

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

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## **NOTICE OF PREPARATION (REVISED 12/11/2014)**

**To:** Responsible Agencies/Interested Parties

**From:** John Ford, RMA - Services Manager  
David J. R. Mack, Associate Planner  
Monterey County Resource Management Agency – Planning Department

**Subject:** **Notice of Preparation (NOP) of A Draft Environmental Impact Report for the Application Planning File Number: PLN130352**

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Combined Development Permit application for development of the Carmel Canine Sports Center (Planning File Number: PLN130352). The project proposed by the Carmel Canine Sports Center, LLC, would consist of improvements for and operation of a private membership canine sports and event center on a 48.6-acre site in Carmel Valley, including installation of several modular buildings, recreational vehicle parking/camping area, reservoir, and canine exercise and training fields along with associated crop and livestock farming. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials.. The Initial Study is available on the County's website.

Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice between December 3, 2104 and January 2, 2015. **Due to the County Eco-Holiday closure (4 days), the review/comment period on this project has been extended for 5 additional days and will not close on January 9, 2015.**

Please submit your response to the address shown above. We will need the name for a contact person in your agency.

Sincerely,

/S/ David J. R. Mack

David J. R. Mack, Associate Planner  
(831) 755-5096

Attachments: Project Description

## **PROJECT LOCATION**

The project site is located 8100 Valley Greens Drive, within the Carmel Valley Master Plan Area, in Carmel Valley, Monterey County, CA. The project site is comprised of eight parcels (Assessor's Parcel Numbers [APN] 169-431-001, -002, -003, -006, -007, -008, -011, -012).

## **PROJECT DESCRIPTION**

The project applicant is requesting a Use Permit for the development of a canine training/sports facility and event center for daily member usage and up to 24 event days per year. The project would include several small buildings, an RV parking/ camping area, fenced pastures and exercise/ training fields, permeable parking area and walking paths, irrigation system and a reservoir. The sports center would provide space for various types of canine training and exercise (i.e., agility, herding, obedience, etc.), off-leash walking paths, and picnic areas adjacent to the Carmel River with a trail to the River. For herding training and vegetation management, approximately 20-30 sheep, goats, and/or ducks would reside on the property.

The applicant's goal for the sports center is to enroll 500 members with estimated daily average use of the facility by 20% or 100 members per day. A total of 8 employees would operate the facility, with generally 2 employees present on average days and a larger number present to help manage special events. Special events would occur up to 24 event-days per year, which may include 3-day extended weekends (e.g. Friday – Sunday). Event attendance would be capped at a maximum of 250 people per event-day. Associated with these events, the project applicant is proposing overnight parking for up to 70 RVs on a 2.2 acre portion of the site for the duration of an event. A total of 200 parking spaces is proposed and is intended to accommodate all vehicles during special events.

Construction associated with the proposed project would entail installation of several modular structures (i.e., trailers), including an 800 square foot (sf) office, 600 sf member clubhouse 600 sf restroom, and a 400 sf storage trailer as well as site grading. Design approval is also requested for the wood-tone color modular structures and grading to include 90 cubic yards of cut and fill. Vehicle parking, in the form of crushed granite areas, would accommodate 200 parking spaces, including 5 paved handicapped-accessible spaces. Site alteration would be limited, as the majority of the 48.6-acre site would be managed as organic pastures planted in hay, grain, and other pasture crops.

## POTENTIAL ENVIRONMENTAL EFFECTS

- Impacts to sensitive species and habitats, including riparian habitat associated with the Carmel River as well as disturbed upland habitat that may provided seasonal cover for sensitive species;
- Water supply impacts associated with the proposed continued use of water at the project site and water quality impacts from canine and livestock waste generation;
- Traffic impacts, particularly during special events, associated with additional trips arriving to and departing from the proposed project entrance on Valley Greens Road;
- Noise impacts on low density residential properties surrounding the project site; and
- Land use compatibility impacts associated with project consistency with the County's General Plan, Carmel Valley Master Plan, and the Zoning Ordinance of the County of Monterey (Title 21, For Inland Areas).

Cc: State Clearinghouse, Office of Planning and Research  
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