



Planning Director Staff Report – Hearing on March 31, 2016

County of Ventura • Resource Management Agency • Planning Division

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Grand K-9 Ranch Dog Kennel Case No. PL15-0101

A. PROJECT INFORMATION

1. **Request:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize (legalize) the operation of an existing dog kennel for a 20-year period. The requested permit would abate Code Compliance Violation No. CV12-0215.
2. **Applicant/Property Owner:** Grand K-9 Ranch, LLC, Karen Moureaux, 2492 Grand Avenue, Fillmore, CA 93015
3. **Applicant's Representative:** Steve Perlman, 7811 Marin Lane, Ventura, CA 93004
4. **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 CUP.
5. **Project Site Size, Location, and Parcel Number:** The dog kennel is proposed to be operated on 2.00 acres of a 17.62-acre property that is located at 2492 Grand Avenue, in the community of Fillmore, in the unincorporated area of Ventura County. The Tax Assessor's parcel numbers for the parcels that constitute the project site are 043-0-010-205 and -215 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations:**
 - a. Countywide General Plan Land Use Map Designation: Agriculture (Exhibit 2)
 - b. Zoning Designation: "AE-40 ac" (Agricultural Exclusive, 40 acre minimum lot size.) (Exhibit 2)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	AE-40ac	Crop Production, agricultural structures and single family dwellings

Location in Relation to the Project Site	Zoning	Land Uses/Development
East	"OS-160ac" (Open Space, 160 acres minimum lot size)	Sespe Creek
South	AE-40ac	Crop Production, agricultural structures and single family dwellings
West	AE-40ac	County Road Right-of-Way, Crop Production, agricultural structures and single family dwellings

- 8. History:** On May 25, 1965 the Board of Supervisors adopted Ordinance No. 1699 that established an "R-A" (Rural Agriculture) zoning designation for the project site.

On March 15, 1967, the Board of Zoning Adjustment granted Special Use Permit (SUP) No. 2741 to authorize a farmworker dwelling unit.

On July 18, 1974, the Planning Commission approved a modification of SUP No. 2741 (referred to as Conditional Use Permit (CUP) No. 2741) to authorize the continued use of the farmworker dwelling unit.

On September 23, 1974, the Board of Supervisors adopted Ordinance No. 2891 that re-zoned the subject property from "R-A" to "O-S-10 acres" (Open Space, 10 acre minimum lot area). Subsequently, CUP No. 2741 expired on July 18, 1977. However, on August 2, 1978, the CUP was reinstated to allow the continued use of the farmworker dwelling unit until July 18, 1980. On November 13, 1980, the Planning Commission approved a modification of CUP-2741 to authorize the continued use of the farmworker dwelling unit for a 10-year time period ending on November 13, 1990.

On January 15, 1987, a Notice of Violation was issued to the property owners (William and Wendy Wood) for violations of the conditions of approval of CUP-2741. Additionally, the Planning Division identified that an illegal mobile home was installed on the property. Subsequently, the illegal mobile home was removed and the violations were fully abated on September 14, 1988. During this time, the property changed ownership to Doug and Arlene Benjamin.

Prior to the expiration of CUP No. 2741, the Benjamins submitted an application for a time extension. However, on February 28, 1990, the Planning Division notified the Benjamins that a renewal application would not be accepted since the property contained an illegal mobile home (not the mobile home identified in 1987 violation). Subsequently, on January 10, 1991, the Planning Commission approved a permit modification (CUP No. 2471-2) to authorize the continued use of the farmworker dwelling unit and legalize a second caretaker unit (the illegal mobile home) for a horse training and boarding facility until January 10, 2001. During that time period, the property changed ownership to Arlene McCutcheon.

On November 8, 1994, the Planning Division issued a Notice of Violation (Case No. 94-206) to Ms. McCutcheon for violations of the permit conditions of CUP No. 2741-2. In order to abate the violations associated with Violation Case No. 94-206, two carports were installed on the property in 1995, one for each mobile home. The violations were fully abated and the violation case was closed on October 17, 1995.

On September 26, 1995, a minor Permit Adjustment of CUP No. 2471-2 was granted by the Planning Director to authorize the continued use of the two mobile homes as farmworker dwellings for a ten-year period, until 2005, and allowed a revision to the language of Condition No. 13 to remove an automatic permit termination clause if the required Farmworker Verification Declarations were not submitted for each farmworker dwelling unit by May 15th of each year.

On October 12, 2005, the property changed ownership to the current property owners, Grand K-9 Ranch, LLC.

On December 12, 2005, Permit Adjustment No. 2 of CUP No. 2471-2 (Case No. LU05-0081) was granted by the Planning Director to authorize the continued use of the two mobile homes as an animal caretaker dwelling unit and a farmworker dwelling unit for a ten-year period, until December 12, 2015.

In 2012, the Code Compliance Division issued a Notice of Violation (CV12-0215) to the Grand K-9 Ranch, LLC for the following violations of the Non-Coastal Zoning Ordinance:

- Operating a Dog Training and Show facility and kennel without Conditional Use Permit;
- Non-permitted use of recreational vehicles as dwellings;
- Non-permitted conversion of a garage into a groom/wash room within plumbing; and,
- Non-permitted accessory structures: barn with interior office and shade cover.

The violations remained unabated and a Notice of Imposition of Civil Administrative Penalties was issued to Grand K-9 Ranch, LLC on December 9, 2014. Subsequently, the property owner entered into a Compliance Agreement (CA15-0023) with the Code Compliance Division to stay the imposition of civil administrative penalties and abate the violations. The property owner obtained building permits to legalize the barn and interior office, and the conversion of the garage into a groom/wash room (Building Permit Nos. B15-000240 and C15-000060). Additionally, on October 20, 2015, the property owner submitted an application to the Planning Division for a Conditional Use Permit to legalize the existing dog kennel operation (the subject of this staff report, Case No. PL15-0101).

- 9. Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize (legalize) the operation of an existing unpermitted dog kennel for a 20-year period. The requested permit would abate Code Compliance Violation No. CV12-0215. The proposed project includes the following components:

Permit Area

The proposed dog kennel will be located on 2.00 acres of a 17.62-acre agricultural property located at 2462 Grand Avenue, in the unincorporated area of Fillmore. The kennel will be located outside of floodplains delineated by the Federal Emergency Management Agency (FEMA). The project site is located approximately 500 feet west of a County-designated Wildlife Corridor. A six-foot high fence ("No Climb Horse Fencing") is proposed around the kennel facility.

Employees

The kennel will be operated by a maximum of eight employees. Employees will include the two kennel owners and one animal caretaker (who will reside on the property) and three additional regular employees. Two additional employees may also be present on an as-needed basis.

Hours of operation

The kennel will operate 365 days a year, on a 24-hour basis. Customer business hours for drop-off and pick-up will be by appointment only. The applicant proposes to primarily pick-up dogs from offsite locations and deliver them to the project site. The drop-off hours will be from 10:30 a.m. to 2:00 p.m. Pick-up and drop-off will occur, on average, two times per day, two times a week. The applicant proposes an average of two FedEx and UPS deliveries per week during the hours of 8:00 a.m. and 7:00 p.m. related to the dog kennel operation.

