



Planning Director Staff Report Hearing on June 27, 2024

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009 • (805) 654-2478 • www.vcrma.org/divisions/planning

GOLDEN MEADOWS KENNEL MODIFIED CONDITIONAL USE PERMIT (CUP), CASE NO. PL21-0033

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Minor Modification to Conditional Use Permit (CUP) Case No. LU10-0041 to authorize the continued operation of an existing dog kennel for an additional five years (Case No. PL21-0033).
2. **Applicant:** Timothy and Barbara Hoke, 12085 Clinton Street, Moorpark, CA 93021
3. **Property Owner:** ECO Farm, LLC, 18231 Irvine Boulevard, Unit 204, Tustin, CA 92780
4. **Applicant's Representative:** Erik Nagy, Jensen Design & Survey, Inc., 1672 Donlon St. Ventura, CA 93003
5. **Decision-Making Authority:** Pursuant to the Ventura County Non-Coastal Zoning Ordinance (NCZO) (Section 8105-4 and Section 8111-1.2 et seq.), the Planning Director is the decision-maker for the requested Minor Modification to the CUP.
6. **Project Site Size, Location, and Parcel Number:** The 2.86 acre (approx.) project site is located at 12085 Clinton Street, near the intersection of Clinton Street and Fair Oaks Road, near the city of Moorpark, in the unincorporated area of Ventura County. The Tax Assessor's parcel number of the parcel on which the project site is located is 502-0-010-090 (Exhibit 2).
7. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Agricultural
 - b. Zoning Designation: AE-40 ac (Agricultural Exclusive, 40 acre minimum lot size).
8. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	OS-160 ac (Open Space, 160 acres minimum parcel size)	Vacant Open Space
East	AE- 40 ac	Agricultural operations
South	AE-40 ac	Agricultural operations

Location in Relation to the Project Site	Zoning	Land Uses/Development
West	OS-160 ac	Agricultural operations

9. History: CUP Case No. LU10-0041 was approved on April 1, 2011, for the existing dog kennel facility for a ten year term. A Permit Adjustment Case No. PL12-0122 was approved on September 17, 2012, for the demolition of several structures and the installation of several new structures on the subject property. The applicant submitted the subject CUP Minor Modification (Case No. PL21-0033) application to the Planning Division on March 5, 2021, prior to the expiration date of CUP Case No. LU10-0041. After application submission, the applicant needed additional time to provide the County with sufficient funds for continued application processing and additional application information for County staff to review and analyze the request CUP modification. The Planning Division deemed the application complete on April 24, 2024.

10. Project Description: The applicant requests a Minor Modification to CUP Case No. LU10-0041 (Case No. PL21-0033) to authorize the continued operation of an existing dog kennel for an additional five years. The CUP allows for 100 dogs on-site at any one time and no increase in the number of dogs is proposed. The existing kennel facility would continue to be used for the applicant’s existing golden retriever and vizsla breeding operation. On-site dog sales would be prohibited. No boarding of other dogs occurs or would occur at the site. Existing structures are used for housing the dogs and for ancillary uses, such as storage. Fenced outdoor areas are utilized for dog runs. Four employees are employed in the operation of the kennel. The kennel operates from 6:00 a.m. to 10:00 p.m. Monday-Sunday, with four customer visits each week scheduled from Wednesday through Saturday between 11:00 am and 3:00 p.m. There is no proposed increase in the number of employees or customer visits. Additional existing kennel-related structures that have been added to the site without permits would be included in the Minor Modification request being processed by Planning. A list of the specific structures is identified on the site plan. No new development or construction is proposed.

Identification signs are located at the entrance to the project site and the parking areas for the public. Existing lighting fixtures provide lighting of the project site for security and convenience purposes. The Epworth Mutual Water Company would continue providing water service to the kennel. An existing manure management plan regulates the collection, storage, and disposal of animal waste. Kennel employees collect and dispose of trash from the kennel in trash receptacles. The dog kennel facility would not be connected to a public sewer system or on-site septic system. The existing principal dwelling on the subject property is connected to an approved septic system that is outside of the CUP permit boundary area. Kennel employees would continue to have access to restroom facilities located within the existing dwelling (via a separate entrance located at the rear of the

dwelling). Access to the project site is provided by a gravel private driveway via Clinton Street. (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents. The proposed project is exempt pursuant to Section 15301 (Existing Facilities), Section 15303 (New Construction of Small Structures), and Section 15311 (Accessory Structures) of the CEQA Guidelines because the project involves existing structures and uses and the previous construction/installation of unpermitted, small, existing accessory structures. No new structures are proposed, and no expansion of the existing operations is proposed. Further, the project will not trigger any of the exceptions to the exemptions listed under CEQA Guidelines Section 15300.2. Therefore, no further environmental review is required.

Therefore, this project is categorically exempt pursuant to Sections 15301, 15303, and 15311 of the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan policies. A consistency analysis which evaluates the project's consistency with the policies of the General Plan is included as Exhibit 4 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County NCZO. Pursuant to the Ventura County NCZO (Section 8105-4), the proposed use is allowed in the AE zone district with the granting of a CUP. Upon the granting of the CUP, the proposed project will comply with this requirement.

The proposed project includes the use of buildings and structures that are subject to the development standards of the Ventura County NCZO (Section 8106-1.1). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	40 acres	Yes. The legal lot is 50.83 acres.
Maximum Percentage of Building Coverage	5%	Yes. The maximum allowed building coverage is 110,708 sq. ft. The approximate total building coverage of the legal lot is 14,856.
Front Setback	20 feet	Yes. No structures are within the front setback area.
Side Setback	10 feet	Yes. No structures are within the side setback area.
Rear Setback	15 feet	Yes. No structures are within the rear setback area.
Maximum Building Height	Height may be increased above 25 feet (to maximum 35 feet) if each side yard is at least 15 feet or as specified by permit	Yes. No structures exceed 35 feet in height.

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a modified CUP pursuant to Section 8111-1.2.1.1a of the Ventura County NCZO. The ability to make the required findings is evaluated below.

- 1. The proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code [Section 8111-1.2.1.1a.a].**

Based on the information and analysis presented in Section D and Exhibit 4 of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's General Plan and of Division 8, Chapters 1 and 2, of the Ventura County Ordinance Code can be made.

- 2. The proposed development is compatible with the character of surrounding, legally established development [Section 8111-1.2.1.1a.b].**

The applicant requests a Minor Modification to CUP Case No. LU10-0041 to authorize the continued operation of their existing dog kennel for an additional five years. The proposed project is located in the AE Zone and is adjacent to agricultural uses and operations. Dog kennels are allowed in the AE Zone with the issuance of a CUP pursuant to the NZCO. The applicant proposes no change in the design or character of the kennel facility. The kennel occupies a relatively small portion (approx. 2.86 acres) of the 50 acre property. Also, the applicant does not

propose any new development, an expansion of the kennel operations, or an increase in the number of employees or customer visits. According to the Ventura County Department of Agriculture Weights and Measures (AWM), the existing kennel has operated legally on the subject property within the AE Zone for more than ten years without any incidents of the kennel adversely impacting adjacent agricultural operations. The AWM determined that the proposed project would not adversely impact agricultural resources or conflict with adjacent agricultural uses.

Based on the discussion above, this finding can be made.

3. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8111-1.2.1.1a.c].

As mentioned above, the proposed project does not involve an expansion of operations or an increase in the number of dogs kept at the existing kennel facility. The closest existing off-property dwelling unit is located approximately 1,600 feet to the south of the kennel facility. This dwelling has existed near the kennel facility since the facility was authorized by the granting of CUP Case No. LU10-0041 in 2011. Planning staff did not identify any documented noise complaints from neighbors about the kennel. Planning staff would continue applying an existing CUP condition (Condition No. 22, Exhibit 5) requiring the applicant to prevent significant noise impacts outside the CUP boundary. Also, the Ventura County Air Pollution Control District would prohibit the discharge of any air contaminants (e.g., odors, dust, etc.) that would endanger the comfort, health, or safety of the public (Condition No. 28, Exhibit 5).

Planning staff do not anticipate an increase in the number of vehicle trips generated by the proposed project because the applicant does not propose any new development, an expansion of the kennel operations, or an increase in the number of employees or customer visits.

The Ventura County Resource Management Agency—Environmental Health Division would subject the proposed project to a requirement that animal waste be stored, handled, and disposed of in such a manner that would not create or promote potential breeding of vectors of disease (e.g., mosquitos, flies, rodents) (Condition 23, Exhibit 5). The Ventura County Watershed Protection—Water Resources Division would continue requiring the applicant to maintain a manure management plan for the proper collection, storage and disposal of animal solid waste. Also, the Water Resources Division intends to require that the applicant maintain the existing on-site treatment system which is designed to collect and treat the kennel facility's wash water effluent and precipitation storm water. This requirement prohibits any direct discharge from the treatment system to the Gabbert Canyon Tributary/stream (Condition No. 26, Exhibit 5). The Water Resources Division determined that the proposed project would not have significant adverse impacts on groundwater quality. The Ventura County Watershed Protection District—County Stormwater Program determined that the

proposed project would not have significant adverse impacts on surface water quality. In addition, no evidence exists that the proposed project would result in new impacts to flood control facilities or flooding hazards or require the provision of new flood control facilities or drainage facilities.

Based on the discussion above, this finding can be made.

4. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8111-1.2.1.1a.d].

The project would continue to be provided with water from the Epworth Mutual Water Company and the applicant does not propose an increase in site water usage. The Water Resources Division determined that the proposed project would not adversely affect the quantity of water supply.

The CUP renewal request was reviewed and analyzed by the Ventura County Fire Protection District (VCFPD). The existing emergency vehicle access to and within the project site meets VCFPD requirements (Condition No. 37, Exhibit 5). VCFPD would maintain a CUP condition requiring fire flow to be subject to the minimum flow requirements (Condition No. 42, Exhibit 5). The project site is within five miles of Ventura County Fire Station (no. 42). The VCFPD did not identify any significant fire hazards that could result from the proposed project.

The existing dog kennel site is surrounded by commercial agricultural operations. According to the Resource Management Agency-Geographic Information System (RMA-GIS Viewer), the project site is not located within range of any special-status wildlife species or identified critical biological habitat. No adverse impacts to sensitive biological resources are anticipated. The project site is not located within the Scenic Resource Protection Overlay Zone or a Scenic Resource Protection viewing location (according to the RMA-GIS Viewer). The project is located more than 2,000 feet and not visible from State Route 23 (an Eligible County Scenic Highway).

Based on the discussion above, this finding can be made.

5. The proposed development, if allowed by a Conditional Use Permit, is compatible with existing and potential land uses in the general area where the development is to be located [Section 8111-1.2.1.1a.e].

Based on evidence provided in Section E.2, E.3., and E.4., the proposed project would be compatible with the existing and potential uses in the general area where the kennel project is located.

Based on the discussion above, this finding can be made.

6. The proposed development will occur on a legal lot [Section 8111-1.2.1.1a.f].

According to a Planning Division letter dated December 16, 1991, provided by the Ventura County Surveyor's Office, the combined Assessor's Parcel Numbers 502-0-010-090 and 502-0-010-070 appear to equal a lot which was legally created as Lot 9 by Map (Epworth) recorded June 9, 1893, at 3 MR 36.

Based on the discussion above, this finding can be made.

7. The proposed development is approved in accordance with the California Environmental Quality Act and all other applicable laws [Section 8111-1.2.1.1a.g].

