths on Carmel
Valley Road.**

**Also keep in mind there are a lot of elderly
drivers in the area. They moved to Quail to
experience a slower, quieter pace of life. The
additional traffic and noise associated with the
proposed canine center would, without doubt,
have a negative impact on there lives and
devalue property values. No one has the right to
impose negative environmental changes on the
elderly that degrades their lifestyle.**

If a Canine Sports & Events Center was proposed adjacent to any of the Supervisor's homes I believe the majority of their neighbors would vehemently oppose the concept.

**Keith & Margaret Domnick
7055 Valley Greens Drive
Carmel, CA 93923**

From: James Heuerman sandyheuerman@gmail.com
Subject: NO Canine Sports Center
Date: October 13, 2015 at 4:42 PM
To: district1@co.monterey.ca.us, district2@co.monterey.ca.us, district3@co.monterey.co.us, district4@co.monterey.co.us, district5@co.monterey.co.us



Supervisors:

I am very strongly opposed to the Canine Sports Center being located on Valley Greens Drive!

My wife and I have been residents of the Quail neighborhood for approximately 17 years. I am an active member of the Quail Golf Club. We have a dog.

Over the past 17 years we have seen a gradual increase in traffic on Valley Greens Drive. This is related to things such as building projects in the Preserve, Qual Meadows, CV Racquet Club/Refuge Spa and renovations etc within Quail itself.

I will not restate all the obvious objections to the Canine Project but will simply emphasize the safety issue on Valley Greens Drive. As you know the Drive goes through the golf course. During the course of play streets are crossed by players and golf course staff at least 7 times. This produces during the course of a normal day at least 200 crossings per day. THIS IS AN ACCIDENT WAITING TO HAPPEN!

After years of pressure we have finally gotten a few modest speed bumps to slow traffic. This is inadequate.

Any significant project like the Canine Center that puts more traffic on Valley Greens Drive should be vetoed. The volume of traffic estimated to come from the daily and weekly events, the large RV's that will be driving to Rancho San Carlos and the bridge are simply too much.. It will make an already unsafe situation a potentially deadly situation.

In addition to all the other valid reasons to veto this project I ask you to simply use common sense. Take responsible action before someone gets killed on Valley Greens

Drive..

Jim and Sandy Heuerman
Carmel Valley

PETITIONS

Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

- Severe traffic impacts to Hwy 1 and Carmel Valley Road cannot be mitigated.
- The estimated 496 additional cars through the dangerous intersection at Carmel Valley Road & Valley Greens Drive and across the narrow bridge on Rancho San Carlos Road make them dangerous for RV traffic and all locals and neighboring businesses.
- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use for over 60 acre feet of water!
- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
Sara Koppel	<i>Sara Koppel</i>	25462 Carmel Knolls Dr.	10/8/15
Victoria Blaszcak	<i>Victoria Blaszcak</i>	PO Box 614 Carmel, CA 93921	10/8/15
Karen Macke	<i>Karen Macke</i>	PO Box 937 Carmel CA 93921	10-9-15
Mary Dwyer	<i>Mary Dwyer</i>	24776 Cabrillo St Carmel CA 93921	
Jean Schaeffer	<i>Jean Schaeffer</i>	PO Box 2234 Carmel, CA 93921	
Bennie Crockett	<i>Bennie Crockett</i>	9542 Maple Ct Carmel Ca 93923	
Ruth Cartier	<i>Ruth Cartier</i>	PO Box 184 C.V. 93924	10-12-15

THIS IS NOT ABOUT DOGS - IT IS THE WRONG LOCATION FOR THIS PROJECT.

Carmel Canine Sport Center: PLN 130352

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Print Name	Signature	Address	Date
Judith Sloan	Judith Sloan	16 Annapolis Lane, M.	10-14-15
Thomas Husted	Thomas Husted	123 Sowell Ave	Pacific Grove 10-14-15
Glenn E. Robinson	Glenn E. Robinson	32 Sifers Knoll	PR 10-14-15
Auty W. Fass	Auty W. Fass	17 Littlefield Rd.	Monterey 10-14-15
Doug Wilhelm	Doug Wilhelm	On Dolores 4 SE of 13	Carmel 93921
CHMS KESKIN	CHMS KESKIN	8225 BL GARDN ESTRADA	CARMEL 93923
Monika Myszak	Monika Myszak	1721 St Helena	Seaside 93955

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Print Name	Signature	Address	Date
Judith Dobbey Justice Dobbey	<i>Judith Dobbey Justice Dobbey</i>	8017 River Road	10/15/2015
Amy Anderson	<i>Amy Anderson</i>	2540 Outlook Dr Carmel 93923	10/15/15
CAREY BACON	<i>Carey Bacon</i>	27175 MEADOWS RD, CARMEL, 93923	10/15/15
ARTHUR HASELTINE	<i>Arthur Hasetline</i>	24755 Crestwood Dr Carmel 93923	
ALEXIS LAUE	<i>Alexis Laue</i>	PO Box 1415 Pells Beach Ca 93953	
Rosalie Pinkert	<i>Rosalie Pinkert</i>	225 Hacienda Carmel Carmel CA 93923	
Heidi Feldman	<i>Heidi Feldman</i>	179 Pacific Ave, #93950	10/15/2015