Capacity

The proposed kennel will house a maximum of 60 dogs at any one time.

Structures and Buildings

With the implementation of BIO-1 Mitigation Measure (Exhibit 5, Condition No. 22), the dogs will be housed inside an existing storage barn by sunset each night until 8:00 a.m. the following day. No new building construction is proposed as part of the proposed kennel operation. Several existing structures are proposed to be used for housing the dogs and for ancillary uses, such as storage. These structures include:

Site Plan Building No.	Description	Floor Area (sq. ft.)
Building B	Utility and Work Building	1,106
Building D	Barn/Kennel/Office	3,200
1	Shade Structure	726
2	Shade Structure	678
3	Shade Structure	40
4	Shade Structure	60

In addition to these structures, dog runs and fenced yards are proposed to be available for the dogs during the daytime hours within the 2.00-acre permit area.

Animal Waste Disposal

The applicant proposes to implement an animal waste and solid waste management plan (AWMP) included in the project application (Exhibit 6). This plan describes animal waste handling and disposal procedures that the applicant proposes to follow to ensure that impacts on groundwater and surface water quality remain less than significant. No on-site dog food preparation is proposed. The applicant proposes a designated trash area to store a three cubic yard refuse bin. This bin will be screened from public views along Grand Avenue by existing orchard trees. Any recyclable material generated by dog kennel operation materials will be discarded in the recycling bins used by the existing on-site residences.

Signs and Parking

One seven (7) sq. ft. identification sign is proposed to be installed at the entrance to the project site. Three parking spaces for kennel customers are proposed to be located adjacent to the 3,200 sq. ft. barn.

Water and Sewage Disposal

The Fillmore Irrigation Company will provide water to the proposed dog kennel. Wastewater generated by the kennel employees and by the occupants of the existing dwellings will be disposed in an existing septic system on the property. Solid animal waste will be collected and disposed of no less than three to four times a day, seven days a week. The solid waste will be stored in water tight containers with tight fitting lids and dumped weekly. (Refer to Exhibit 3 – Site Plans).

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 subject application is a "project" that is subject to environmental review.

County staff prepared an Initial Study in accordance with the County's Initial Study Assessment Guidelines. Based on the information contained in the Initial Study, the County prepared a Mitigated Negative Declaration (MND) and made the MND available for public review and comment from February 27, 2016 to March 18, 2016. The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*, as well as posted on the public notices bulletin board at the Ventura County Government Center.

A MND is a written statement briefly describing the reasons that a proposed project will not have a significant effect on the environment and therefore does not require the preparation of an Environmental Impact Report. However, the Initial Study identified one potentially significant effect on the environment, but a mitigation measure agreed to by the applicant before the MND is released for public review would avoid the effects or mitigate the effects to a point where no significant effect on the environment would occur. More specifically, the MND identified a significant impact to wildlife that traverse the Sespe Creek wildlife corridor (Habitat Connectivity).

- 1. Findings for Adoption of an MND:** The CEQA Guidelines [Section 15074(b)] state that a MND shall only be adopted by a decision-making body if there is no substantial evidence, in light of the whole record, that the proposed project may have a significant adverse effect on the environment and that the MND reflects the Lead Agency's independent judgment and analysis.

The proposed final MND, including written comments on the MND and staff's responses to the comments on the MND, is attached as Exhibit 4. The significant impacts to wildlife that traverse the Sespe Creek wildlife corridor will be less than significant with the implementation of mitigation measure that will require the dogs to be confined at all times and held indoors at night, by sunset each day.

Based on the information provided above and in light of the whole record, staff recommends that the decision-maker find there is no substantial evidence that the proposed project may have a significant adverse effect on the environment and the MND (Exhibit 4) reflects the County's independent judgment and analysis.

- 2. Mitigation Monitoring and Reporting Program:** The CEQA Guidelines [Section 15091(d)] state that, when approving a project for which a MND has been prepared, the agency shall also adopt a program for reporting on, or

monitoring, the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures. The following mitigation measure has been prepared which will reduce the impacts to less than significant:

Mitigation Measure BIO-1: Dog Enclosed Kennel Hours

Purpose: In order to prevent indirect impacts to wildlife movement and the wildlife habitat linkage that Sespe Creek provides, it is necessary to ensure dogs are within enclosed buildings (the existing storage barn) by sunset each night.

Requirement: The Permittee shall bring all dogs housed at the kennel within the enclosed storage barn by sunset each day.

Documentation: No documentation is required to implement this condition of approval.

Timing: The Permittee shall comply with this condition for the life of the permit.

Monitoring: The Planning Division shall respond to complaints and conduct periodic condition compliance inspections as required under the NCZO.

(Refer to Exhibit 4 – MND.)

Therefore, a mitigation monitoring and reporting program has been prepared in compliance with the CEQA Guidelines.

C. CONSISTENCY WITH THE GENERAL PLAN

The Ventura County General Plan *Goals, Policies and Programs* (2015, page 4) states:

...in the unincorporated area of Ventura County, zoning and any permits issued thereunder, any subdivision of land, any public works project, any public (County, Special District, or Local Government) land acquisition or disposition, and any specific plan, must be consistent with the Ventura County General Plan Goals, Policies and Programs, and where applicable, the adopted Area Plan.

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

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*.

- 1. Resources Policy 1.1.2-1:** *All General Plan amendments, zone changes and discretionary development shall be evaluated for their individual and cumulative impacts on resources in compliance with the California Environmental Quality Act.*

As discussed in Section B (above) and in the MND prepared for the proposed project (Exhibit 4), the project's individual impacts and contribution to cumulative impacts on resources have been evaluated in compliance with CEQA.

Based on the discussion above, the proposed project is consistent with Policy 1.1.2-1.

- 2. Resources Policy 1.1.2-2:** *Except as otherwise covered by a more restrictive policy within the Resources Chapter, significant adverse impacts on resources identified in environmental assessments and reports shall be mitigated to less than significant levels or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

As discussed in Section B (above) and in the MND prepared for the proposed project (Exhibit 4), the proposed project will not have a potentially significant impact to archaeological resources.

Based on the discussion above, the proposed project is consistent with Policy 1.1.2-2.

- 3. Resources Policy 1.2.2-2:** *The air quality impacts of discretionary development shall be evaluated by use of the Guidelines for the Preparation of Air Quality Impact Analysis.*

The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project in order to assess potential air quality impacts associated with the continued use of the research and development facility. VCAPCD determined that the subject project will generate local air quality impacts but those impacts are not likely to be significant. Although the project is not expected to result in any significant local air quality impacts, the VCAPCD has recommended that the applicant ensure the project operations are conducted in compliance with all applicable VCAPCD Rules and Regulations (Exhibit 5 – Condition No. 31). Therefore, based on the above information, the proposed project is consistent with this policy.