As indicated in Section B of this staff report and the entirety of the record for the subject application, the proposed project has been reviewed in accordance with CEQA and other applicable laws. The Planning Division has made the determination that the project is exempt from CEQA environmental review per Sections 15301, 15303, and 15311 of the CEQA Guidelines.

Based on the discussion above, this finding can be made.

8. The establishment or maintenance of this use will not significantly reduce, restrict or adversely affect agricultural resources or the viability of agricultural operations in the area [Section 8111-1.2.1.2.a].

As mentioned above, the proposed project does not involve new development or an expansion of the existing operations that could reduce agricultural resources. According to the AWM, the proposed project would not adversely impact agricultural resources or conflict with adjacent agricultural uses.

Based on the discussion above, this finding can be made.

9. The structures will be sited to minimize conflicts with agriculture, and other uses will not significantly reduce, restrict or adversely affect agricultural activities on-site or in the area, where applicable [Section 8111-1.2.1.2.b].

As mentioned above, the proposed project involves the requested CUP renewal of an existing dog kennel operation. The AWM determined that the proposed project would not adversely impact agricultural resources or conflict with adjacent agricultural uses. Regarding on-site agricultural activities, the owner of the subject property did not indicate that the proposed project would restrict or adversely affect agricultural activities on-site.

Based on the discussion above, this finding can be made.

10. The use will be sited to remove as little land from agricultural production (or potential agricultural production) as possible [Section 8111-1.2.1.2.c].

As mentioned above, the proposed project involves the requested CUP renewal of an existing dog kennel operation. No new development or expansion of kennel operations is proposed that would remove land from agricultural production.

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091) and Ventura County NCZO (Section 8111-3.1). On June 14, 2024, the Planning Division mailed notice to owners of property within 1,000 feet of the property on which the project site is located. On June 14, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Moorpark's Area of Interest. Therefore, on November 16, 2022, the Planning Division notified the City of Moorpark of the proposed project and requested the City of Moorpark to submit any comments that the City might have on the proposed project. Planning Division did not receive any comments from the City of Moorpark. On June 17, 2024, Planning staff provided public notice regarding the Planning Director hearing to the City of Moorpark.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:

1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities), 15303 (New Construction of Small Structures), and 15311 (Accessory Structures) of the CEQA Guidelines;
3. **MAKE** the required findings to grant a Minor Modification of a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section E of this staff report and the entire record;
4. **GRANT** a Minor Modification of CUP Case No. LU10-0041 (Case No. PL21-0033), subject to the conditions of approval (Exhibit 5); and,

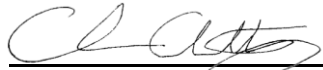
5. **SPECIFY** that the Clerk of the Planning Division is the custodian and 800 S. Victoria Avenue, Ventura, CA 93009 is the location of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning Commission to review the matter at the earliest convenient date.

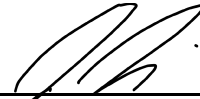
If you have any questions concerning the information presented above, please contact Charles Anthony at (805) 654-3683 or Charles.Anthony@ventura.org.

Prepared by:

Reviewed by:



Charles Anthony, Case Planner
Commercial & Industrial Permits Section
Ventura County Planning Division



John Novi, Manager
Commercial & Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 Maps
- Exhibit 3 Plans
- Exhibit 4 General Plan Consistency Analysis
- Exhibit 5 Conditions of Approval



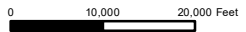
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 05-15-2024

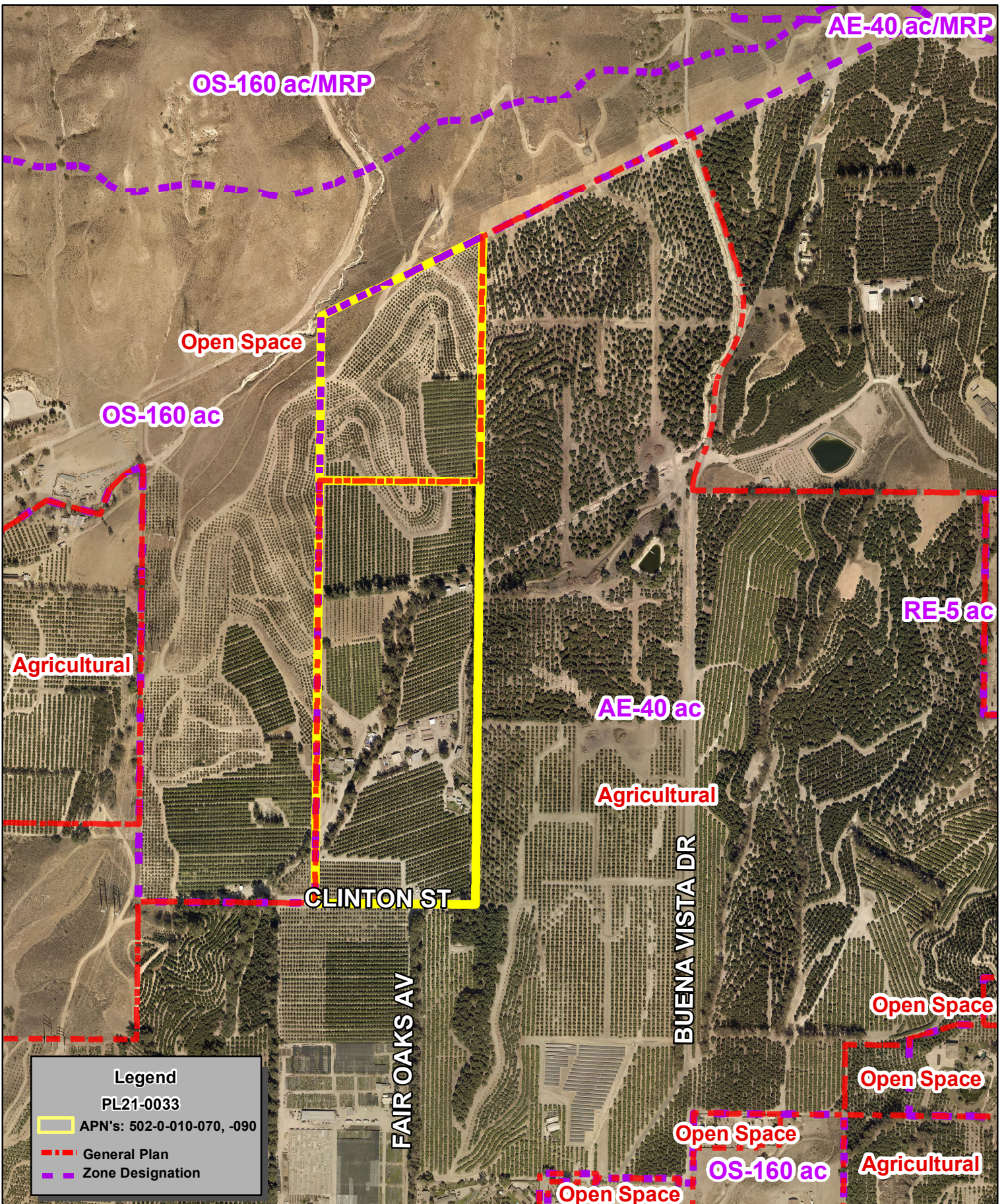


**County of Ventura
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Case No. PL21-0033
Exhibit 2 - Maps
Vicinity**



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.

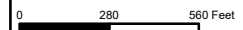




Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 05-15-2024
 This aerial imagery is under the
 Source: Vexcel 2022

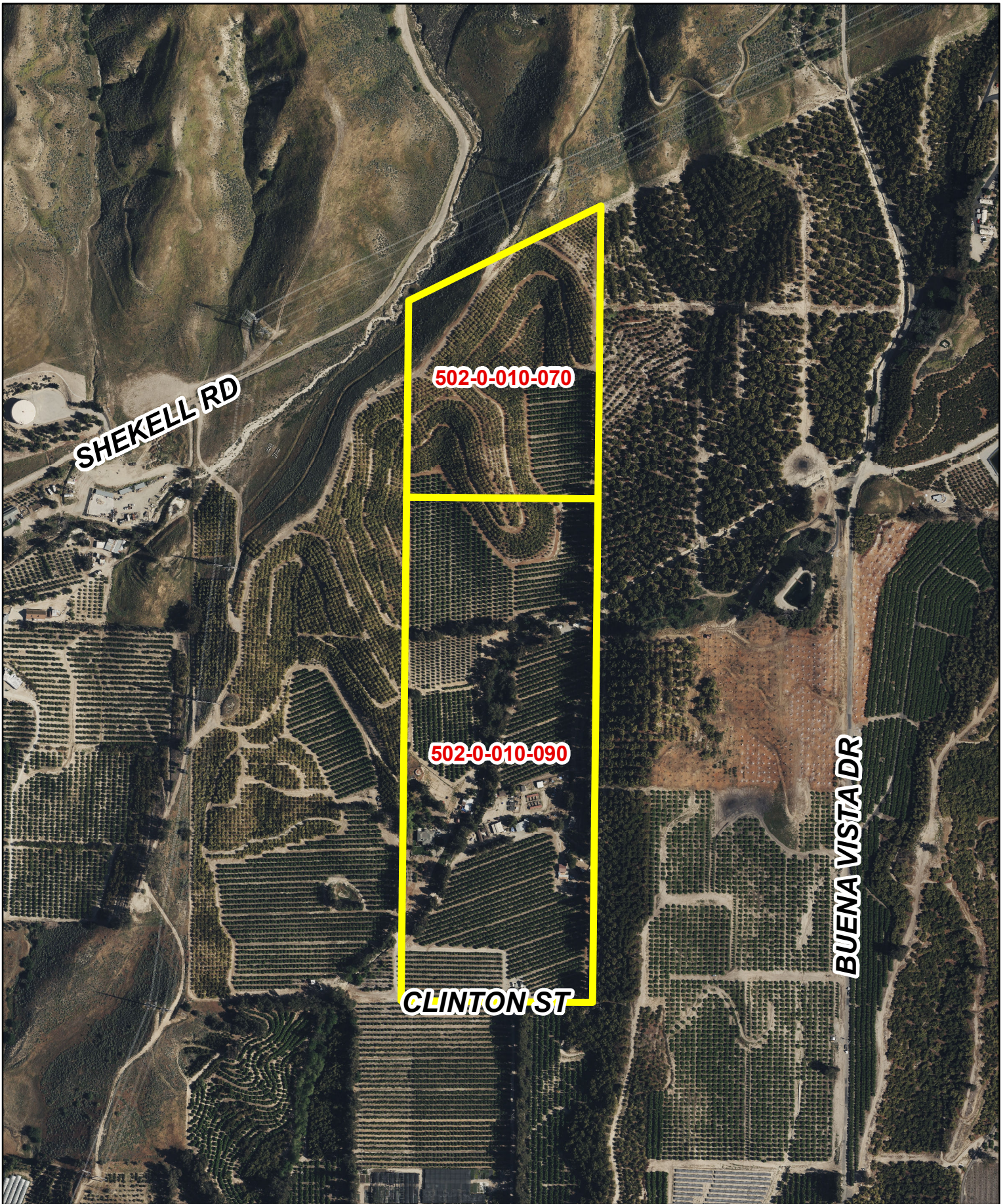


**County of Ventura
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 Exhibit 2 - Maps
 General Plan and Zoning**



Disclaimer: This Map was created by the Ventura County Resource Management Agency, Mapping Services - GIS which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance thereon.