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Print Name	Signature	Address	Date
PATRICIA HANDLER	<i>Patricia Handler</i>	13th + Camino Real Carmel, CA	10/17/15
Harry E. Handler	<i>Harry E. Handler</i>	" "	" 10/17/15
ADRIENNE SHIMODA	<i>Adrienne Shimoda</i>	7 VIA JOAQUIN #10 MONTEREY	93940 10/28/15
DWIGHT SHIMODA	<i>Dwight Shimoda</i>	" "	" "
SANDRA SCHEURER	<i>Sandra Scheurer</i>	74 POPPY C.V	10/18/15
DAVID BURBIDGE	<i>David Burbidge</i>	" "	10/18/15

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Print Name	Signature	Address	Date
IRWIN SPEIZER	<i>Irwin Speizer</i>	1008 RIPPLE AVE, PACIFIC GROVE CA	10/14/15
DARCEY POND CHURCH	<i>Darcey Pond Church</i>	4045 Camino La Cumbre Carmel 93953	10/15
Carol Church	<i>Carol Church</i>	1071 Marchmont Rd Carmel CA	
SUSAN FRANKLIN	<i>Susan Franklin</i>	45 E Garza Rd - CV 93924	10/14/15
Kate Daniels Kurz	<i>Kate Kurz</i>	396 W Carmel Valley Rd CV 93924	10/14
Vicki Williams	<i>Vicki Williams</i>	650 Hartman St Monterey CA 93940	
Lauren Virshup	<i>Lauren Virshup</i>	102 Tesoro Rd Monterey CA 93940	10/14

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Print Name	Signature	Address	Date
Priscilla Walton	<i>Priscilla Walton</i>	118 White Oaks CV	10/2/2015
John Walton	<i>John Walton</i>	118 White Oaks CV	10/2/15
Ken Hale	<i>Ken Hale</i>	119 White Oaks CV	10-6-15
MIKE CANNONER	<i>Mike Cannoner</i>	120 White Oaks Ln. CV	10-6-15
STEPHANIE JOHNSTON	<i>Stephanie Johnston</i>	122 White Oaks Ln CV	10-6-15
NEIL JOHNSTON	<i>Neil Johnston</i>	122 White Oaks Ln CV	10-6-15
Rob WALBRETT	<i>Rob Walbrecht</i>	123 White Oaks Ln CV	10/6/15

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Print Name	Signature	Address	Date
Robin Sach		24 Calle de los Lobos CV	10/12/15
Randy Rindazzo		RANDY RINDAZZO 4 Harper Lane C.V. CA	10-12-15
CHALLENGE T. RINDAZZO		4 LUPIN LANE C.V. CA	10/12/15
William Rindazzo		1230 6th St MHY	10/12/15
Ronald A. Young		C. RONALD PIERCE 137-2 E. CV Rd. Carmel Valley 95014	
McDermott		Pedrofo Rente 116 White Oaks Ln. Carmel Valley, CA.	
Janet Brennen		14 Calabocas Nuboches Carmel Valley 95015	

THIS IS NOT ABOUT DOGS - IT IS THE WRONG LOCATION FOR THIS PROJECT.

Key -
Savoy

Carmel Canine Sport Center: PLN 130352

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- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use for over 60 acre feet of water!
- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
CARIE WALDROP	<i>Carie Waldrop</i>	133 White Oaks Lane	10-12-15
Linda McMenamin	<i>Linda McMenamin</i>	124 White Oaks Ln	10-12-15
Donna Reata	<i>Donna Reata</i>	116 White Oaks Ln	10-12-15
Sandra Coran	<i>Sandra Coran</i>	114 White Oaks	10/12/15
Judith Miller & Judith Miller	<i>Judith Miller & Judith Miller</i>	45 Linnex Dr. S.V. 94	10/12/15
Theresa Swa	<i>Theresa Swa</i>	4265 Bland Tr. Carmel	10/12/15
Casey Green	<i>Casey Green</i>	18865 Pacheco Rd CV	10/12/15

THIS IS NOT ABOUT DOGS - IT IS THE WRONG LOCATION FOR THIS PROJECT.

Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

- Severe traffic impacts to Hwy 1 and Carmel Valley Road cannot be mitigated.
- The estimated 496 additional cars through the dangerous intersection at Carmel Valley Road & Valley Greens Drive and across the narrow bridge on Rancho San Carlos Road make them dangerous for RV traffic and all locals and neighboring businesses.
- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use for over 60 acre feet of water!
- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
CHARLES BROUSSARD	<i>Charles Broussard</i>	136 White Oaks Ln Carmel Valley	10/5/15
PATRICIA M. BROUSSARD	<i>Patricia M. Broussard</i>	136 White Oaks Lane Carmel Valley	10/5/15
WILLIAM L. GRAY	<i>W. L. Gray</i>	112 WHITE OAKS LANE CARMEL VALLEY	10/6/15
Ronald K. Rickow	<i>Ronald K. Rickow</i>	112 White Oaks Lane Carmel Valley	10/06/15
DAVID M. HALL	<i>David M. Hall</i>	108 WHITE OAKS LANE CARMEL VALLEY	10.8.15
ROBIN ORNEALS	<i>Robin Orneals</i>	132 WHITE OAKS LANE CARMEL VALLEY	10/12/15
George Cooper	<i>George Cooper</i>	132 WHITE OAKS LN CARMEL VALLEY	10-12-15

THIS IS NOT ABOUT DOGS - IT IS THE WRONG LOCATION FOR THIS PROJECT.

Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

- Severe traffic impacts to Hwy 1 and Carmel Valley Road cannot be mitigated.
- The estimated 496 additional cars through the dangerous intersection at Carmel Valley Road & Valley Greens Drive and across the narrow bridge on Rancho San Carlos Road make them dangerous for RV traffic and all locals and neighboring businesses.
- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use for over 60 acre feet of water!
- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
LIANA OLSON	<i>Liana Olson</i>	38201 oak road, Carmel Valley, CA	10/15/2015
Shannon Damnavits	<i>Shannon Damnavits</i>	121 White Oaks Ln. CV. CA	10/18/2015
Melinda Chandler	<i>Melinda Chandler</i>	120 White Oaks cv. CA	10/18/2015
Mona Hale	<i>Mona Hale</i>	119 white Oaks Ln CA.	10/18/2015

THIS IS NOT ABOUT DOGS - IT IS THE WRONG LOCATION FOR THIS PROJECT.

Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

- Severe traffic impacts to Hwy 1 and Carmel Valley Road cannot be mitigated.
- The estimated 496 additional cars through the dangerous intersection at Carmel Valley Road & Valley Greens Drive and across the narrow bridge on Rancho San Carlos Road make them dangerous for RV traffic and all locals and neighboring businesses.
- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use for over 60 acre feet of water!
- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
Sara Seeger	<i>Sara Seeger</i>	25374 Bosmore Ct. Salinas	10/15/15
Vicente Kals	<i>Vicente Kals</i>	23746 Ed. Rd	10/15/15

THIS IS NOT ABOUT DOGS - IT IS THE WRONG LOCATION FOR THIS PROJECT.

Canine Sport Center

We, the undersigned, are members of the Prado Del Sol/Rancho Bonita Homeowners Association. Our homes are very close to the Quail Lodge facilities and Valley Greens Drive.

- We already put up with severe traffic daily and the addition of 500 cars and 70 RVs will be both dangerous and disruptive on Carmel Valley Road and the intersection with Valley Greens Drive.
- We oppose a commercial Event Center in this location with the noise, congestion, traffic in a low density residential area.
- We understand that a Canine facility is a valuable service, but the current site is totally inappropriate and unacceptable.

We strongly oppose the Canine Sport Center's proposed location and urge the Board of Supervisors to reject this project at this location area.

Print Name	Signature	Address	Date
Sharon J. Larson	<i>Sharon Larson</i>	27224 Prado del Sol	10/3/2015
Veronica Boen	<i>Veronica Boen</i>	27217 Prado Del Sol	10/13/15
Chris Komar	<i>Chris Komar</i>	27212 Prado del Sol	10/14/15
Scott Komar	<i>Scott Komar</i>	27212 Prado Del Sol	10/14/15
Jenell Daste	<i>Jenell Daste</i>	27161 Prado del Sol	10/17/15
Molly Daste	<i>Molly Daste</i>	27161 Prado del Sol	10/17/15
Sara Filly	<i>Sara Filly</i>	27201 Prado Del Sol	10/17/15
Tony Filly	<i>Tony Filly</i>	27201 Prado Del Sol	10/17/15
Lynn Fawkes	<i>Lynn Fawkes</i>	27201 Prado Del Sol	10/17/15

Carmel Canine Sport Center: PLN 130352

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- Severe traffic impacts to Hwy 1 and Carmel Valley Road cannot be mitigated.
- The estimated 496 additional cars through the dangerous intersection at Carmel Valley Road & Valley Greens Drive and across the narrow bridge on Rancho San Carlos Road make them dangerous for RV traffic and all locals and neighboring businesses.
- I oppose a commercial Event Center in this location.
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- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

<u>Print Name</u>	<u>Signature</u>	<u>Address</u>	<u>Date</u>
Shirley A. Moon	<i>Shirley A. Moon</i>	P.O. Box 1831 Carmel, CA 93921	10-15-15
WAYNE MOON	<i>Wayne Moon</i>	" "	10/17/15

THIS IS NOT ABOUT DOGS - IT IS THE WRONG LOCATION FOR THIS PROJECT.

Canine Sport Center

We, the undersigned, live on Prado Del Sol Road off of Carmel Valley Road. Our homes are very close to the Quail Lodge facilities and Valley Greens Drive.

- We already put up with severe traffic daily and the addition of 500 cars and 70 RVs will be both dangerous and disruptive on Carmel Valley Road and the intersection with Valley Greens Drive.
- We oppose a commercial Event Center in this location with the noise, congestion, traffic in a low density residential area.
- We understand that a Canine facility is a valuable service, but the current site is totally inappropriate and unacceptable.

We strongly oppose the Canine Sport Center's proposed location and urge the Board of Supervisors to reject this project at this location area.