- 4. Ventura County General Plan Goals, Policies, and Programs Resources Policy 1.3.2-2:** *Discretionary development shall comply with all applicable County and State water regulations.*

Ventura County General Plan Goals, Policies, and Programs Resources Policy 1.3.2-3: *The installation of on-site septic systems shall meet all applicable State and County regulations.*

Ventura County General Plan Goals, Policies, and Programs Resources Policy 1.3.2-4: *Discretionary development shall not significantly impact the quantity or quality of water resources within watersheds, groundwater recharge areas or groundwater basins.*

The Watershed Protection District (WPD), Groundwater Resources Section reviewed the proposed project and determined that the project site overlies the Fillmore Groundwater Basin. According to the Groundwater Resources Section, the Fillmore Groundwater Basin is not over-drafted and the project will not result in a substantial net annual increase in groundwater extraction. The water demand of the kennel is minor (less than 1 AFY) and would not have the potential to substantially affect groundwater resources.

Additionally, the WPD, Groundwater Section determined that the proposed wastewater for the project site will be treated through an on-site wastewater treatment system constructed and operated in accordance with local, state and federal regulations. Continued operation of the wastewater treatment system as permitted by the County of Ventura Environmental Health Division and regulated by the Los Angeles Regional Water Quality Control Board would not degrade the quality of groundwater and cause groundwater to exceed quality objectives set by the Basin Plan (Exhibit No. 5, Condition Nos. 24-25).

Additionally, the proposed project also includes an animal waste management plan which would reduce potential impacts on groundwater quality.

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

5. Ventura County General Plan Goals, Policies, and Programs Resources

Policy 1.5.2-1: *Discretionary development which could potentially impact biological resources shall be evaluated by a qualified biologist to assess impacts and, if necessary, develop mitigation measures.*

The Planning Division staff biologist reviewed the proposed project and determined that the proposed project has the potential to create a direct and indirect project specific impact, and make a cumulatively considerable contribution to significant cumulative impacts to wildlife that traverse the Sespe Creek wildlife corridor (Habitat Connectivity). However, a mitigation measure was prepared and will be implemented that will reduce the impacts to less than significant (Exhibit 5, Condition No. 22).

6. Ventura County General Plan Goals, Policies, and Programs Resources

Policy 1.6.2-1: *Discretionary development located on land designated as Agricultural (see Land Use Chapter) and identified as Prime Farmland or Farmland of Statewide Importance on the State's Important Farmland Inventory, shall be planned and designed to remove as little land as possible from potential agricultural production and to minimize impacts on topsoil.*

Ventura County General Plan Goals, Policies, and Programs Resources

Policy 1.6.2-6: *Discretionary development adjacent to Agricultural-designated lands shall not conflict with agricultural use of those lands.*

The Ventura County Agricultural Commissioner's Office reviewed the proposed project and determined that the proposed project is located within the Agricultural Exclusive General Plan land use designation with a minimum lot size of 40-acres. The subject site is 17.62 acres, with approximately 12 acres devoted to the commercial production of citrus. The proposed kennel will encompass 2 acres of the 17.62-acre lot and is located closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines for non-agricultural uses adjacent to agriculture. Since the proposed kennel is not defined as Agriculture or Agricultural Operations pursuant to the Non-Coastal Zoning Ordinance and is located approximately 50 feet from adjacent off-site agricultural operations, the Agricultural Commissioner's Office recommends a condition to require the permittee to provide notification to property owners and operators of agricultural operations within 300 feet of the project parcel of all activities at the proposed kennel that may be sensitive to the effects of agricultural operations on adjacent properties (Exhibit 5, Condition No. 54). With the implementation of this condition, the proposed project is consistent with these policies.

7. Ventura County General Plan Goals, Policies, and Programs Resources

Policy 1.7.2-1: *Notwithstanding Policy 1.7.2-2, discretionary development which would significantly degrade visual resources or significantly alter or obscure public views of visual resources shall be prohibited unless no feasible mitigation measures are available and the decision-making body determines there are overriding considerations.*

The proposed project is not located within a mapped County Scenic Protection Overlay Area or in the vicinity of an eligible or designated scenic highway. Additionally, the proposed project will be screened from motorists travelling on Grand Avenue (i.e. a public roadway) by orange trees and a lush tree row along the western boundary of the property. The proposed project will not physically alter a scenic resource and will not be visible from a public viewing location.

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

8. Ventura County General Plan Goals, Policies, and Programs Resources

Policy 1.8.2-1: *Discretionary developments shall be assessed for potential paleontological and cultural resource impacts, except when exempt from such requirements by CEQA. Such assessments shall be incorporated into a Countywide paleontological and cultural resource data base.*

According to the Ventura County GIS Paleontological Resources Maps, the project site is located within a "low", "undetermined," and "none" area for

paleontological resources and therefore, unlikely to contain any significant paleontological resources. Additionally, the proposed project does not include a request for new construction or ground disturbance activities that could potentially impact any unknown paleontological resources in the area.

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

9. Ventura County General Plan Goals, Policies, and Programs Hazards Policy

2.10.2-3: *Development shall be protected from a 100-year flood if built in the flood plain areas.*

The PWA, Floodplain Management Section reviewed the proposed project and determined that the project involves existing permitted structures and does not involve an increase in flooding-related hazards. All proposed kennel structures are located outside of the 1% annual chance (100-year) "AE Zone" SFHA floodplain.

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

10. Ventura County General Plan Goals, Policies, and Programs Hazards Policy

2.13.2-1: *All discretionary permits shall be required, as a condition of approval, to provide adequate water supply and access for fire protection and evacuation purposes.*

The Ventura County Fire Prevention Division (VCFPD) reviewed the proposed project and determined that the project site is served by a water purveyor (Fillmore Irrigation Water Company) that can provide the required fire flow in accordance with the VCFPD Fire Code. Additionally, the VCFPD determined that the existing private access road meets current VCFPD standards for fire protection and evacuation purposes.

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

11. Ventura County General Plan Goals, Policies, and Programs Hazards Policy

2.16.2-1: *All discretionary development shall be reviewed for noise compatibility with surrounding uses. Noise compatibility shall be determined from a consistent set of criteria based on the standards listed below. An acoustical analysis by a qualified acoustical engineer shall be required of discretionary developments involving noise exposure or noise generation in excess of the established standards.*

The applicant retained Rincon Consultants, Inc. to prepare a noise study (October 28, 2015) that evaluated the project's potential noise impacts. The

study identified that the nearest sensitive receptor is located approximately 250 feet from the proposed project and that two additional sensitive noise receptors (all residences) are located 400 feet to 900 feet from the proposed project site. The noise study revealed that dog barking and other sounds resulting from the project would not cause noise levels that would exceed the thresholds of the Initial Study Assessment Guidelines.

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

12. Land Use Policy 3.1.2-5: *Building Intensity and Population Density: Except for Affordable/Elderly Housing developments that are eligible for density bonuses as specified in Article 16 of the Non-Coastal Zoning Ordinance, and Cultural Heritage Sites that are eligible for deviation as specified in the Non-Coastal Ordinance, the following building intensity and population density standards apply to the unincorporated areas of the County:...*

For all other unincorporated areas, the building intensity and population density standards shall be as specified in Figure 3.4.