502-0-010-070

502-0-010-090

SHEKELL RD

CLINTON ST

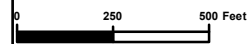
BUENA VISTA DR



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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County of Ventura
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Exhibit 2 - Maps
Aerial Photo

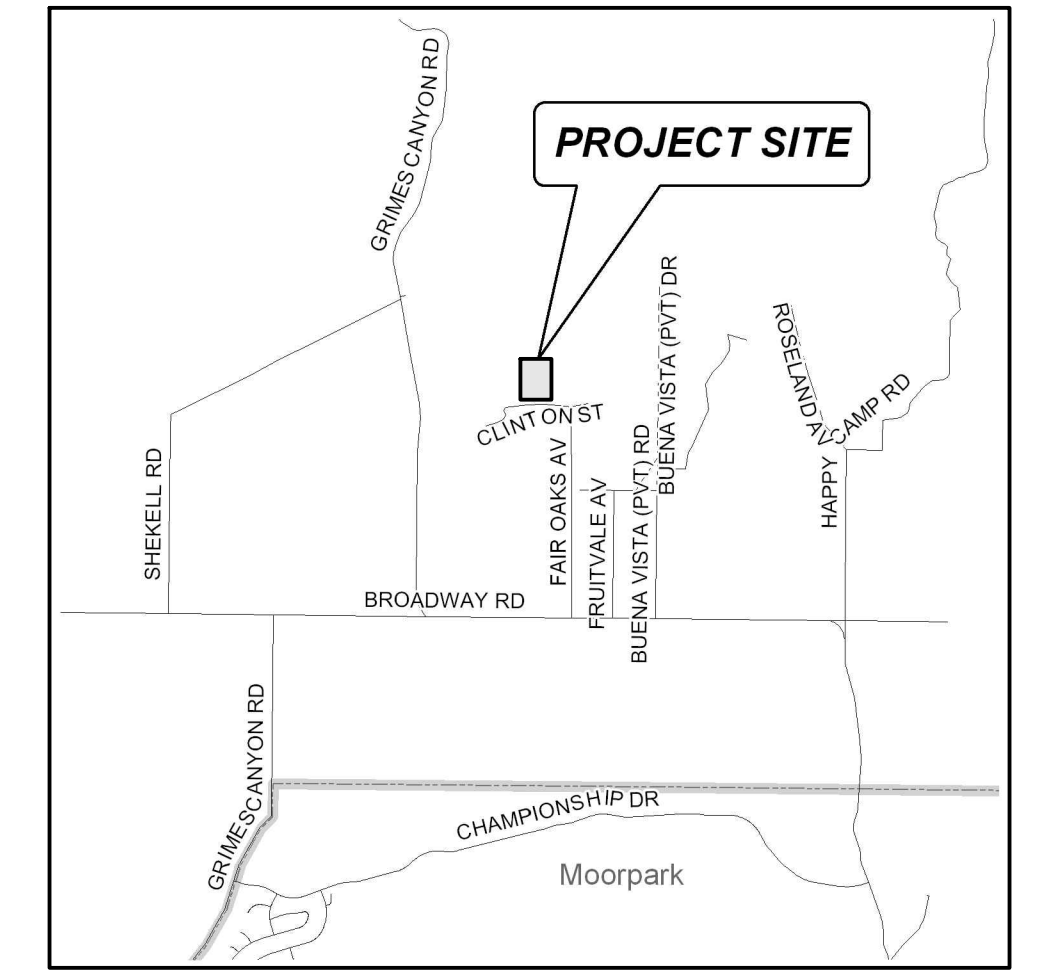
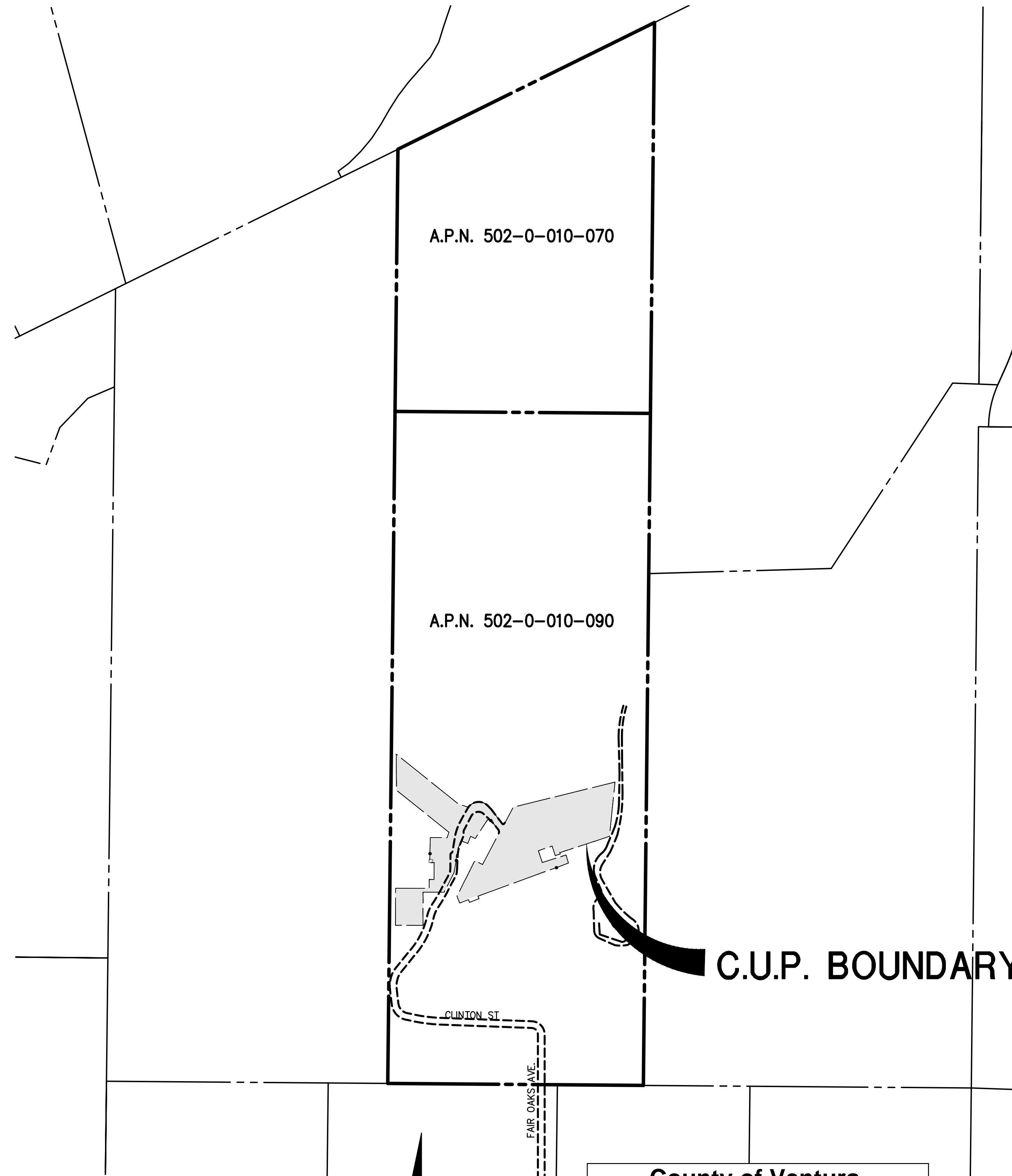


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RH

C.U.P. SITE PLAN FOR Golden Meadows Kennel



VICINITY MAP
NOT TO SCALE

LEGEND

- C.U.P. BOUNDARY
- C.U.P. AREA
- PARCEL BOUNDARY

NOTE:

INFORMATION SHOWN HEREON, SUCH AS ASSESSOR'S PARCEL LINES & NUMBERS ARE PROVIDED BY THE COUNTY OF VENTURA GEOGRAPHIC INFORMATION SYSTEMS AND IS NOT BASED ON A FIELD SURVEY. ADDITIONAL EASEMENTS OF RECORD NOT SHOWN ON THIS MAP MAY EXIST AS A TITLE REPORT WAS NOT PROVIDED FOR THIS PROJECT. THIS DATA IS FOR CONCEPTUAL AND VISUAL PURPOSES ONLY AND IS NOT TO BE USED FOR MAPPING AND/OR FINAL DESIGN.

PROJECT SITE
1"=100'

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Exhibit 3 - Plans**

	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979
	SCALE: N/A J.N.: HOK14660 DATE: APRIL 8, 2024 DWG. NAME: 4660-01-CUP_MINOR MOD.dwg