Print Name	Signature	Address	Date
CLARKE E. HERBERT	<i>Clarke Herbert</i>	27232 PRADO DEL SOL	10/14/2015
<i>RONALD FREUDEN</i>	<i>Ronald Freuden</i>	<i>27224 Prado del Sol</i>	<i>11-15-15</i>
<i>Lena Clark</i>	<i>Lena Clark</i>	<i>27225 Prado del Sol</i>	<i>10/14/2015</i>
STUART A. CLARK	<i>Stuart A. Clark</i>	27225 PRADO DEL SOL	10/14/2015
TANIOS VIVIANI	<i>Tanios Viviani</i>	27209 Prado del Sol	10/14/2015
Liliane Viviani	<i>Liliane Viviani</i>	27209 Prado del Sol	10/14/2015
<i>Catherine Aiello</i>	<i>Catherine Aiello</i>	<i>27204 Prado del Sol</i>	<i>10/16/2015</i>
ERASMO AIELLO	<i>Erasmus Aiello</i>	27204 PRADO DEL SOL	10/16/2015
Lynn Burwash	<i>Lynn Burwash</i>	27169 Prado Del Sol	10/17/15

Canine Sport Center

We, the undersigned, are members of the Prado Del Sol/Rancho Bonita Homeowners Association. Our homes are very close to the Quail Lodge facilities and Valley Greens Drive.

- We already put up with severe traffic daily and the addition of 500 cars and 70 RVs will be both dangerous and disruptive on Carmel Valley Road and the intersection with Valley Greens Drive.
- We oppose a commercial Event Center in this location with the noise, congestion, traffic in a low density residential area.
- We understand that a Canine facility is a valuable service, but the current site is totally inappropriate and unacceptable.

We strongly oppose the Canine Sport Center's proposed location and urge the Board of Supervisors to reject this project at this location area.

Print Name	Signature	Address	Date
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Lori Addison	<i>L Addison</i>	27220 Prado Del Sol	8/27/15 ^{LA}
Michael Addison	<i>M Addison</i>	27220 Prado Del Sol	9/27/15
Anne Banta	<i>Ann Banta</i>	27185 Prado del Sol	9/28/15
TANIOS VIVIANI	<i>T Viviani</i>	27209 PRADO DEL SOL	9/29/15
Liliane Viviani	<i>Liliani</i>	27209 Prado del Sol	9/29/15
Ann K.			
Jimmee N. Greco	<i>Jimmee N Greco</i>	27228 Prado del Sol	9/30/15
Edward W. Greco	<i>E Greco</i>	" " "	"
Stan McKee	<i>S McKee</i>	27197 Prado Del Sol	10/8/15
Mark Boen	<i>M Boen</i>	27216 Prado Del Sol	10/8/15

Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

- Severe traffic impacts to Hwy 1 and Carmel Valley Road cannot be mitigated.
- The estimated 496 additional cars through the dangerous intersection at Carmel Valley Road & Valley Greens Drive and across the narrow bridge on Rancho San Carlos Road make them dangerous for RV traffic and all locals and neighboring businesses.
- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use for over 60 acre feet of water!
- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
CHARLIE BANCROFT	<i>Charlie Bancroft</i>	9541 CARMEL CT	10-15-2015
GRETA MILLER	<i>Greta Miller</i>	7067 Valley Greens Cir	10-15-2015
George L. Miller	<i>George L. Miller</i>	7067 Valley Greens Ave	10-15-2015
Jay Hudson	<i>Jay Hudson</i>	21 Via Arcerolo Monterey	10-16-15
Kip Hudson	<i>Kip G. Hudson</i>	21 Via Arcerolo Monterey	10-16-15








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Carmel Canine Sport Center: PLN 130352

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
GD Eason		544 Yuba Pt	9/25/15
BOB FRASER		20824 Brookside Rd	9/25-15
KATHY M. SOMERSON		7096 Valley Greens Cir	9.26.15
Maureen H. Harnbender		7040 Valley Greens Cir	9.27.15
Angela Kishner		7040 Valley Greens Cir	9/27/15
LARRY R. SOMERSON		7086 VALLEY GREENS CIR	9/27/15
SANDRA RAYPO		25470 VIA MARQUITA CARMEL	93923



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Print Name	Signature	Address	Date
E Sweeney		7510 VCL	10/14/15
MCANEL Sweeney		7010 Duffly based Dick	10/14/15

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Print Name	Signature	Address	Date
CHARLES B. HADLEY		3 VISTA LADIPKA CARMEL VALLEY, CA. 93924	10-15-15

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Carmel Canine Sport Center: PLN 130352

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name _____ **Signature** _____ **Address** _____ **Date** _____

MAURA ANN SCHWARTZ *Maureen A Schwartz* 7044 Valley Greens Circle 10/15/2015
Carmel, Ca







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Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
Bernie Plack		7076 Fairway Pl.	10/2/15
Gary Freeman		7069 Fairway Pl	10/3/15
Margaret A Freeman		7069 Fairway Pl	10/3/15
NANCY REELER		7074 Fairway Pl.	10/5/15
CAROL COLE		7074 Fairway Pl	10-5-15
TARA LIM		7068 FAIRWAY PL	10-5-15

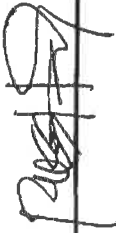






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Carmel Canine Sport Center: PLN 130352