Pursuant to Figure 3.4 of the General Plan Goals, Policies and Programs, the maximum building coverage that is permissible on the subject lot—which has a zoning designation of AE-40 ac—is 5%. The proposed project will result in less than two acres of building coverage.

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

13. Ventura County General Plan Goals, Policies, and Programs Land Use Policy 3.1.2-7: *Nonconforming Parcel Size: The use or development of a parcel which is a legal lot for the purposes of the County Subdivision Ordinance, but which fails to meet the minimum parcel size requirements of the applicable land use category, shall not be prohibited solely by reason of such failure. However, this policy shall not be construed to permit the subdivision of any parcel into two or more lots if any of the new lots fails to meet the minimum parcel size requirements.*

The subject property has a zoning designation of “AE-40ac” (Agricultural Exclusive, 40 acres minimum lot size). The subject property is 17.62 acres, which is a non-conforming parcel size. Although the subject property does not meet the minimum lot size of the zoning designation, it has been determined to be one legal lot pursuant to a Legal Lot Determination issued to the property owner on August 11, 2005. The proposed project does not include a request for a subdivision which would create new lots that fail to meet the minimum parcel size requirements of the applicable zone.

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

14. Ventura County General Plan Goals, Policies, and Programs Land Use

Policy 3.4.2-3: *Commercial and industrial developments shall be designed to be generally compact, grouped and consolidated into functional units providing for sufficient off-street parking and loading facilities, maximizing pedestrian and vehicle safety and minimizing the impacts on traffic congestion.*

As shown in Exhibit 3 of this staff report, the proposed kennel will be located within a 2-acre area of a 17.62-acre property. Access to the property will be provided by a driveway connected to Grand Avenue. As a recommended condition of approval of the project, the Permittee will be required to provide three off-street parking spaces adjacent to the existing barn/office. Additionally, the proposed project includes a self-imposed restriction that specifies that pick-up and drop-off of dogs are required by appointment only during non-peak hours.

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

15. Ventura County General Plan Goals, Policies, and Programs Land Use

Policy 3.4.2-4: *Commercial and industrial developments shall be designed to provide adequate buffering (e.g., walls, landscaping, setbacks), and on-site activities (e.g., hours of operation, scheduling of deliveries) shall be regulated to minimize adverse impacts (e.g., noise, glare, odors) on adjoining residential areas.*

Ventura County General Plan Goals, Policies, and Programs Land Use
Policy 3.4.2-7: *Commercial and industrial uses shall be designed and conducted in a manner that is compatible with surrounding land uses such that potential impacts are mitigated to less than significant levels, or, where no feasible mitigation measures are available, a statement of overriding considerations shall be adopted.*

While not a typical commercial or industrial use, the proposed project includes some elements that are characteristic of commercial and industrial operations, such as employment, traffic, parking, and noise. The project site is located on a 17.62-acre property in a sparsely inhabited residential area of unincorporated Fillmore. The applicant proposes to use a 2-acre area of land located at the southwestern part of the property for the kennel operation. Rows of orange trees border the 2-acre permit area and there are several rows of orange trees along the front setback of the property which act as noise and visual buffers from the public street (i.e., Grand Avenue) and neighboring properties. Additionally, the dogs will be housed within enclosed structures during the evenings and all lighting will be directed downward and shielded from direct illumination of the night sky or neighboring properties.

Pick-up and drop-off activities would occur, on average, two times per day, two times a week. The applicant proposes an average of two FedEx and UPS deliveries per week during the hours of 8:00 a.m. and 7:00 p.m. related to the dog kennel operation. Therefore, all activities taking place on site will be adequately separated from all neighboring uses, and the intensity of use of the site will not interfere with the use and enjoyment of nearby properties.

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

16.Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.1.2-1: *Discretionary development shall be conditioned to contribute land, improvements or funds toward the cost of needed public improvements and services related to the proposed development.*

Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.1.2-2: *Development shall only be permitted in those locations where adequate public services are available (functional), under physical construction or will be available in the near future.*

Water is provided by a water purveyor, Fillmore Irrigation Company, and sewage disposal will be accomplished through the use of an individual onsite septic system. Therefore, adequate water and sewer services are available for the proposed dog kennel operation. Additionally, the proposed project will be subject to a Transportation Department-recommended condition of approval to require the applicant to pay a Traffic Impact Mitigation Fee (TIMF) and improve the road along the project's street frontage (Exhibit No. 5, Condition Nos. 26 - 27).

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

17.Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.2.2-1: *County thoroughfares and County maintained local roads shall be designed and constructed in accordance with County road standards or better and should primarily serve in-county transportation needs. County roads should not be widened for the purpose of relieving congestion on Federal or State highways or accommodate interregional traffic that is more appropriately served by the Federal and State highway systems.*

Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.2.2-2: *The County road standards, five-year capital improvement programs, and road-improvement design, sequencing and timing shall be consistent with the goals, policies and programs of the General Plan. County road improvement design for safety and level-of-service capacity should, if possible, avoid increasing the number of travel lanes, and the*

improvements should not be constructed before the need has been demonstrated based on evaluation of current and projected traffic conditions.

Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.2.2-3: *The minimum acceptable Level of Service (LOS) for road segments and intersections within the Regional Road Network and Local Road Network shall be as follows:*

- (a) LOS-'D' for all County thoroughfares and Federal highways and State highways in the unincorporated area of the County, except as otherwise provided in subparagraph (b);*
- (b) LOS-'E' for State Route 33 between the northerly end of the Ojai Freeway and the City of Ojai, Santa Rosa Road, Moorpark Road north of Santa Rosa Road, State Route 34 north of the City of Camarillo and State Route 118 between Santa Clara Avenue and the City of Moorpark;*
- (c) LOS-'C' for all County-maintained local roads; and*
- (d) The LOS prescribed by the applicable city for all Federal highways, State highways, city thoroughfares and city-maintained local roads located within that city, if the city has formally adopted General Plan policies, ordinances, or a reciprocal agreement with the County (similar to Policies 4.2.2-3 through 4.2.2-6) respecting development in the city that would individually or cumulatively affect the LOS of Federal highways, State highways, County thoroughfares and County-maintained local roads in the unincorporated area of the County.*

At any intersection between two roads, each of which has a prescribed minimum acceptable LOS, the lower LOS the two shall be the minimum acceptable LOS for that intersection.

The PWA, Transportation Division reviewed the proposed project and determined that pursuant to TIMF Ordinance 4246, the Permittee will be required to pay a TIMF to offset project-related cumulative traffic impacts on regional roadway level of service. Additionally, as a condition of approval, the Permittee will be required to provide road improvements along Grand Avenue in order to meet the minimum required road width per the Road Standards and to better serve the community along Grand Avenue (Exhibit 5, Condition No. 27).

The PWA, Transportation Division also determined that the proposed project is located in a rural area northwest of the City of Fillmore and west of the Sespe Creek. Due to the low volume of proposed traffic as a result of the proposed project, there is no potential to alter the level of service of the adjacent county-maintained road (i.e., Grand Avenue).