A.P.N.: 502-0-010-090

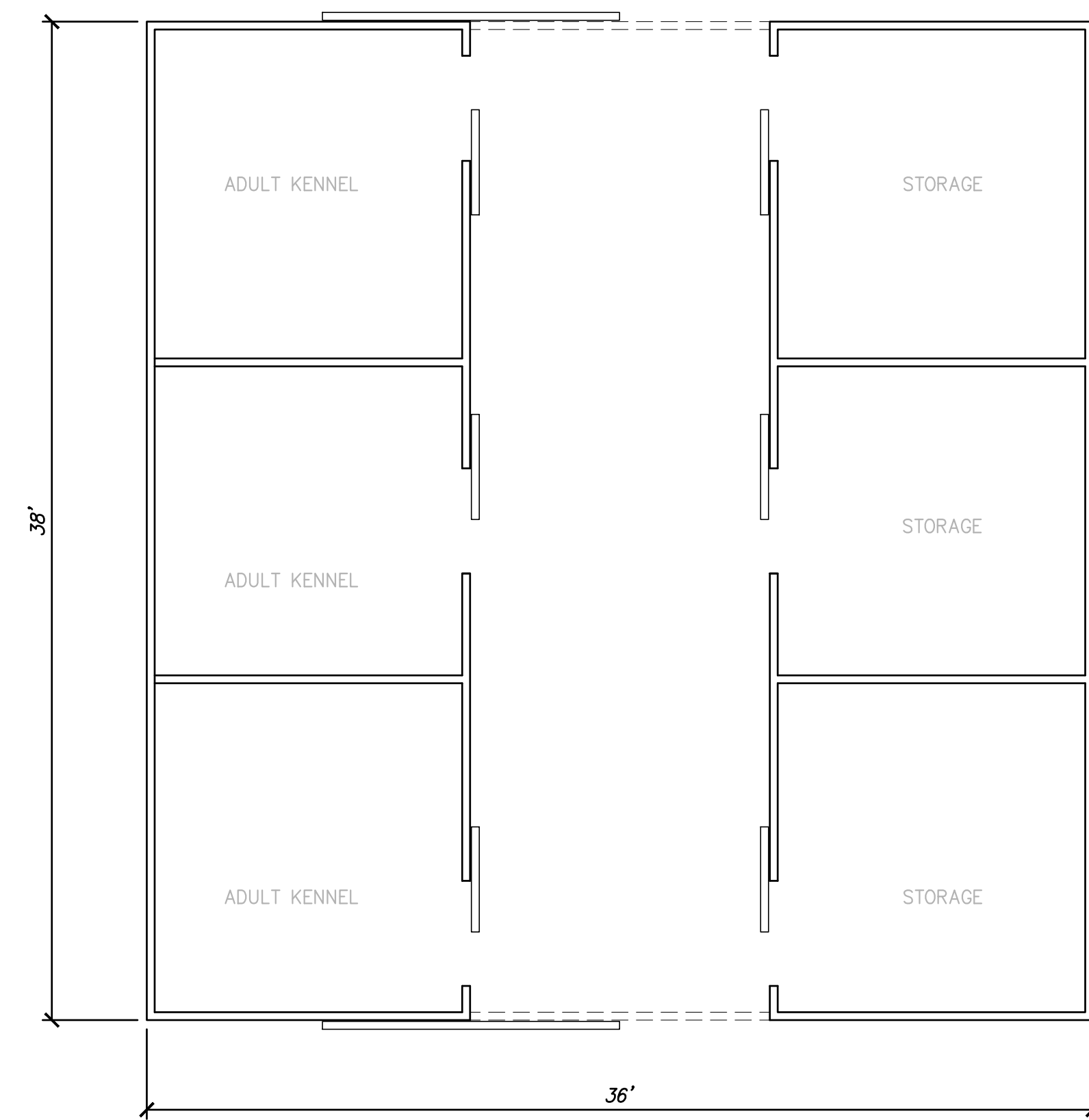
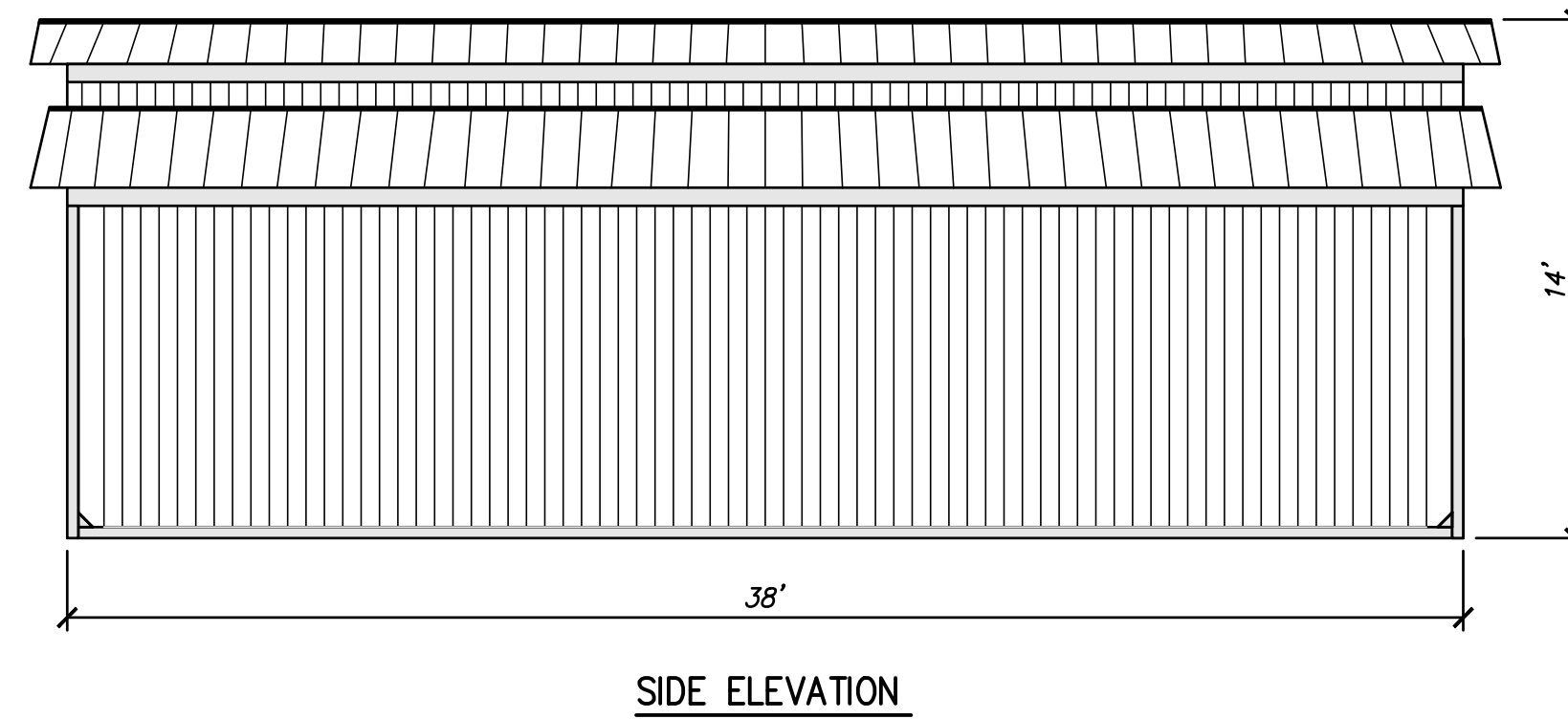
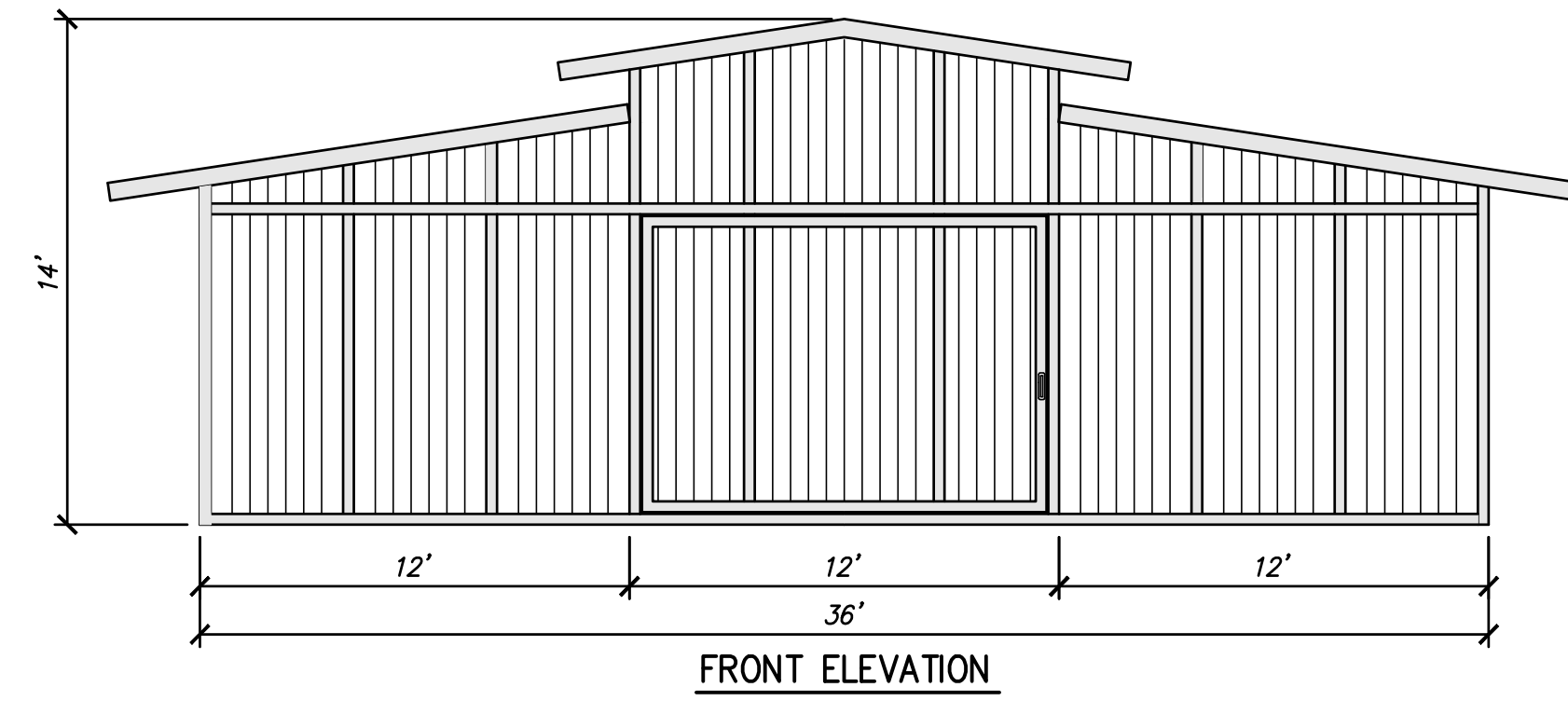
**C.U.P. MINOR MODIFICATION
for
Golden Meadows Kennel**

12085 Clinton St.
city of Moorpark

COUNTY OF VENTURA STATE OF CALIFORNIA


SHEET
1
OF 5

J:\HOK14660\Planning\CUP\4660-01-CUP_MINOR MOD.dwg Apr 26, 2024, 10:31am mherman@jds



A **BARN ELEVATIONS & FLOOR PLAN**
SCALE: 1"=5'

#10 Barn

 JENSEN DESIGN & SURVEY, INC. <small>www.jdsdri.com</small>	1672 DONLON STREET VENTURA, CALIF. 93003 PHONE 805/654-6977 FAX 805/654-6979
	SCALE: 1"=30' DATE: APRIL 8, 2024

A.P.N.: 502-0-010-090

C.U.P. MINOR MODIFICATION
for
Golden Meadows Kennel

12085 Clinton St.
City of Moorpark

COUNTY OF VENTURA STATE OF CALIFORNIA

SHEET
3
OF 5

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#2 Nursery Building



#3 Storage Shed



#4 Storage Shed



#8 and #9 Nursery Buildings



#12 Building



Amelia
P03

Bice
DOB 9/02
1 girl
2 boys

Holly
DOB 1/12
3 boys
1 girl

#13 and #14 Buildings



#16 Building

Exhibit 4

GENERAL PLAN CONSISTENCY ANALYSIS

The 2040 Ventura County General Plan Goals, Policies and Programs (2020, page 1-1) states:

All area plans, specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Non-Coastal Zoning Ordinance (NCZO) Section 8111-1.2.1.1a.a. states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County General Plan.

This exhibit provides an evaluation of the consistency of the proposed project with the applicable policies of the General Plan Goals, Policies and Programs.

LU-8.2 Land Uses Appropriate for the Agricultural Land Use Designation: *The County shall ensure that land designated as Agricultural is used for the production of food, fiber, and ornamentals; animal husbandry and care; uses accessory to agriculture; and limited temporary or public uses which are consistent with agricultural or agriculturally related uses.*

LU-16.1 Community Character and Quality of Life: *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses.*

PFS-1.7 Public Facilities, Services, and Infrastructure Availability: *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

PFS-3.2 Fair Share of Improvement Costs: *The County shall require development to pay its fair share of community improvement costs through impact fees, assessment districts, and other mechanisms.*

AG-1.2 Agricultural Land Use Designation: *The County shall ensure that discretionary development located on land designated as Agricultural on the General Plan Land Use Diagram and identified as Prime Farmland or Farmland of Statewide Importance on the*

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Exhibit 4 - General Plan
Consistency Analysis

State's Important Farmland Inventory is planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.

AG-2.1 Discretionary Development Adjacent to Agriculturally Designated Lands:

The County shall ensure that discretionary development adjacent to Agriculturally designated lands does not conflict with agricultural use of those lands.

Staff Analysis: The applicant requests a Minor Modification to Conditional Use Permit (CUP) Case No. LU10-0041 to authorize the continued operation of their existing dog kennel for an additional five years. Dog kennels are allowed in the Agricultural Zone (AE) Zone with a CUP pursuant to the NZCO. The existing kennel has operated legally on the subject property within the AE Zone for more than ten years. The applicant does not propose to expand the kennel operation. The project site is surrounded by on-site mature trees and citrus orchards that separate and buffer the project site from neighboring agricultural lands and uses. The Ventura County Department of Agriculture Weights and Measures (AWM) reviewed the applicant's CUP renewal request. The AWM verified that there have been no incidents of the kennel adversely impacting adjacent agricultural operations and determined that continuation of the kennel use would not adversely impact agricultural resources or conflict with adjacent agricultural uses.