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
RUSELL HAYSLEY		8545 CARMEL VALLEY RD	9/25/15
Ramona C. Smith		8545 Carmel Valley Rd	9/25/2015
Mel Plevenour		8545 C.V. RD.	9/25/2015
MONTY HAYSLEY		8545 CARMEL VALLEY RD.	9/26/2015
Rolores Albright		" "	9/28/2015
CHARLES HOPPE		8545 CARMEL VALLEY RD	10/3/2015
ARLEN HOPPE		8545 CARMEL VALLEY RD	10/3/2015






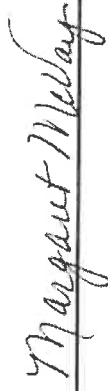
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Carmel Canine Sport Center: PLN 130352

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
PETER BARD		501 Abrego Monterey Ca.	9/24/15
RYAN EDWARDS		501 ASSEGO Monterey, CA	9/24/2015
Rds Taylor-Shew		155 Dolphin Cr 93155	9/24/2015
Nule Latham		501 Abrego st, Monterey CA	9/24/2015
Krum Wult		Po Box 14 CAEMEL CA	9/24/15
ALISON GOSS		6641 KimAnn Ln, Salinas 95007	9/24/15
Margaret McVay		1163 Old Stage Rd., Salinas, 93908	9/24/15



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Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
Patrick Skelton		501 Abrego Street, Monterey, CA	9/25/15
Dev Patel		406 English Ave - Monterey, CA	9/25/15



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Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center for one, some or all of the following reasons:

- Severe traffic impacts to Hwy 1 and Carmel Valley Road cannot be mitigated.
- Dangerous intersection at Carmel Valley Road & Valley Greens Drive plus narrow bridge on Rancho San Carlos Road make them dangerous for RV traffic and increased daily traffic of approximately 500 cars.
- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use!
- The proposed use is incompatible with low density residential (LDR) zoning. 70 RVs in a residential area are inappropriate.

Based on the above, I respectfully ask that the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
Margaret Schulte		225 Crossroad Blvd #374	9/20/15
Stephen Schulte		11	9/20/15








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Carmel Canine Sport Center: PLN 130352

I strongly oppose the Carmel Canine Sport Center's proposed location for one, some or all of the following reasons:

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
Fred SALAZAR		5471 Quail Meadows Dr.	9.24.15
JACK HARDY		7064 Valley Green Circle	9/24/15
RICHARD VALLIERE		5466 Quail Way	9/24/15
EUGEN HAYS		7505 FAIRWAY PL	9/24/15
Donna Lee		7064 Valley Greens	9/24/15
Judy Valliere		5466 Quail Way	9/24/15
BARBARA HAYS		7075 FAIRWAY PL	9.24.15

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
S. ROBERT EVANS	<i>[Signature]</i>	5478 Quail Meadows Dr, Carmel	9/25/15
ROBERT V. SANFORD III	<i>[Signature]</i>	5476 Quail Meadows Dr, Carmel	9/29/15
CHARLOTTE EVANS	<i>[Signature]</i>	5478 Quail Meadows Dr, Carmel	9-25-15
William Phillips	<i>[Signature]</i>	2008 Coyote Rd. Pajaro Pools 2053	
DONALD J. MAYOL	<i>[Signature]</i>	5449 Quail Way Carmel, Cal	93923
Lois M. MAYOL	<i>[Signature]</i>	5449 Quail Way Carmel, CA	93923
J.R. Collen	<i>[Signature]</i>	5460 Quail Way Carmel Ca	93923

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Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
JAN Hopkins	<i>[Signature]</i>	7013 Fenwick Pl.	9-28-15
Peorla Tansitano	<i>[Signature]</i>	7035 Valley Greens Cir	9-28-15
Nancy Andrews	<i>[Signature]</i>	PO Box 7415 Carmel	9-28-15
Sandra Barnes	<i>[Signature]</i>	7020 Valley Greens Dr.	9/28/18
Joyce Thau	<i>[Signature]</i>	27990 Herculio Rd.	9/28/15
SANDRA HEUERMAN	<i>[Signature]</i>	7003 Valley Greens Cir	9/28/15
Tae Butler	<i>[Signature]</i>	5 Phelps Way. CV	9/28/15




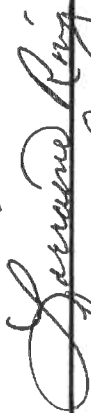
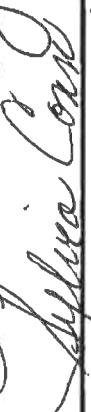

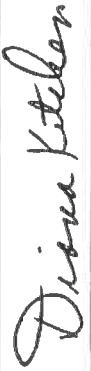
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Carmel Canine Sport Center: PLN 130352

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- I oppose a commercial Event Center in this location.
- Water use and water rights are in question. This is a frivolous use for over 60 acre feet of water!
- The proposed use is incompatible with low density residential (LDR) zoning - 70 RVs and 24 event days each year in a residential area are inappropriate.

Based on the above, I respectfully ask the Supervisors to uphold the appeal and deny the permit for this project.