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

18.Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.2.2-8: *Discretionary development shall be conditioned, where feasible, to minimize traffic impacts by incorporating pedestrian and bicycle pathways, bicycle racks and lockers, ridesharing programs, transit improvements (bus turnouts, shelters, benches), and/or transit subsidies for employees or residents of the proposed development.*

According to the PWA, Transportation Department's review of the project, the proposed kennel operation is located in a rural area with no bicycle or pedestrian facilities. Given the location of the proposed project and the nature of the proposed business, it is highly unlikely and infeasible that any client or visitor would arrive in an un-motorized transport. Therefore, the PWA, Transportation Division determined that there would be no adverse impacts from not incorporating pedestrian and bicycle pathways as a condition of approval.

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

19.Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.3.2-1: *Development that requires potable water shall be provided a permanent potable water supply of adequate quantity and quality that complies with applicable County and State water regulations. Water systems operated by or receiving water from Casitas Municipal Water District, the Calleguas Municipal Water District or the United Water Conservation District will be considered permanent supplies unless an Urban Water Management Plan (prepared pursuant to Part 2.6 of Division 6 of the Water Code) or a water supply and demand assessment (prepared pursuant to Part 2.10 of Division 6 of the Water Code) demonstrates that there is insufficient water supply to serve cumulative development within the district's service area. When the proposed water supply is to be drawn exclusively from wells in areas where groundwater supplies have been determined by the Environmental Health Division or the Public Works Agency to be questionable or inadequate, the developer shall be required to demonstrate the availability of a permanent potable water supply for the life of the project.*

The project site will continue to be served with domestic water by a water purveyor, Fillmore Irrigation Company. According to the Resource Management Agency (RMA), Environmental Health Division, the public water system which will serve domestic water to the proposed project is regulated by the State Drinking Water Program and, therefore, must be in compliance with the State and Building Code requirements pertaining to public water systems.

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

- 20. Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.4.2-2:** *Any subdivision, or discretionary change in land use having a direct effect upon the volume of sewage, shall be required to connect to a public sewer system. Exceptions to this policy to allow the use of septic systems may be granted in accordance with County Sewer Policy. Installation and maintenance of septic systems shall be regulated by the County Environmental Health Division in accordance with the County's Sewer Policy, County Building Code, and County Service Area 32.*

The RMA, Environmental Health Division reviewed the project application materials and determined that the proposed development is not required to connect to a public sewer system, pursuant to the County Sewer Policy and the feasibility for construction of on-site septic systems has been demonstrated to sufficiently serve the proposed use.

Additionally, wastewater generated by the project may be subject to the waste discharge requirements of Los Angeles Regional Water Quality Control Board adopted Order No. 01-031 (Exhibit 5, Condition No. 25).

Based on the above discussion, the proposed project is consistent with Policy 4.4.2-2.

- 21. Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.6.2-2:** *Discretionary development shall be conditioned to provide flood control and drainage facilities deemed by the Public Works Agency and Flood Control District as necessary for the development, and shall be required to contribute toward flood control facilities necessitated by cumulative development.*

The PWA, Watershed Protection District reviewed the proposed project and determined that the proposed project site is situated approximately 600 feet southwesterly of Sespe Creek which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. The proposed project does not include a request for development that would affect a jurisdictional red line channel. Based on this information, no recommended conditions pertaining to flood control and drainage facilities are necessary to be imposed on this project.

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

- 22. Ventura County General Plan Goals, Policies, and Programs Public Facilities and Services Policy 4.8.2-1:** *Discretionary development shall be permitted only if adequate water supply, access and response time for fire protection can be made available.*

Adequate public services are available to continue to serve the existing facility. The project site will continue to be served potable water by the Fillmore Irrigation Water Company. The VCFPD reviewed the proposed project and determined that there is currently adequate access to the facility and the response time for fire protection meets the VCFPD's requirements.

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

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 A-E-40ac 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 request for a dog kennel operation and accessory 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	The subject parcel does not meet the minimum lot area, however, the lot is a legal lot pursuant to a Legal Lot Determination dated August 11, 2005.
Maximum Percentage of Building Coverage	5 percent	Yes
Front Setback	20 feet	Yes
Side Setback	10 feet	Yes
Rear Setback	15 feet	Yes
Maximum Building Height – Principal Structure	25 feet	Yes
Maximum Building Height – Accessory Structure	15 feet	Yes

E. CUP FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to grant a CUP pursuant to Section 8111-1.2.1.1 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 8111-1.2.1.1.a].**

Based on the information and analysis presented in Sections C and D 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 8111-1.2.1.1.b].**

The project site is located in a sparsely populated area that predominantly consists of medium-sized agricultural lots used for crop production (orchards). As discussed in Sections C and D of this staff report, as well as in the MND for the proposed project (Exhibit 4), the proposed development will be consistent with the standards established for the AE zone and the existing development on the surrounding properties. The proposed project will not change the character of the agricultural community in which it is located.

Based upon the above discussion, 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 8111-1.2.1.1.c].**

No aspect of the proposed dog kennel has been identified that would be obnoxious or harmful or impair the utility of surrounding properties. Conditions of approval have been recommended to ensure that adequate onsite parking will be provided for employees and guests, any onsite lighting is fully shielded and downward facing, and dogs are well kept and confined by Animal Control Regulations. Additionally, the noise generated by the dog kennel operation will not exceed County noise thresholds.

Based on the factors discussed above, this finding can be made.

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

The project site is located in sparsely populated area that predominantly consists of medium-sized agricultural lots. The proposed development will be consistent with the standards established for the AE zone and the existing development on the surrounding properties. The dog kennel use of the subject property will not affect the uses of neighboring properties. No new or substantial effects on the public interest, health, safety and welfare have been identified.

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 8111-1.2.1.1.e].**

The subject property has an A-E (Agriculture) zoning designation and is not foreseeable to change at this time. Thus, the proposed project will remain compatible with the existing uses and potential uses in the general area.

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

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

Based on a Ventura County Legal Lot Determination, dated August 11, 2005, the Assessor's Parcel Nos. (APN) 043-0-010-205 and -215 were originally comprised of a lot which was legally created on or before August 26, 1958 (Agreement recorded by Property Settlement in Book 1649, Page 350 of Official Records), prior to the regulation of the Subdivision Map Act or the local subdivision ordinance. The lot was subsequently illegally divided by conveyance (deed recorded on December 11, 1967 in Book 3233, Page 492 of Official Records) in violation of the Ventura County Subdivision Ordinance No. 1787 which required a Parcel Map. This division created two separate illegal lots (APNs 043-0-010-205 comprised of 2.2 acres and 043-0-010-215 comprised of 15.60 acres). Subsequently, the two lots merged by operation of law (Ventura County Ordinance Code Section 8113-9 and 8284), creating one legal lot. The merged legal lot continues to be merged indefinitely under Government Code Section 66451.301 due to agricultural use on or before July 1, 1981.

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

- 7. 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].**

Based on the information and analysis presented in Sections C.6, above, the proposed dog kennel will not significantly reduce, restrict, or adversely affect agricultural resources or the viability of agricultural resources. The character of the local agricultural community will not be altered with the addition of a dog kennel operation concentrated within a 2-acre portion of a 17.62-acre site.