The subject property includes numerous acres of orchard trees, mature trees, dog shade and housing structures, dwellings, and agricultural accessory structures. The applicant proposes no change in the design or character of the kennel facility. The kennel occupies a relatively small portion (approx. 2.86 acres) of the 50 acre property and has operated without any documented neighbor complaints for more than ten years.

Planning staff do not anticipate an increase in the number of vehicle trips generated by the proposed project because the applicant does not propose any new development, an expansion of the kennel operations, or an increase in the number of employees or customer visits. The existing road system is available to accommodate the current number of employees and customers. The Ventura County Resource Management Agency—Environmental Health Division (EHD) reviewed and analyzed the proposed project for potential impacts to public health. EHD would subject the proposed project to a requirement that animal waste must be stored, handled, and disposed of in such a manner that would not create or promote potential breeding of vectors of disease (e.g., mosquitos, flies, rodents). The proposed CUP renewal would continue utilizing an on-site wastewater treatment system (septic) for an employee restroom which would continue to be regulated by EHD. Water service to the project site would continue to be provided by the Epworth Mutual Water Company and would not require an expansion of the purveyor's existing system. No new connections to public flood control facilities or public stormwater treatment devices are proposed.

Based on the above discussion, the proposed project is consistent with these policies.

COS-1.1 Protection of Sensitive Biological Resources: *The County shall ensure that discretionary development that could potentially impact sensitive biological resources be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures that fully account for the impacted resource. When feasible, mitigation measures should adhere to the following priority: avoid impacts, minimize impacts, and compensate for impacts...*

COS-1.10 Evaluation of Potential Impacts of Discretionary Development on Wetlands: *The County shall require discretionary development that is proposed to be located within 300 feet of a wetland to be evaluated by a County-approved biologist for potential impacts on the wetland and its associated habitats pursuant to the applicable provisions of the County's Initial Study Assessment Guidelines.*

COS-1.11 Discretionary Development Sited Near Wetlands: *The County shall require discretionary development to be sited 100 feet from wetland habitats...*

COS-3.6 Open Space Character: *The County shall require discretionary development outside of Existing Communities be planned and designed to maintain the scenic open space character of the surrounding area, including view corridors from highways. Discretionary development should integrate design, construction, and maintenance techniques that minimize the visibility of structures from public viewing locations within scenic vistas.*

Staff Analysis: The existing dog kennel site is surrounded by commercial agricultural operations. According to the Resource Management Agency-Geographic Information System (RMA-GIS Viewer), the project site is not located within range of any special-status wildlife species or identified critical biological habitat. While existing kennel-related structures (animal shade structures, small animal housing buildings, sheds, etc.) are located within 100 feet of a wetland (Gabbert Canyon Tributary/Stream), the applicant does not propose any new development within 100 feet or 300 feet of this wetland. No adverse impacts to sensitive biological resources are anticipated.

The proposed project is located outside of the Existing Community and within a scenic open area. However, the project site is not located within the Scenic Resource Protection Overlay Zone or a Scenic Resource Protection viewing location (according to the RMA-GIS Viewer). The project is located more than 2,000 feet and not visible from State Route 23 (an Eligible County Scenic Highway).

Based on the above discussion, the proposed project is consistent with these policies.

CTM-1.7 Pro Rata Share of Improvements: *The County shall require discretionary development that would generate additional traffic pays its pro rata share of the cost of added vehicle trips and the costs of necessary improvements to the Regional Road Network pursuant to the County's Traffic Impact Mitigation Fee Ordinance.*

CTM-2.3 County Road Access: *The County shall require discretionary development with access onto a County road to have the access point(s) designed and built to County standards.*

Staff Analysis. As mentioned above, Planning staff do not anticipate an increase in the number of vehicle trips generated by the proposed project because the applicant does not propose any new development, an expansion of the kennel operations, or an increase in the number of employees or customer visits. There would be no increase in the number of average daily trips that were calculated when the Ventura County Public Works—Transportation Department analyzed the kennel project during the review and processing of the original CUP Case No. LU10-0041 in 2010-2011. No evidence exists that the proposed project would adversely impact the level of service of the Regional Road Network or County maintained roadways. After the granting of CUP Case No. LU10-0041 in 2011, the applicant paid a Traffic Impact Mitigation Fee to the County for cumulative traffic impacts on the Regional Road Network and a Traffic Impact Mitigation Fee to the city of Moorpark.

The existing project site currently has direct access to Clinton Street which is a private road. The Ventura County Fire Protection District (VCFPD) stated that the existing access meets the requirements of the VCFPD. No new private driveways or roads are proposed.

Based on the above discussion, the proposed project is consistent with these policies.

PFS-11.4 Emergency Vehicle Access: *The County shall require all discretionary development to provide, and existing development to maintain, adequate access for emergency vehicles, including two points of access for subdivisions and multifamily developments.*

PFS-12.3 Adequate Water Supply, Access, and Response Times for Firefighting Purposes: *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

PFS-12.4 Consistent Fire Protection Standards for New Development: *The County, in coordination with local water agencies and the Fire Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.*

PFS-Q Adequate Fire Flow - New Development: *The County shall continue to review all new development to ensure that an adequate level of water for fire flow and fire protection can be provided.*

CTM-2.28 Emergency Access: *The County shall ensure that all new discretionary projects are fully evaluated for potential impacts to emergency access. Mitigation of these impacts shall be handled on a project-by project basis to guarantee continued emergency service operations and service levels.*

Staff Analysis: The CUP renewal request was reviewed and analyzed by the VCFPD. While the kennel project site is not located within a high or moderate fire hazard zone, the project is subject to VCFPD conditions requiring the clearance of brush and grass within 100 feet of structures and 10 feet of access roads and driveways. The existing emergency vehicle access to and within the project site meets VCFPD requirements. VCFPD would maintain a CUP condition requiring fire flow to be subject to the minimum flow requirements as determined by the current adopted edition of the International Fire Code Appendix B with adopted VCFPD Amendments and the applicable Water Manual for the jurisdiction. In addition, the project site is within five miles of Ventura County Fire Station (no. 42) and the proposed project would not result in the need for additional VCFPD personnel.

Based on the above discussion, the proposed project is consistent with these policies.

HAZ-9.2 Noise Compatibility Standards: *The County shall review discretionary development for noise compatibility with surrounding uses. The County shall determine noise based on the following standards:*

4. New noise generators, proposed to be located near any noise sensitive use, shall incorporate noise control measures so that ongoing outdoor noise levels received by the noise sensitive receptor, measured at the exterior wall of the building, does not exceed any of the following standards:

- a. Leq1H of 55dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 6:00 a.m. to 7:00 p.m.;*
- b. Leq1H of 50dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 7:00 p.m. to 10:00 p.m.; and,*
- c. Leq1H of 45dB(A) or ambient noise level plus 3dB(A), whichever is greater, during any hour from 10:00 p.m. to 6:00 a.m.*

Staff Analysis: The existing dog kennel facility has functioned on the subject property for more than a decade and, therefore, is not a new noise generator. As mentioned above, the proposed project does not involve an expansion of operations or an increase in the number of dogs kept at the existing kennel facility. An existing principal dwelling unit and accessory dwelling unit are located on the subject property within approximately 200 feet of the existing kennel structures. The closest existing off-property dwelling unit is located approximately 1,600 feet to the south of the kennel facility. The dwellings have existed

near the kennel facility since the facility was authorized by the granting of CUP Case No. LU10-0041 in 2011. Planning staff did not identify any documented noise complaints from neighbors about the kennel. Planning staff would continue applying an existing CUP condition requiring the applicant to prevent significant noise impacts outside the CUP boundary. The condition authorizes the Planning Director to resolve noise complaints.

Based on the above discussion, the proposed project is consistent with this policy.

WR-1.2 Watershed Planning: *The County shall consider the location of a discretionary project within a watershed to determine whether or not it could negatively impact a water source. As part of discretionary project review, the County shall also consider local watershed management plans when considering land use development.*

WR-1.11 Adequate Water for Discretionary Development: *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Staff Analysis: The Ventura County Public Works Agency – Water Resources Division (Water Resources Division) reviewed the proposed project for potential impacts to surface water and groundwater quantities. The project would continue to be provided with water from the Epworth Mutual Water Company and there is no proposed increase in site water usage. Epworth Mutual Water Company obtains domestic water from Ventura County Waterworks District No. 1. The Water Resources Division determined that the proposed project would not, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that would adversely affect the quantity of water supply.

Based on the above discussion, the proposed project is consistent with these policies.

WR-1.12 Water Quality Protection for Discretionary Development: *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

PFS-4.1 Wastewater Connections Requirement: *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

PFS-4.2 Onsite Wastewater Treatment Systems: *The County may allow the use of onsite wastewater treatment systems that meet the state Water Resources Control Board*

Onsite Wastewater Treatment System Policy, Ventura County Sewer Policy, Ventura County Building Code, and other applicable County standards and requirements.

PFS-6.1 Flood Control and Drainage Facilities Required for Discretionary Development: *The County shall require discretionary development to provide flood control and drainage facilities, as deemed necessary by the County Public Works Agency and Watershed Protection District. The County shall also require discretionary development to fund improvements to existing flood control facilities necessitated by or required by the development.*

WR-F Discretionary Development Review for Adequate Water and Wastewater: *The County shall verify that all discretionary development proposals demonstrate an adequate long-term supply of water, adequate methods for sewage disposal, provide adequate drainage to avoid flooding, prevent erosion, and prevent contamination of local water.*

Staff Analysis: The dog kennel structures and facility would not be connected to a public sewer system or on-site septic system. The existing principal dwelling on the subject property is connected to an existing septic system that is outside of the CUP permit boundary area. Kennel employees would continue to have access to restroom facilities located within the existing dwelling (via a separate entrance located at the rear of the dwelling). The restroom facilities are connected to the septic system. EHD acknowledged a recent septic pumping report which indicated the septic system is in proper working order. EHD requires that the septic system comply with state and local regulations. The closest sewer lines are located more than a mile distant from the project site making it infeasible for wastewater to be discharged to a public sewage collection and treatment facility.

The Ventura County Watershed Protection—County Stormwater Program (CSP) reviewed the proposed project for impacts to surface water quality. CSP determined that impacts to surface water quality would be less than significant because the proposed project is not expected to result in a violation of any surface water quality standards as defined in the Los Angeles Basin Plan. The Water Resources Division stated that the applicant reports an existing manure management plan regulates the collection, storage and disposal of animal solid waste. The Water Resources Division intends to require that the applicant maintain the on-site treatment system designed to collect and treat the kennel facility's wash water effluent and precipitation storm water (Exhibit 5, Condition 26). The requirement prohibits any direct discharge from the treatment system to the Gabbert Canyon Tributary/stream. Trash is and would continue to be disposed of in trash receptacles within the project site. The Water Resources Division determined that the proposed project would not cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Los Angeles Basin Plan.

When the first CUP for the project was approved in 2011, the Public Works Agency's Land Development Services Division and Watershed Protection—Planning and Permits

section reviewed the kennel facility project for its potential impacts to flood control facilities and potential to cause flooding hazards. Public Works and Watershed Protection determined that the kennel project would not have a significant impact on flood control facilities or cause a flooding hazard. As the proposed project does not involve new development or propose any changes to drainage facilities on site, the Land Development Services Division manager determined that it was unnecessary for further review and did not identify any requirement to provide new flood control and drainage facilities. Also, the project site is not located within a floodplain (100 year or 500 year) or high flood hazard area. Therefore, no evidence exists that the proposed project would result in new impacts to flood control facilities or flooding hazards or require the provision of new flood control facilities or drainage facilities.