Print Name	Signature	Address	Date
JUDITH MAGER		7033 VALLEY GREENS CIR.	9-28-15
D. BRETT TAUPIT		1 SPOTAVIEW LN.	9/28/15
Harvey Barrios		7020 VALLEY GREEN DR #15	9/29/15
Korraine Ring		2 Los Robles Drive. C.V.	9-29-15
Sylvia Conn		20 Woodmere Lane, Monterey	9-29-15
RONALD R. READ		2-B- SCARLETT RD., CARMEL VALLEY	9/29/15
Diana Kitchen		5473 Deer Meadows Dr Carmel	9/29/15

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Print Name	Signature	Address	Date
Gerald Kitcher	<i>[Signature]</i>	5473 Quail Meadows Dr.	9/29/15
Milton R. Fore	<i>[Signature]</i>	5462 Quail Way, Carmel	10/1/2015
KATHLEEN FORE	<i>[Signature]</i>	5462 Quail Way, Carmel, CA	10/1/2015
JOE GEORGE	<i>[Signature]</i>	5475 Covey Court, Carmel, CA	10/4/2015
DAVID GREFFY	<i>[Signature]</i>	5483 Covey Court Carmel Ca	10/2/2015
DIANE M. GREFFY	<i>[Signature]</i>	5483 Covey Court Carmel Ca	10/2/2015
GAIL STERIDAN	<i>[Signature]</i>	5484 Quail Meadows Dr. Carmel CA	10/2/2015

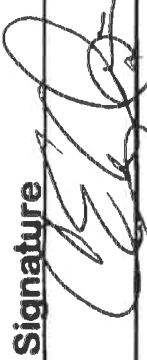






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Print Name	Signature	Address	Date
CHARLES DAVIS		7071 Parkway Place	10-2-2015
Josette PAVIS		7071 Parkway Place	10-2-2015
ERIC R HANOVER		318 DAMISON WAY	10.4.2015
JAMES GIANCOLI		20213 Moor Dr,	10.4.2015
PETE WALMSLEY		7026 VALLEY KNOLL	10-4-2015
NOEL CARR		8150 Manjara	10.4.2015
W.T. BREITHAUP		1 SOUTHVIEW LANE	10/4/15

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Print Name	Signature	Address	Date
RICHARD OLIVER	<i>Richard Oliver</i>	7013 Valley Greens Cir	10-5-15
Terry Haker	<i>Terry Haker</i>	5498 Quail Meadows Dr	10-5-15
Lynn Salazar	<i>Lynn Salazar</i>	5491 Quail Meadows Dr	10-5-15
Mae Bannan	<i>Mae Bannan</i>	5492 Quail Meadows DR	10-5-15
Rose Lorella	<i>Rose Lorella</i>	7041 Valley Greens Circle	10-5-15
Richard Pupp	<i>Richard Pupp</i>	5480 Quail Meadows Drive	10-6-15
Roya Javid	<i>Roya Javid</i>	5480 Quail Meadows Drive	10/6/15

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Print Name	Signature	Address	Date
David Buckingham	<i>[Signature]</i>	12 Oak Meadow Ln	10/5/15
Chue Barrett	<i>[Signature]</i>	6355 Brookdale Dr	10/5/15
Craig A. Beller	<i>[Signature]</i>	7020 Valley Greens Dr. #13	10/5/15

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Print Name	Signature	Address	Date
Helen H. Ondway		Carmel 93923 257 Hacienda Arroyo	10/15/15
Linda Mulla		Carmel 35 Hacienda 93923	10-15-15
David Mulla		Carmel 35 Hacienda 93923	10-15-15
Teri Porteous		1303 Chamisal Way ^{Pebble}	10-19-15
Chris Porteous		1303 Chamisal Way Pebble Beach 93953	10-19-15
Ann Mahoney		7079 Valley Gr Cr. Carmel	10-19-15
John Mahoney		7079 Valley Gr Cr. Carmel - 93923	10-19-15







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Print Name	Signature	Address	Date
Robert Karstonyk		341 E I Caminito - C.V.	Oct. 13 2015
BEDNARIK		31 Calle De Postillones C.V.	10-15-15
Anda Law		Carmel Valley CA	93924 10/16/15
MARY SUTHERLAND		Carmel Valley Rd	93924
DAVINE BRINTON		Carmel Valley	93924
STEPHEN HALL		Carmel Valley	93924

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Print Name	Signature	Address	Date
Carol McKibben	<i>Carol McKibben</i>	25955 Juniper Ave Carmel 95023	Oct 13, 2015
Mildred Aguando	<i>Mildred Aguando</i>	19 Woodside Dr CV	Aug 18-2014
Deborah Richards	<i>Deborah Richards</i>	13 Woodside Dr, C.V.	10-18-15
Betsy Shea	<i>Betsy Shea</i>	17 Woodside Place CV	93924 10-18-15
David F. King	<i>David F. King</i>	9 wood side Bl CV	93924
CEETE C. WOOD	<i>Cete C. Wood</i>	21 Woodside Pl. Carmel Valley CA	93924
Oliver E. Wood, Jr.	<i>Oliver E. Wood, Jr.</i>	21 Woodside Pl., Carmel Valley, CA	93924