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

- 8. 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].**

The proposed project does not include a request for new structures or relocation of existing structures for the dog kennel operation. The applicant requested authorization to use some of the existing agricultural structures (i.e., barn, storage buildings) on-site as part of the operation. These structures are located within the proposed 2-acre permit area.

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

- 9. 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].**

The proposed project does not include a request for any ground disturbance activities or the removal of agricultural crop production. The structures that are proposed to be used as part of the dog kennel operation are already existing and permitted.

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). The Planning Division mailed notice to owners of property within 300 feet of the property on which the project site is located and placed a legal ad in the *Ventura County Star*. As of the date of this document, one letter was received during the 30-day Determination of Application Completeness review phase in support of the project (Exhibit 7).

The project site is located within the City of Fillmore's Area of Interest. Therefore, on September 2, 2015, the Planning Division notified the City of Fillmore of the proposed project and requested the City of Fillmore to submit any comments that the City might have on the proposed project. On September 16, 2015, the City of Fillmore responded that they did not have any comments in regards to the proposed project.

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 Director has reviewed and considered this staff report and all exhibits thereto, including the proposed MND (Exhibit 4), Mitigation Measures and

Mitigation Monitoring and Reporting Program (Exhibit 5, Condition No. 22) and has considered all comments received during the public comment process;

2. **FIND**, based on the whole of the record before the Planning Director, including the Initial Study and any comments received, that upon implementation of the mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment and that the MND reflects the Planning Director's independent judgment and analysis;
3. **ADOPT** the MND (Exhibit 4) and Mitigation Monitoring Program (Exhibit 5, Condition No. 22);
4. **MAKE** the required findings to grant a CUP pursuant to Section 8111-1.2.1.1 of the Ventura County NCZO, based on the substantial evidence presented in Section F of this staff report and the entire record;
5. **GRANT** CUP No. PL15-0101, subject to the conditions of approval (Exhibit 5).
6. **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 Ms. Franca A. Rosengren at (805) 654-2045 or Franca.Rosengren@ventura.org.

Prepared by:



Franca A. Rosengren, Case Planner
Commercial and Industrial Permits Section
Ventura County Planning Division

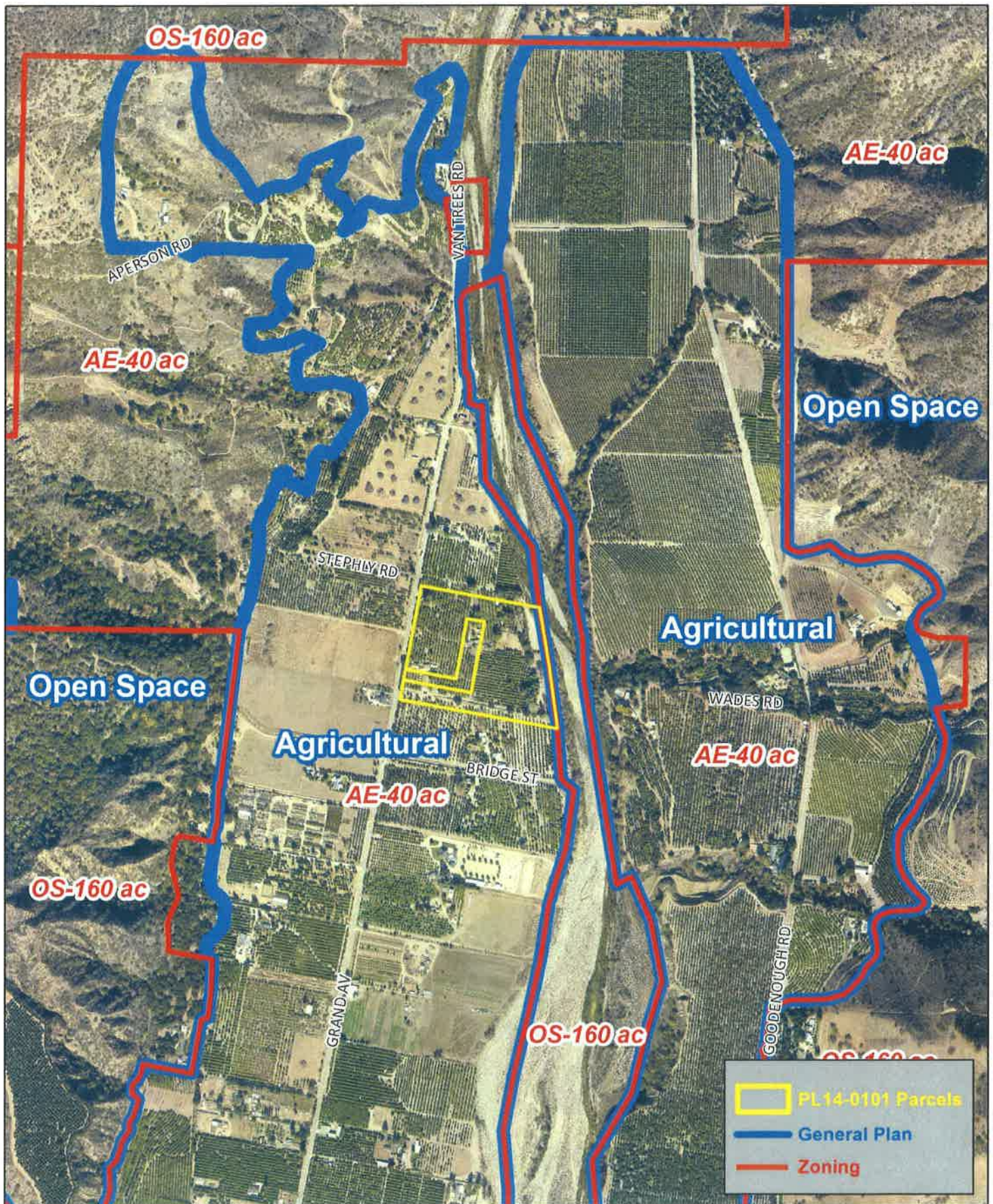
Reviewed by:



Brian R. Baca, Manager
Commercial and Industrial Permits Section
Ventura County Planning Division

EXHIBITS

- Exhibit 2 - Aerial Location, General Plan and Zoning Designations, and Land Use Maps
- Exhibit 3 - Plans
- Exhibit 4 - Environmental Document – Mitigated Negative Declaration
- Exhibit 5 - Conditions of Approval
- Exhibit 6 - Approved Animal Waste Management Plan
- Exhibit 7 – Comment letter from Neighboring Residents