Based on the above discussion, the proposed project is consistent with these policies.

HAZ-10.11 Air Quality Assessment Guidelines: *In evaluating air quality impacts, the County shall consider total emissions from both stationary and mobile sources, as required by the California Environmental Quality Act. The County shall evaluate discretionary development for air quality impacts using the Air Quality Assessment Guidelines as adopted by the Ventura County Air Pollution Control District (APCD), except that emissions from APCD-permitted sources shall also be included in the analysis. The County shall revise the Initial Study Assessment Guides to implement this policy.*

HAZ-10.2 Air Quality Management Plan Consistency: *The County shall prohibit discretionary development that is inconsistent with the most recent adopted Air Quality Management Plan (AQMP), unless the Board of Supervisors adopts a statement of overriding considerations.*

Staff Analysis: The Ventura County Air Pollution Control District (APCD) analyzed the project's potential impacts on air quality. The proposed project would have no impacts on local or regional air quality and would not generate significant greenhouse gas emissions. Also, the proposed project would not conflict with or obstruct the implementation of the most recently adopted AQMP. In addition, the APCD would prohibit the discharge of any air contaminants (e.g., odors, dust, etc.) that would endanger the comfort, health, or safety of the public.

Based on the above discussion, the proposed project is consistent with these policies.

HAZ-5.2 Hazardous Materials and Waste Management Facilities: *The County shall require discretionary development involving facilities and operations which may potentially utilize, store, and/or generate hazardous materials and/or wastes be located in areas that would not expose the public to a significant risk of injury, loss of life, or property damage and would not disproportionately impact Designated Disadvantaged Communities.*

HAZ-5.6 Hazardous Materials – County Regulatory Oversight: *The County shall continue to provide regulatory oversight for all facilities or activities that store, use, or handle hazardous materials.*

Staff Analysis: The project site is not listed as a Cortese Hazardous Waste and Substances Site. The agent states that chemicals used at the facility are limited to household cleaners which are for cleaning purposes. EHD reviewed and analyzed the proposed project and determined that the project would not utilize hazardous materials which require permitting or inspection from Ventura County EHD/Certified Unified Program Agency. Also, EHD determined that the proposed project would not generate hazardous wastes which require a Ventura County EHD/Certified Unified Program Agency permit. Nevertheless, the Water Resources Division would continue requiring the applicant to store all chemicals and fertilizers in a building properly designated and equipped for the safe storage of chemicals and fertilizers (Exhibit 5, Condition 27).

Based on the above discussion, the proposed project is consistent with these policies.

**EXHIBIT 5 - CONDITIONS OF APPROVAL FOR
MODIFIED CONDITIONAL USE PERMIT (CUP) CASE NO. PL21-0033**

RESOURCE MANAGEMENT AGENCY (RMA)

Planning Division Conditions

1. Project Description

This modified CUP is based on and limited to compliance with the project description stated in this condition below, Exhibits 1 through 4 of the Planning Director hearing on June 27, 2024, and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The Planning Director granted a Minor Modification to CUP Case No. LU10-0041 (Case No. PL21-0033) to authorize the continued operation of an existing dog kennel for an additional five years. The CUP allows for 100 dogs on-site at any one time and no increase in the number of dogs is proposed. The existing kennel facility will continue to be used for the applicant's existing golden retriever and vizsla breeding operation. On-site dog sales are prohibited. No boarding of other dogs occurs or shall occur at the site. Existing structures are used for housing the dogs and for ancillary uses, such as storage. Fenced outdoor areas are utilized for dog runs. Four employees are employed in the operation of the kennel. The kennel operates from 6:00 a.m. to 10:00 p.m. Monday-Sunday, with four customer visits each week scheduled from Wednesday through Saturday between 11:00 am and 3:00 p.m. There is no proposed increase in the number of employees or customer visits. Additional existing kennel-related structures that have been added to the site without permits are included in the Minor Modification of the CUP. A list of the specific structures is identified on the site plan (Exhibit 3). No new development or construction is proposed.

Identification signs are located at the entrance to the project site and the parking areas for the public. Existing lighting fixtures provide lighting of the project site for security and convenience purposes. The Epworth Mutual Water Company will continue providing water service to the kennel. An existing manure management plan regulates the collection, storage, and disposal of animal waste. Kennel employees collect and dispose of trash from the kennel in trash receptacles. The dog kennel facility will not be connected to a public sewer system or on-site septic system. The existing principal dwelling on the subject property is connected to an approved septic system that is outside of the CUP permit boundary area. Kennel employees will continue to have access to restroom

facilities located within the existing dwelling (via a separate entrance located at the rear of the dwelling). Access to the project site is provided by a gravel private driveway via Clinton Street. (Exhibit 3).

The use and maintenance of the property, the size, shape, arrangement, and location of structures, and parking areas shall conform to the project description above and all approved County land use hearing exhibits in support of the Project and conditions of approval below.

2. Required Improvements for CUP

Purpose: To ensure the project site conforms to the plans approved at the Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project, including structures and parking, are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for Use Inauguration the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy or final inspection. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment

and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

4. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this CUP. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a CUP modification is required. If a CUP modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, Sections 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Sections 15000-15387), as amended from time to time.

5. Construction Activities

While this modified CUP does not authorize construction of new structures, the Ventura County Resource Management Agency – Building & Safety Division may require the Planning Division to issue Zoning Clearance(s) for construction so that the Building & Safety Division may issue and approve building permits for existing, unpermitted structures identified in these conditions. The Permittee shall obtain a Zoning Clearance(s) for construction from the Planning Division, and a Building Permit from the Building and Safety Division, as required.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this CUP and/or commencement of construction and/or operations under this CUP shall constitute the Permittee's formal agreement to comply with all conditions of this CUP. Failure to abide by and comply with any condition of this

CUP shall constitute grounds for enforcement action provided in the Ventura County Non-Coastal Zoning Ordinance (Article 14), which shall include, but is not limited to, the following:

- a. Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- b. Suspension of the permitted land uses (Condition No. 1);
- c. Modification of the CUP conditions listed herein;
- d. Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- e. The imposition of civil administrative penalties; and/or
- f. Revocation of this CUP.

The Permittee is responsible for being aware of and complying with the CUP conditions and all applicable federal, state, and local laws and regulations.

7. Time Limits

a. Use inauguration:

- (1) The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval date on which the Planning Director rendered the decision on the Project, or when any appeals of the decision are finally resolved. Once the approval decision becomes effective, the Permittee must obtain a Zoning Clearance for Use Inauguration in order to initiate the land uses set forth in Condition No. 1. As the Permittee may be required to obtain Zoning Clearances for construction in order to obtain building permits for existing, unpermitted structures identified in these conditions, such Zoning Clearances for construction shall be required prior to issuance of the Zoning Clearance for Use Inauguration.
- (2) This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for Use Inauguration within one year from the date the approval decision of this CUP becomes effective. The Planning Director may grant a one year extension of time to the Permittee in order to obtain the Zoning Clearance for Use Inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director that the Permittee has made a diligent effort to implement the Project, and the Permittee has requested the time extension in writing at least 30 days prior to the one year expiration date.
- (3) Prior to the issuance of the Zoning Clearances for Construction or Use Inauguration, all fees and charges billed to that date by any County agency, as well as any fines, penalties, and sureties, must be paid in full. After issuance of the Zoning Clearance for Use Inauguration, any final billed processing fees must be paid within 30 days of the billing date or the County may revoke this CUP.

b. Permit Life or Operations Period: This CUP will expire on April 1, 2026. The lack of additional notification of the expiration date provided by the County to the Permittee shall not constitute grounds to continue the uses that are authorized by this CUP after the CUP expiration date. The uses authorized by this CUP may continue after the CUP expiration date if:

- (1) The Permittee has filed a permit modification application pursuant to Section 8111-6 of the Ventura County Non-Coastal Zoning Ordinance prior to the April 1, 2026, expiration date; and,
- (2) The County decision-maker grants the requested modification.

The uses authorized by this CUP may continue during processing of a timely-filed modification application in accordance with Section 8111-2.10 of the Ventura County Non-Coastal Zoning Ordinance.

8. Documentation Verifying Compliance with Other Agencies' Requirements Related to this CUP

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this CUP.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this CUP) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for Use Inauguration or as dictated by the respective agency.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

9. Notice of CUP Requirements and Retention of CUP Conditions On Site

Purpose: To ensure full and proper notice of these CUP conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this CUP.

Documentation: The Permittee shall maintain a current set of CUP conditions and exhibits at the project site.

Timing: Prior to issuance of a Zoning Clearance for Use Inauguration and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

10. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a “Notice of Land Use Entitlement” form and the conditions of this CUP with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this CUP.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this CUP, with the deed of the property that is subject to this CUP.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this CUP.

Timing: The Permittee shall record the “Notice of Land Use Entitlement” form and conditions of this CUP, prior to issuance of a Zoning Clearance for Use Inauguration.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this CUP to Planning Division staff to be included in the Project file.

11. Financial Responsibility for Compliance Monitoring and Enforcement

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all County staff time, materials, and County-retained consultants associated with condition compliance review and monitoring, CEQA mitigation monitoring, other permit monitoring programs, and enforcement activities, actions, and processes conducted pursuant to the Ventura County Non-Coastal Zoning Ordinance (Section 8114-3) related to this CUP. Such condition compliance review, monitoring and enforcement activities may include (but are not limited to): periodic site inspections; preparation, review, and approval of studies and reports; review of permit conditions and related records; enforcement hearings

and processes; drafting and implementing compliance agreements; and attending to the modification, suspension, or revocation of permits. Costs will be billed at the rates set forth in the Planning Division or other applicable County Fee Schedule, and at the contract rates of County-retained consultants, in effect at the time the costs are incurred.

- b. The Planning Division created Condition Compliance Case No. CC11-0009 to cover the costs associated with condition compliance review, monitoring, and enforcement activities, and any duly-imposed civil administrative penalties, regarding CUP Case No. LU10-0041. The Planning Division will continue to use Condition Compliance Case No. CC11-0009 to cover the costs associated with condition compliance review, monitoring, and enforcement activities described in subsection 11.a (above), and any duly-imposed civil administrative penalties regarding this CUP.

Within 10 calendar days of the effective date of the final decision approving this CUP, the Permittee shall submit a new, updated, and completed reimbursement agreement for Condition Compliance Case No. CC11-0009, in a form provided by the Planning Division, obligating the Permittee to pay all condition compliance review, monitoring, and enforcement costs, and any civil administrative penalties, subject to the Permittee's right to challenge all such charges and penalties prior to payment.

- c. Billing Process: The Permittee shall pay all Planning Division invoices within 30 days of receipt thereof. Failure to timely pay an invoice shall subject the Permittee to late fees and charges set forth in the Planning Division Fee Schedule, and shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge or penalty prior to payment.

12. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, "Indemnified Parties") arising out of or in any way related to the County's issuance, administration, or enforcement of this CUP. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, "Liabilities"), arising out of or in any way related to any claim, action or proceeding subject to subpart (a)

above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.

- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party's sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee's sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations conducted pursuant to this CUP, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.
- d. Neither the issuance of this CUP, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this CUP serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

13. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid in whole or in part by a court of competent jurisdiction, that holding shall not invalidate any of the remaining CUP conditions or limitations. In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of competent jurisdiction, or threatened to be filed therein, the Permittee shall be required to fully comply with this CUP, including without limitation, by remitting the fee, exaction, dedication, and/or by otherwise performing all mitigation measures being challenged. This CUP shall continue in full force unless, until, and only to the extent invalidated by a final, binding judgment issued in such action.