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Print Name	Signature	Address	Date
DORIS FABRE	<i>[Signature]</i>	C.Y. CA 93924 331 EL CAMINITO ROAD	10/15/15
DONNA C. LAWSON	<i>[Signature]</i>	70 UPPER CIRCLE CARMEL VALLEY, CA 93924	10/16/15
HUBERT FABRE	<i>[Signature]</i>	331 EL CAMINITO ROAD	CARMEL VALLEY CA 93924 10/15/15
Elaine Schlegel	<i>[Signature]</i>	287 ESQUILINE RD., CARMEL VALLEY, CA	10/15/15
Elizabeth MURPHY	<i>[Signature]</i>	62 Ave Marlon Monterey, CA	10/15/15
SANDRA RADER	<i>[Signature]</i>	762 SPRUCE AVE PACIFIC GROVE, 95050	
DIANE EISENBACH	<i>[Signature]</i>	1397 PARKIN STREET SEASIDE CA 93955	14 OCT 15

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Print Name	Signature	Address	Date
KATHLIN STRESSER	KATHLIN STRESSER	15 WOODSIDE PLACE CV 93924	10/12/15
Voyce Beck	Voyce Beck	25937 Coat Lane, Carmel Valley, CA	10/12/15 93915
Linda Cank Brown	Linda Cank Brown	25340 Tierra Grande Carmel, CA	93923 10/12/15
Cynthia B. Hall	Cynthia B. Hall	345 El Carmelo Rd	CV 93924 10/14/15
VALERIE MCKAY	Valerie McKay	92 Panetta Rd	CV 93924
Ellen Horstanz	Ellen Horstanz	341 El Caminito	CV 93924
JUDITH RILEY	JUDITH RILEY	25751 CROSS CREEK RD CORRAL DE TIERRA	93908

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Print Name	Signature	Address	Date
Virginia Luttrell	<i>Virginia Luttrell</i>	11 Woodside Pl. Carmel Valley ⁹³⁹²⁴	10/18/15
Richard K Dahlinger	<i>Richard K Dahlinger</i>	16 Woodside Pl. Carmel Valley	10/18/15
Nancy Dahlinger	<i>Nancy Dahlinger</i>	16 Woodside Pl. Carmel Valley	10/18/15
Le S. Sivola	<i>Le S. Sivola</i>	12 Woodside Pl. Carmel Valley	10/18/15
Karen Rachelle	<i>Karen Rachelle</i>	" "	10/18/15
Beth Loum	<i>Beth Loum</i>	22 Woodside Dr. C.V. 93924	10/18/15
ROBERT MONASTES	<i>Robert Monastes</i>	8 WOODSIDE PL. C.V. 93924	10/18/15






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Print Name	Signature	Address	Date
LISA MOERISON		P.O. Box 1104 Carmel Valley CA	10-16-
SCOT LEIKY		70 UPPER CIRCLE, CARMEL VALLEY, CA	93924 10-16/15
KIM WOODS		144 Mt. View Dr	93924 10-16/15
KYUE MORRISON		P.O. Box 1104 Carmel Valley	93924
Justine Hochstaedter		P.O. Box 2351 Carmel Valley CA	93924 10/17/15

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Print Name

Signature

Address

Date

LELAND SMITH

Leland Smith

31425 VIA LAS ROSAS CV.

93924
10/18/15

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Print Name _____ **Signature** _____ **Address** _____ **Date** _____

DANNY KENYON *[Signature]* 7523 Fawn Ct., Carmel CA 93923 10/21/15
GERARDINE KENYON *[Signature]* 7523 Fawn Ct., Carmel, Ca. 93923 10/19/15

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Other views COMMENTARY

County planning process broken

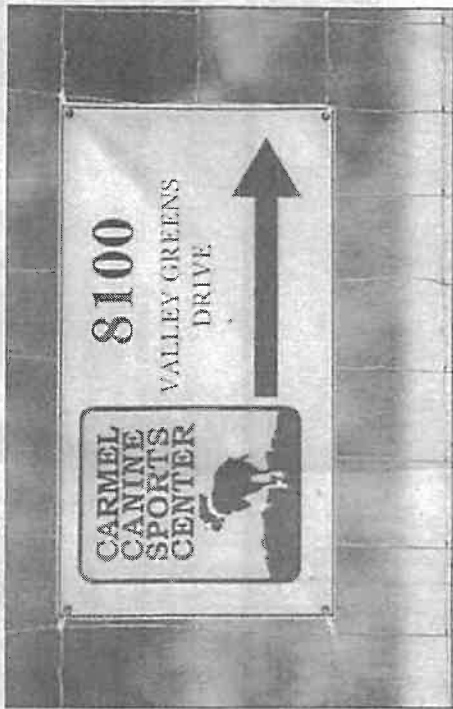
By Jain L. Farnsworth
Guest commentary

The planning process in Monterey County is broken. Evidence of this appeared in April 2013 when the planners assigned to the Carmel Canine Sports Center permit hosted a walk around the project property for the benefit of concerned citizens. The atmosphere was similar to sales people at a developer's housing project: the planners were "selling" the project.

Shouldn't planners be more of a neutral party? That evening it was noticed by attendees that heavy electrical cable was being installed without the necessary permits. Wouldn't it be the responsibility of the planners to notice a code violation of that type? And what about the large commercial sign that was erected at the entrance? In Monterey County the code is, no permit, no sign. It took opponents over a year to get that sign removed. Was this business as usual or was this because two of the applicants are county officials? Either case is troubling.