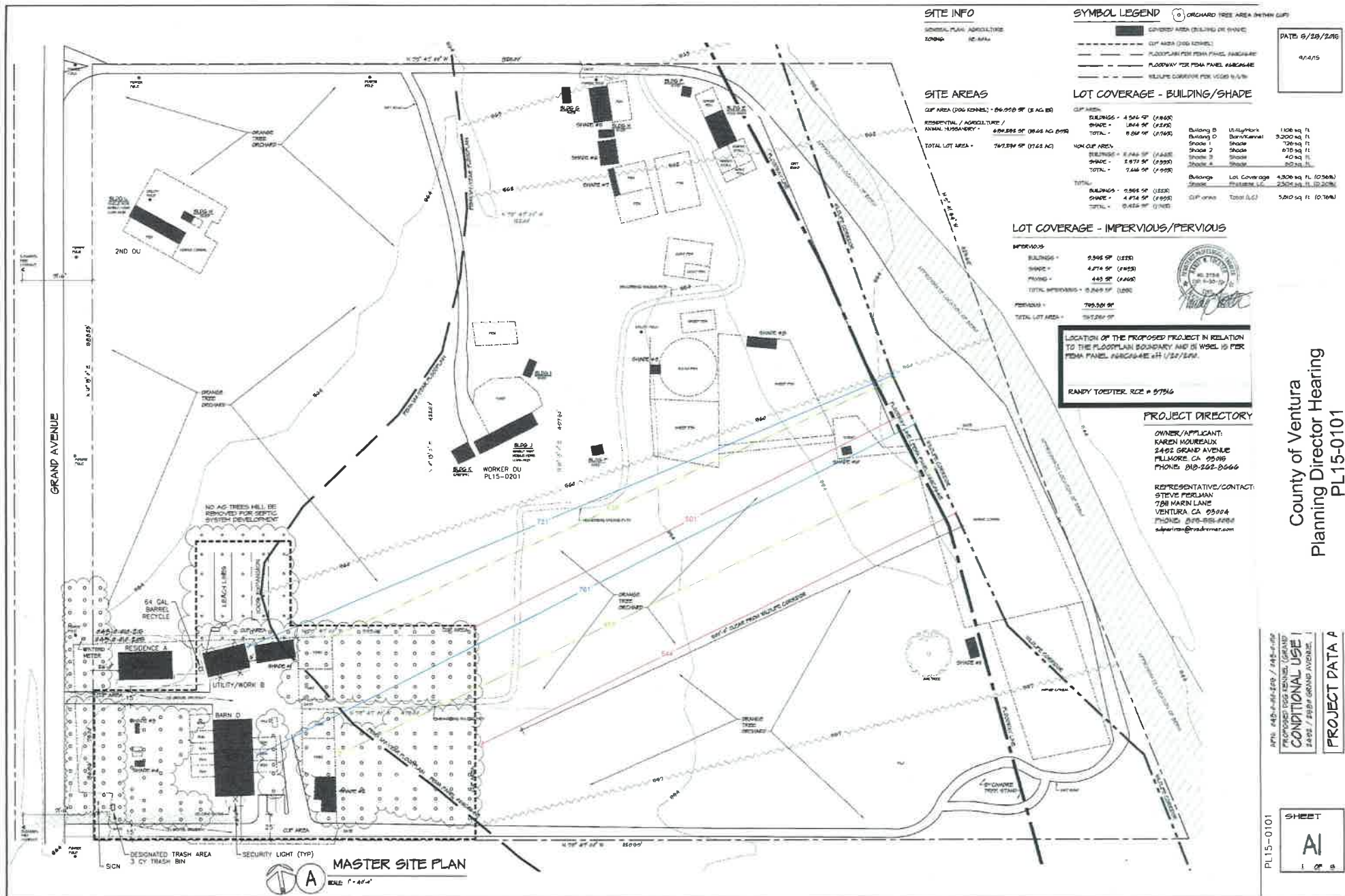
Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 12/22/2015
Source: Pictometry®, February 2015

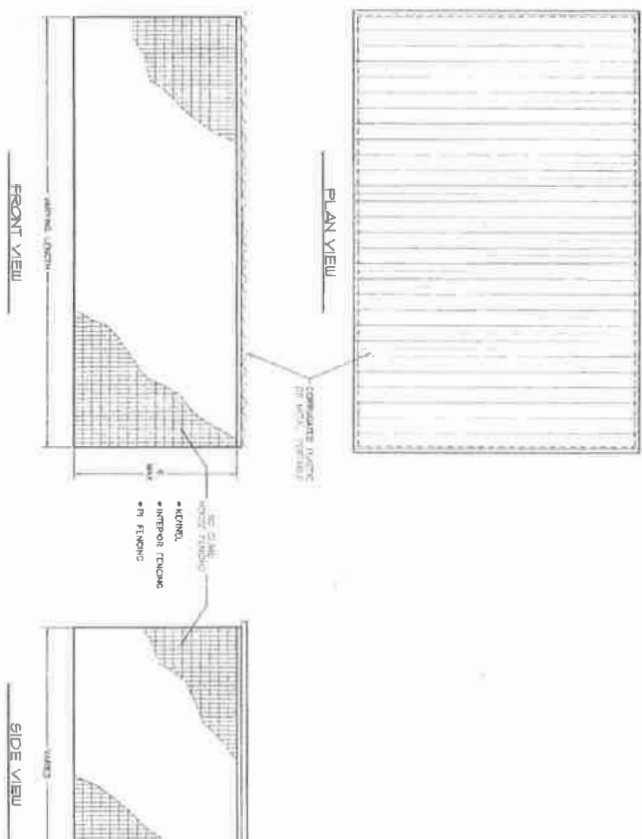


County of Ventura
Planning Director Hearing
PL15-0101
Exhibit 2 – Aerial Location Map

Disclaimer: this map was created by the Ventura County Resource Management Agency Information 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 therein.







KENNEL / FENCING
SCALE 1/4" = 1'-0"

county of ventura

MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit Application No. PL15-0101

Applicant: Grand K-9 Ranch, LLC, Karen Moureaux, 2492 Grand Avenue, Fillmore, CA 93015

Location: 2492 Grand Avenue, Fillmore

Assessor's Parcels Nos.: 043-0-010-205 and -215

Parcel Size: Approximately 17.60 acres

General Plan Designation: Agricultural

Zoning Designation: "AE-40ac" (Agricultural Exclusive, 40 acre minimum lot size)

Responsible and/or Trustee Agencies: N/A

Project Description: The applicant requests that a Conditional Use Permit (CUP) be granted to authorize (validate) the operation of an existing unpermitted dog kennel for a 20-year period. The requested permit would abate Code Compliance Violation No. CV12-0215. The proposed project includes the following components:

Permit Boundary

The proposed dog kennel will be located on 2 acres of a 17.62 acre agricultural property located at 2462 Grand Avenue, in the unincorporated area of Fillmore. The kennel will be located outside of floodplains delineated by the Federal Emergency Management Agency (FEMA). The project site is located approximately 500 feet west of a County-designated Wildlife Corridor. A six-foot high fence ("No Climb Horse Fencing") is proposed around the kennel facility.

Employees

The kennel will be operated by a maximum of eight employees. Employees will include the two kennel owners and one animal caretaker (who will reside on the property) and three additional regular employees. Two additional employees may also be present on an as-needed basis.



Hours of operation

The kennel will operate 365 days a year, on a 24-hour basis. Customer business hours for drop-off and pick-up will be by appointment only. The applicant proposes to primarily pick-up dogs from offsite locations and deliver them to the project site. The drop-off hours will be from 10:30 a.m. to 2:00 p.m. Pick-up and drop-off will occur, on average, two times per day, two times a week. The applicant proposes an average of two FedEx and UPS dog kennel related deliveries per week during the hours of 8:00 a.m. and 7:00 p.m.