If a court of competent jurisdiction invalidates any condition in whole or in part, and the invalidation would change the findings and/or the mitigation measures associated with the approval of this CUP, at the discretion of the Planning Director, the Planning Director may review the project and impose substitute feasible conditions/mitigation measures to adequately address the subject matter of the invalidated condition. The Planning Director shall make the determination of adequacy. If the Planning Director cannot identify substitute feasible conditions/mitigation measures to replace the invalidated condition, and cannot identify overriding considerations for the significant impacts that are not mitigated to a level of insignificance as a result of the invalidation of the condition, then this CUP may be revoked.

14. Consultant Review of Information and Consultant Work

The County and all other County permitting agencies for the Project have the option of referring any and all special studies that these conditions require to an independent and

qualified consultant for review and evaluation of issues beyond the expertise or resources of County staff.

Prior to the County engaging any independent consultants or contractors pursuant to the conditions of this CUP, the County shall confer in writing with the Permittee regarding the necessary work to be contracted, as well as the estimated costs of such work. Whenever feasible, the County will use the lowest responsible bidder or proposer. Any decisions made by County staff in reliance on consultant or contractor work may be appealed pursuant to the appeal procedures contained in the Ventura County Zoning Ordinance Code then in effect.

The Permittee may hire private consultants to conduct work required by the County, but only if the consultant and the consultant's proposed scope-of-work are first reviewed and approved by the County. The County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes. In accordance with Condition No. 11 above, if the County hires a consultant to review any work undertaken by the Permittee, or hires a consultant to review the work undertaken by a contractor of the Permittee, the hiring of the consultant will be at the Permittee's expense.

15. Relationship of CUP Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any CUP condition contained herein is in conflict with any other CUP condition contained herein, when principles of law do not provide to the contrary, the CUP condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this CUP for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this CUP shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

16. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this CUP. The designated contact person shall be available, via telecommunication, 24 hours a day.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers,

and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance for Use Inauguration, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

17. Resolution of Complaints

The following process shall be used to resolve complaints related to the Project:

- a. The Permittee shall post the telephone number for the designated Contact Person as identified pursuant to Condition No. 16 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about a use as it is occurring may directly contact the Contact Person;
- b. If County staff receives a written complaint about the Project, Planning Division staff may contact the Permittee's Contact Person or the Permittee to request information regarding the alleged violation; and
- c. If, following a complaint investigation by County staff, a violation of the Ventura County Code or a condition of this CUP is confirmed, County staff may initiate enforcement actions pursuant to Section 8114-3 of the Non-Coastal Zoning Ordinance.

18. Change of Permittee

Purpose: To ensure that the Planning Division is properly and promptly notified of any change of Permittee.

Requirement: The Permittee shall file, as an initial notice with the Planning Director, the new name(s), address(es), telephone/FAX number(s), and email addresses of the new owner(s), lessee(s), operator(s) of the permitted uses, and the company officer(s). The Permittee shall provide the Planning Director with a final notice once the transfer of ownership and/or operational control has occurred.

Documentation: The initial notice must be submitted with the new Permittee's contact information. The final notice of transfer must include the effective date and time of the transfer and a letter signed by the new Property Owner(s), lessee(s), and/or operator(s)

of the permitted uses acknowledging and agreeing to comply with all conditions of this CUP.

Timing: The Permittee shall provide written notice to the Planning Director 10 calendar days prior to the change of ownership or change of Permittee. The Permittee shall provide the final notice to the Planning Director within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division maintains notices submitted by the Permittee in the Project file and has the authority to periodically confirm the information consistent with the requirements of Section 8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

19. Existing Structures to Be Permitted

Purpose: To ensure that unpermitted, existing structures have been installed or built in compliance with the requirements and standards of the Ventura County NCZO and the current Ventura County (VC) Building Code.

Requirement: All structures must be installed or built according to the requirements and standards of the Ventura County NCZO and VC Building Code. Unless permits or approvals are provided to Planning staff for the following existing structures, the Permittee shall obtain the required construction Zoning Clearance(s) from the Planning Division and the necessary final permits or approvals from the Ventura County Resource Management Agency – Building & Safety Division (e.g., building permit, electrical permit, plumbing permit, etc.) for the following existing structures and bring the following existing structures into compliance with the NCZO and VC Building Code:

Structure and Number on Plans	Size	Reason Building Permit Is Required
#2 Nursery building	200 sq. ft.	Structural, electrical, and ADA accessibility requirements may apply
#3 Storage shed	120 sq. ft.	Electrical
#4 Storage shed	120 sq. ft.	Electrical
#8 Nursery building	120 sq. ft.	Electrical equipment and ADA accessibility requirements may apply
#9 Nursery building	120 sq. ft.	Electrical equipment and ADA accessibility requirements may apply
#10 Barn	1,368 sq. ft.	Structural, electrical equipment, ADA accessibility requirements may apply
#12 Building (wellness area)	80 sq. ft.	Electrical equipment, ADA accessibility requirements may apply
#13 Building (shade structure)	120 sq. ft.	Electrical equipment and ADA accessibility requirements may apply
#14 Building (shade structure)	120 sq. ft.	Electrical equipment and ADA accessibility requirements may apply

Structure and Number on Plans	Size	Reason Building Permit Is Required
#16 Building (shade structure)	120 sq. ft.	Electrical equipment and ADA accessibility requirements may apply

Documentation: Copies of the final building permits (structural, electrical, plumbing, or other) or Certificates of Occupancy from the Building & Safety Division shall be provided to Planning Division staff to confirm that the required building permits or Certificates of Occupancy have been obtained for the specific existing structures identified in the Requirement section above.

Timing: Prior to issuance of the Use Inauguration Zoning Clearance, the Permittee must obtain a Construction Zoning Clearance(s) from the Planning Division and obtain the required final building permit(s) (structural, electrical, plumbing, or other) from the Building & Safety Division for the specific existing structures identified in the Requirement section (above).

Monitoring and Reporting: Approval, installation verification, monitoring activities, and enforcement activities shall occur according to Section 8114-3 of the Ventura County NCZO. The Planning Division shall maintain copies of the documentation in the Project file and has the authority to conduct site inspections to ensure that the Permittee maintains all approved structures in accordance with the requirements of this condition and with the requirements of Section 8114-3 of the Ventura County NCZO.

20. Security Lighting

Pursuant to the Ventura County Non-Coastal Zoning Ordinance (Section 8106-8.6.a and Section 8106-8.6.c), all outdoor lighting, including security lighting, shall be no more than 35 feet in height and shall not exceed 150 watts or 2250 lumens. All outdoor lighting shall face downward so as to not result in direct illumination of adjacent properties.

21. Sign Plan

Prior to the issuance of a Use Inauguration Zoning Clearance, two copies of a Sign Plan shall be submitted to the Planning Division for review and approval by the Planning Director. The Sign Plan shall comply with Chapter 1, Article 10 of the Ventura County Ordinance Code and applicable Area Plan. The Sign Plan shall include the proposed size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval. The Permittee shall install all elements of the Sign Plan according to the Sign Plan, which will be inspected and approved prior to the issuance of the Use Inauguration Zoning Clearance.

22. Minimizing Nuisance Impacts and Setbacks from Agricultural Uses

The Permittee shall take whatever reasonable steps are necessary, as determined by the Planning Director, to prevent significant nuisance impacts from occurring outside the CUP area. Significant nuisance impacts include, but are not limited to, noise, dust, odors, lighting, and glare. In order to determine the significance of the nuisance, the Planning Director may consider the number and types of neighbor complaints, and conduct

inspections of the site and surrounding areas. Any questions about what constitutes significant off-site nuisance levels shall be resolved by the Planning Director or other public agency (e.g., the Air Pollution Control District) as the Planning Director may designate.

Environmental Health Division (EHD) Conditions

23. General Vector Control – Animal Waste and Mosquito Breeding

Purpose: To ensure site does not contribute to the harborage and/or breeding of potential vectors of disease or create a public nuisance.

Requirement: The storage, handling and disposal of animal wastes shall be in a manner that will not create or promote potential breeding and/or harborage of vectors of disease, such as flies, mosquitoes, and rodents. Ensure animal waste is stored properly and removed as often as needed to prevent fly breeding. Manage standing water onsite, including any stormwater management structures, so it will not create mosquito breeding sources.

Timing: The Permittee shall maintain the Project site so as not to contribute to the harborage and/or breeding of potential vectors of disease, nor the creation of a public nuisance throughout the life of the Project.

Monitoring: Ventura County Environmental Health Division (EHD) staff will receive and respond to vector related complaints at the site. The Division will maintain a record of vector related complaints reported to the Division.

24. Existing OWTS General Notice

Purpose: To demonstrate compliance with State and local regulations related to the design and installation of an onsite wastewater treatment system (OWTS). Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance may be discharged into the on-site sewage disposal system.

Requirement: Permittee shall maintain all OWTS components in good working order to prevent system failure and creation of a public nuisance. Permittee is required to obtain the approval of the Ventura County Environmental Health Division (EHD) prior to changing and/or modifying the OWTS, repairing components of the OWTS, expanding the footprint of a structure, adding plumbing fixtures, or adding a new structure.

Ongoing Maintenance: Once the OWTS has been installed and finalized by EHD, it is the owner's responsibility to properly maintain the system to prevent OWTS failure or an unauthorized sewage release, and from creating a public nuisance, health concern, or impact the environment. The septic tank shall be serviced, as needed, by a septic pumper truck registered and permitted by Ventura County EHD, and all pumping activities shall be reported to EHD. All septage wastes must be disposed of in an approved manner. EHD staff will also receive and respond to any complaints related to OWTS and/or unauthorized sewage releases.

PUBLIC WORKS AGENCY (PWA)

Watershed Protection District (WPD) Conditions

Groundwater Program Section

25. Manure Management Plan (MMP)

Purpose: In accordance with the Ventura County General Plan Goals, Policies, and Programs Policies 1.3.2-2 and -4, a MMP is required.

Requirement: The Permittee shall prepare and implement a MMP for all animal waste that will be generated within the project area.

Documentation: The MMP shall be prepared in accordance with the Ventura County Watershed Protection District – Groundwater Section Guidelines for Preparing a Manure Management Plan.

Timing: Prior to the Issuance of a Zoning Clearance for use inauguration, the Permittee shall submit the MMP to the WPD for review and approval.

Monitoring and Reporting: A copy of the approved MMP will be maintained in the case file. Upon request, the Permittee shall provide to the WPD copies of all manifested animal waste solids hauled to a legal off-site receiving facility if applicable and in accordance with the approved MMP.

26. Runoff and Treatment System

The Permittee shall design all kennels, all dog runs with concrete pads, and the dog washing area such that all liquid runoff drains into a treatment system sized and designed to collect all the kennel wash water and precipitation storm water from the kennel, in order to reduce nutrient loading to groundwater. The treated effluent shall have no direct discharge to the Gabbert Canyon Tributary. The Permittee shall submit detailed plans of the treatment system to the Watershed Protection District for review and approval prior to Issuance of a Use Inauguration Zoning Clearance. Prior to issuance of the Zoning Clearance the Permittee shall provide a maintenance plan to the Groundwater Section of the County Watershed Protection District for the proposed treatment system, including the appropriate disposal of sediment, trash, and other filtrate material.

27. Hazardous Material Storage

The Permittee shall store all hazardous materials, chemicals and fertilizers in a building properly designated and equipped for the safe storage of the hazardous materials, chemicals, and fertilizers.