Fast-forward to the Aug. 26 Planning Commission hearing on this same project. Three commissioners, one who is the applicant, recused themselves due to personal relationships with the applicant. That left a minimum quorum. One of the remaining commissioners needed to leave midafternoon, which would close the hearing due to quorum requirements. Due to that, attorneys for the opposition were limited to five-minute presentations, while the applicant's attorney was allowed over 20 minutes. The applicant's attorney was later given rebuttal time, but the opposition's attorneys were not. What happened to fair and balanced?

Considering the controversial nature of this project and the possibility of the appearance of favoritism or conflict of interest, which is very strong in this case, wouldn't it have been a better idea to have scheduled the hearing at a time when enough commissioners could be present to allow all sides equal opportunity to present evidence? What is the purpose of hearings if not for that?



DAVID ROYAL — MONTEREY HERALD
A sign on the fence at the site of the Carmel Canine Sports Center in Carmel Valley.

When addressing the significant impacts of this project, impacts that he admitted cannot be mitigated, the acting chairman of the commission told opponents that events and traffic are going to get worse, so they just needed to live with it.

Since when has "just get over it" been an effective tool for successful planning? If that's the

prevailing mindset, why is it that we have a Planning Commission?

This is a highly controversial project located in District 5. Since the applicant is a commissioner representing District 5, who recused herself, and her longtime acquaintance is a planning commissioner representing District 5, who recused himself, District 5 was left with no repre-

sentation. Because of that, at the very least, one would expect that the commissioners would care to have the appearance of equality and ask questions regarding the oppositions points on water rights, traffic and up to 70 RVs in a residential neighborhood. Or they might have questioned concerns about the possibility of lost union jobs at Quail Lodge based on impacts from RV traffic and the presence of up to 70 RVs immediately across from the lodge. Not one question was asked, nor were questions asked about assumptions that the project would have access across private roads.

Residents and taxpayers expect a healthy discussion on both the pros and cons, not just the pros, for all projects to be aired during the public hearings so that we can be sure that the process is fair for all. Most importantly, they expect that commissioners be either commissioners, or developers, but not both at the same time.

Jain L. Farnsworth is
president of Homeowner's
at Quail, Inc., in Carmel.

Gonzales, Eva x5186

From: Ford, John H. x5158
Sent: Tuesday, October 20, 2015 8:33 AM
To: Mack, David x5096
Subject: FW: PLN 130352 CARMEL CANINE SPORTS CENTER

John Ford
RMA - Services Manager
Resource Management Agency -- Planning
(831) 755-5158

To view your project online via Accela Citizen Access, please use the following link:
<https://aca.accela.com/monterey/Default.aspx>

From: Jane Lundy [<mailto:richardlundy@comcast.net>]
Sent: Monday, October 19, 2015 8:47 PM
To: 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; Ford, John H. x5158; Novo, Mike x5192; 112-Clerk of the Board Everyone
Subject: PLN 130352 CARMEL CANINE SPORTS CENTER

The **Carmel Canine Sports Center** offers a unique opportunity to encourage dog people to learn what myriad opportunities await them and their dogs: herding, nosework, lure coursing, agility, tracking, rally, and obedience, to name some. 24 days, as proposed, is the maximum number of **event** days and the number of participants, depending upon the event and its duration, might range from 30 to the maximum allowable. As for **daily visits**, perhaps 100 per day, many will come from Valley residents or people who are already headed to the Valley for other reasons. The **impact** to the land will be minimal so that, if desired by the owners, the land can revert to its historical use as an organic farm. The proposed **water use** will be a reduction of about 35% from its current allocation. We encourage you to support this well developed proposal and to add a new attraction to the recreational opportunities on the Peninsula.

Rich and Jane Lundy
Monterey, CA

Mack, David x5096

From: Novo, Mike x5192
Sent: Tuesday, October 20, 2015 2:24 PM
To: Mack, David x5096
Subject: Fwd: PLN 130352 Carmel Canine Sports Center

Sent from my iPad

Begin forwarded message:

From: Sydney Drake <smdrake@redshift.com>
Date: October 20, 2015 at 2:18:53 PM PDT
To: "100-District 2 (831) 755-5022" <district2@co.monterey.ca.us>
Cc: "Ford, John H. x5158" <FordJH@co.monterey.ca.us>, "Novo, Mike x5192" <novom@co.monterey.ca.us>, 112-Clerk of the Board Everyone <112-ClerkoftheBoardEveryone@co.monterey.ca.us>
Subject: **PLN 130352 Carmel Canine Sports Center**

Dear Supervisor Phillips:

Please support PLN 130352 Carmel Canine Sports Center. It's a great use of wonderful property. The Carmel Canine Sports Center can be an outlet to dog enthusiasts in our region who crave training, running, and competing dogs in a safe and well organized environment, while being sensitive to the local surroundings and neighbors. The opportunity to have access to private lands to run dogs levels the playing field for people who have limited property of their own but a dog they love and want to work; especially as access to public lands seems to lessen over time.

Please vote to allow the Carmel Canine Sports Center to open. **Vote yes on PLN 130352 Carmel Canine Sports Center**