OTHER VENTURA COUNTY AGENCIES

Ventura County Air Pollution Control District (APCD) Conditions

28. Nuisance

Purpose: To ensure that discharge of air contaminants (dust, odors, etc.) that may result from site construction or operations are minimized to the greatest extent feasible.

Requirement: Construction and operation shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, as described below.

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: There is no documentation required for this condition.

Timing: Throughout the period of the CUP.

Reporting and Monitoring: Monitoring and Enforcement of the Nuisance Rule shall be conducted by APCD staff during compliance inspections and on a complaint-driven basis.

Ventura County Animal Services (VCAS) Conditions

29. VCAS Condition No. 1

An Isolation area to hold dogs that are contagious must be included in the building of kennels. Such isolation area would need a separate air exhaust and intake so as not to infect the other animals.

30. VCAS Condition No. 2

All Federal, State and Local permits must always be maintained while operating the dog breeding facility. A copy of all licenses/permits will be submitted to VCAS annually during the kennel permitting process.

31. VCAS Condition No. 3

An emergency evacuation plan for 100 adult dogs + puppies must be submitted to VCAS for review and must be maintained throughout the life of the CUP.

32. VCAS Condition No. 4

Emergency transportation plans for 100 adult dogs + puppies must be submitted to VCAS for review and must be maintained throughout the life of the CUP.

33. VCAS Condition No. 5

Contact information of the California licensed Veterinarian for 100 adult dogs + puppies must be submitted to VCAS for review and must be maintained throughout the life of the CUP.

34. VCAS Condition No. 6

Golden Meadows Kennel shall remain compliant at all times with all applicable Ventura County Ordinances including, but not limited to:

- a. 4411-4420 – Animal Licensing requirements. All dogs over the age of 4 months will be required to be licensed.
- b. 4421-3 – 4424 – Spay and Neuter Requirements. Every person who owns a dog or cat over the age of six (6) months that is kept in the unincorporated areas of the County of Ventura is required to have such dog or cat spayed or neutered unless an exception applies under Section 4421-4.
- c. 4425-4427 – Breeding Permit.
- d. 4428 – Prohibition of sales of commercially bred dogs in unincorporated Ventura County.
- e. 2591- 2599 Kennel Permit. No person shall own, manage, or operate a kennel, as defined in this Article, within the unincorporated areas of the County unless such kennel has first been licensed by the County pursuant to this Article and the license is currently in effect.

35. VCAS Condition No. 7

- a. All kennels and its facility are to be kept clean, dry, and free from debris. Kennels must protect against environmental extremes as well as have adequate ventilation and air flow.
- b. Indoor kennels must meet the minimum sizes:
3 ft. wide x 3ft. long x 6ft. high = small to medium dogs
4ft. wide x 4ft. long x 6ft. high = large dogs
5ft. wide x 5ft. long x 6ft. high = extra-large dogs
- c. Dogs must have a resting surface 6 inches off the kennel floor.
- d. It is recommended that all walls separating kennels be minimum 5 feet in height.
- e. Kennel flooring should be made of concrete inside and outside. The concrete flooring needs to be grated and sealed. This will allow the water to run off and not create free standing water.
- f. Kennel walls must be made or constructed of non-porous material, to allow for easy and effective disinfection. Kennels are to be kept free of debris or material that interferes with proper sanitation. Kennels need to be kept free of any sharp objects or edges that would cause the animal injury.
- g. Kennels must be well-kept at all times and repairs must be completed ASAP.

h. Outdoor kennel runs that are attached to any indoor kennel must be at the minimum 4ft. wide x 8ft. long x 6ft. high. When having outdoor only kennel(s), the dog must have a doghouse or an internal housing box that will allow the dog to be protected from environmental extremes. The minimum requirement for an outside only kennel is 5ft. wide x 10ft. long x 6ft. high.

i. Exercise pens must be at least 10 ft. x 10 ft. or larger. They must have a shaded area for hot weather. All dogs should have at least 1–2 hrs of exercise per day. Puppies should be exercised at least twice a day.

j. If you are going to crate any dogs, they must have enough room to stand, sit, lie down and turn around. When crating puppies, the following guideline must apply for length of time allowed in a crate:

9-10 wks = 30-60 min

11-14wks = 1-3 hrs

5-16wks = 3-4 hrs

17+ wks = 4+ hrs (not to exceed 6 hrs)

k. It is recommended that pet waste be removed at least twice a day and put into an airtight trash type container.

l. Kitchens or any area surface where food is kept or prepared must be disinfected daily.

m. Dog food is to be kept in airtight containers that must be rodent and pest proof.

n. Dogs need to be fed at the minimum once a day and 2-3 times for puppies. Dogs must have fresh water available at all times.

o. Food bowls must be removed after the dog(s) is finished eating and any left over's need to be thrown away. If daily food bowls are not provided and removed, there should be only enough feed for 1 day and should be placed in a bottom feeder.

p. Food bowls must be properly sanitized. If you have a dishwasher, wash the dishes with dish soap and then put into the dishwasher.

q. Bedding and blankets must be washed every other day. If the blanket or bedding is soiled it must be removed immediately and a new fresh blanket given to the dog. It is of the utmost importance that you either add bleach or a bleach alternative to the laundry detergent.

r. Enclosures are to be sanitized daily and disinfected once a week. Any disinfectant that is used must be non-harmful to animals and used within the manufacture's guidelines.

s. Any new dogs as well as dogs that become sick or injured must be isolated from the general population. All sick or injured dogs must see a vet immediately for proper care.

t. Any and all veterinary records must be available for review at any time during normal business hours.

u. Every dog must be current on all its vaccinations including rabies. Any owned, rescued, or harbored dogs that reside within the county for 30 days on site or longer must follow the state mandated regulation and purchase a Ventura County dog license.

Ventura County Fire Protection District (VCFPD) Conditions

36. On-Site Driveway Widths, Commercial

A minimum all weather driveway width of 20 feet shall be provided. If the driveway is not paved or concrete it shall be certified as all-weather by a civil engineer. Parking is prohibited on the required width of the driveway.

37. Access Road/Driveway Maintenance

The permittee shall maintain all on-site access road(s) and driveway(s) not included in a maintenance agreement. Repairs shall be made as needed or as required by the Fire District to maintain the original design and installation of the access road(s) and driveway(s).

38. Vertical Clearance

All access roads / driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6").

39. Turnarounds

Approved turnaround areas for fire apparatus shall be provided when deed-end Fire Department access roads/driveways exceed 150 feet, Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road/driveway. Turnaround areas shall not be used for parking and shall be kept free of obstructions at all times. Turnaround areas shall be posted as Fire Lanes in accordance with Fire District Fire Lane Standards.

40. Parking Prohibited

The property owner(s) are hereby advised that parking on access roads/driveways and fire department turnarounds is prohibited.

41. Fire Lanes

Prior to construction the permittee shall submit two (2) site plans to the Fire District for approval of the location of fire lanes. Prior to occupancy, all fire lanes shall be posted "NO PARKING-FIRE LANE-TOW AWAY" in accordance with California Vehicle Code, the International Fire Code and current VCFPD Fire Lane Standards. All signs and or Fire

Lane markings shall be within recorded access easements. The permittee shall be responsible to maintain clearly visible all required fire lane signs and markings.

42. Fire Flow

The minimum fire flow required shall be determined as specified by the current adopted edition of the International Fire Code Appendix B with adopted VCFPD Amendments and the applicable Water Manual for the jurisdiction (whichever is more restrictive). Given the present plans and information, the required fire flow is approximately 500 gallons per minute at 20 psi for a minimum 2 hour duration. The permittee shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit. The water company also shall provide documentation that it meets all the requirements of the Ventura County Waterworks Manual.

43. Alternate Water Supply

If the water purveyor certifies that the existing water system cannot provide the required fire flow and duration and approves the use of a private water system, the permittee shall provide and install adequate private water supply for fire protection prior to construction in accordance with Fire District standards. The permittee shall submit private water supply plans to the fire district for approval prior to installation. Notice to permittee: Visual inspection by the Fire District is required prior to covering any water supply lines.

44. Notice to Permittee

Private water systems shall not be supplied from substandard water systems that will impact available fire flow for existing structures. This may require upgrades to the existing water purveyors system in order to provide the required fire flow.

45. Hydrant Location Markers

Prior to occupancy of any structure, the permittee shall install blue reflective hydrant location markers on the access roads in accordance with Fire District standards. If the final asphalt cap is not in place at time of occupancy, hydrant location markers shall still be installed and shall be replaced when the final asphalt cap is completed.

46. Water System Plans

Prior to installation, the permittee shall submit plans to the Fire District for water systems supplying fire hydrants and / or fire sprinkler systems and not located within a water purveyor's easement.

47. Address Number (Commercial)

Prior to occupancy of any building, the permittee shall install address numbers at locations approved by the Fire District. Building address numbers shall be a minimum of eight inches (8") high, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold plated numbers shall not be used. Where structures are set back more than 150 feet from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.

48. Fire Sprinklers

The permittee shall be responsible to have automatic fire sprinklers system installed in all unpermitted and new structures in accordance with current VCFPD Ordinance at time of building permit application. Design and installation shall be by properly licensed person in accordance with State Law.

49. Fire Protection System Plans

Prior to installation, the permittee shall have plans for all fire protection systems (sprinklers, dry chemical, hood systems, etc.) submitted, with payment for plan check, to the Fire District for approval.

50. Fire Sprinkler System Maintenance, Inspection and Testing

The building owner shall be responsible for ensuring that all fire protection systems are maintained in an operable condition at all times. Required maintenance inspections and service personnel shall be in accordance with CCR Title 19, and current VCFPD Ordinance. Written service and maintenance records shall be maintained on-site and available for review by the Fire Department upon request.

51. Fire Extinguishers

Prior to occupancy, the permittee shall have fire extinguishers installed in accordance with the International Fire Code. The placement of extinguishers shall be subject to review by the Fire District. All fire extinguishers shall be serviced and maintained in accordance with CCR Title 19.

52. Trash Dumpster Locations

Commercial trash dumpsters and containers with an individual capacity of 1.5 cubic yards or greater shall not be stored or placed within 5 feet of building openings, building combustible walls, or combustible roof eave lines unless protected by approved automatic fire sprinklers.

53. Hazardous Watershed Fire Area

If portions of the development are in a Hazardous Watershed Fire Area, those structures shall meet hazardous fire area building code requirements, if required by Ventura County Fire Protection District. Permittee may be required to also contact the Building Department for requirements.

54. Hazard Abatement, Initial Clearance

Prior to construction of any new structure, the permittee shall have all grass or brush adjacent to said structure's site footprint cleared for a distance of 100 feet or to the property line if less than 100 feet, and the clearance shall be maintained in accordance with current Ventura County Fire Protection District Ordinance, if required by the Ventura County Fire Protection District.

55. Hazard Abatement

The permittee shall have all grass and brush cleared to a distance of ten (10) feet on each side of all access roads / driveways within the project, if required by the Ventura County Fire Protection District.

56. Fire Department Clearance

Prior to obtaining a building permit, the permittee shall obtain VCFD Form #126 "Requirements for Construction" for any new structures or additions to existing structures. This includes any unpermitted structures.

57. Inspection Authority

By accepting these project conditions of approval, the permittee acknowledges that the fire code official (Fire District) is authorized to enter at all reasonable times and examine any building, structure or premises subject to this project approval for the purpose of enforcing the Fire Code and these conditions of approval.