Capacity

The proposed kennel will house a maximum of 60 dogs at any one time.

Structures and Buildings

The dogs are proposed to be housed inside an existing storage barn between 9:30 p.m. and 8:00 a.m. No new building construction is proposed as part of the proposed kennel operation. Several existing structures are proposed to be used for housing the dogs and for ancillary uses, such as storage. These structures include:

Site Plan Building No.	Description	Floor Area (sq. ft.)
Building B	Utility/Work Building	1,106
Building D	Barn/Kennel/Office	3,200
1	Shade Structure	726
2	Shade Structure	678
3	Shade Structure	40
4	Shade Structure	60

In addition to these structures, dog runs and fenced yards are proposed to be available for the dogs during the daytime hours within the 2.00-acre permit area.

Animal Waste Disposal

The applicant proposes to implement an animal waste and solid waste management plan (AWMP) included in the project application. This plan describes animal waste handling and disposal procedures that the applicant proposes to follow to ensure that impacts on groundwater and surface water quality remain less than significant. No on-site dog food preparation is proposed. The applicant proposes a designated trash area to store a three cubic yard refuse bin. This bin will be screened from public views along Grand Avenue by existing orchard trees. Any recyclable material generated by dog kennel operation materials will be discarded in the recycling bins used by the existing on-site residences.

Signs and Parking

One seven sq. ft. identification sign is proposed to be installed at the entrance to the project site, located outside of the public right-of-way. Three parking spaces for kennel customers are proposed to be located adjacent to the 3,200 sq. ft. barn.

Water and Sewage Disposal

The Fillmore Irrigation Company will provide water to the proposed dog kennel. Wastewater generated by the kennel use and by the occupants of the existing dwellings will be disposed in an existing septic system on the property. Solid animal waste will be collected and disposed of no less than three to four times a day, seven days a week. The solid waste will be stored in water tight containers with tight fitting lids and dumped weekly.

B. STATEMENT OF ENVIRONMENTAL FINDINGS:

State law requires the Resource Management Agency, Planning Division, as the lead agency for the proposed project, to prepare an Initial Study (environmental analysis) to determine if the proposed project could significantly affect the environment. Based on the findings contained in the attached Initial Study, it has been determined that the proposed project may have a significant effect on the environment; however, mitigation measures are available that would reduce the impacts to less than significant levels. Therefore, a Mitigated Negative Declaration has been prepared and the applicant has agreed to implement the mitigation measures.

C. LISTING OF POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS IDENTIFIED:

Initial Study, Section 4E. Biological Resources, Habitat Connectivity: The proposed project has the potential to create direct and indirect project specific impacts, and make a cumulatively considerable contribution to significant cumulative impacts to wildlife that traverse the Sespe Creek wildlife corridor. Impacts will be less than significant with the implementation of mitigation measures that will require the dogs to be confined at all times and held indoors at night, by sunset each day. (MM BIO-1)

D. PUBLIC REVIEW:

Legal Notice Method: Direct mailing to property owners within 300 feet of the property on which the proposed project is located, and a legal notice in the *Ventura County Star*.

Document Posting Period: February 27, 2016 through March 18, 2016

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review on-line at www.ventura.org/rma/planning (select "CEQA Environmental Review") or at the County of Ventura, Resource Management Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

Comments: The public is encouraged to submit written comments regarding this Initial Study/Mitigated Negative Declaration no later than 5:00 p.m. on the last day of the document posting period to Ms. Franca A. Rosengren, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. The Planning Division's FAX number is (805) 654-2509. You may also e-mail the case planner at Franca.Rosengren@ventura.org.

D. CONSIDERATION AND APPROVAL OF THE MITIGATED NEGATIVE DECLARATION:

Prior to approving the project, the decision-making body of the Lead Agency must consider this Mitigated Negative Declaration and all comments received on the Mitigated Negative Declaration. That body may approve the Mitigated Negative Declaration if it finds that all the significant effects have been identified and that the proposed mitigation measures will reduce those effects to less than significant levels.

Prepared by:



Franca A. Rosengren, Case Planner
(805) 654-2045

Reviewed for Release to the Public by:



Brian R. Baca, Manager
Commercial & Industrial Permit Section



County of Ventura Planning Division

800 South Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2488 • <http://www.ventura.org/rma/planning>

Initial Study for Grand K-9 Ranch Dog Kennel

Section A – Project Description

1. **Project Case Number:** Conditional Use Permit Application No. PL15- 0101
2. **Name of Applicant:** Grand K-9 Ranch, LLC, Karen Moureaux, 2492 Grand Avenue, Fillmore, CA 93015
3. **Project Location and Assessor's Parcel Number (APN):** The project site is located at 2492 Grand Avenue, Fillmore; APNs 043-0-010-205 and -215.
4. **General Plan Land Use Designation and Zoning Designation of the Project Site:**
 - a. **General Plan Land Use Designation:** Agricultural
 - b. **Zoning Designation:** "AE-40ac" (Agricultural Exclusive, 40 acre minimum lot size)
5. **Description of the Environmental Setting:** The proposed dog kennel would be operated on 2 acres of a 17.62-acre agricultural property developed with existing storage structures, animal pens, yards, residences, and a 12-acre citrus (orange) orchard. The project site is located adjacent to Grand Avenue in the unincorporated area of the County north of the City of Fillmore. The City of Fillmore and Highway 126 are located approximately 4 miles south of the project site. The subject property has been used for ranching and other agriculture purposes since the 1930s.

The project property is zoned "AE-40ac" (Agricultural Exclusive, 40-acre minimum lot size). The properties located to the north, west, and south of the project site are all zoned AE-40ac and are in agricultural production. The properties directly east of the project site are zoned "OS-160ac" (Open Space, 160 acres minimum lot size) and are also in agricultural production. The Sespe Creek roughly defines the eastern boundary of the property running from north to south. A County Wildlife Corridor is mapped within the subject property and is approximately 500 feet east of the proposed 2-acre kennel operation.

The nearest off-site residence is located approximately 250 feet west of the project site. Residences are widely separated by agricultural uses on large lots. A large part of the property has been cleared or graded for vehicles, storage, and

horses. Low-growing nonnative plants and trees are on the property, such as eucalyptus, orange and pepper trees.

The ranch and all existing structures on the project property are currently used for onsite crop production, animal husbandry and animal keeping (domestic animals, including fowl and poultry) activities. The property is developed with a primary dwelling, an animal caretaker dwelling unit and a farmworker dwelling unit. The animal caretaker and farmworker dwellings are authorized by CUP No. LU05-0081. The farmworker dwelling unit that was authorized by CUP No. LU05-0081 was re-designated to a Second Dwelling Unit with the issuance of a Zoning Clearance (ZC15-1141) on November 2, 2015.

The dog kennel has been operating at the project property since 2012 without the required County permits. In order to abate Code Compliance Violation No. CV12-0215, a Conditional Use Permit is required to authorize the operation of the dog kennel.

6. **Project Description:** The applicant requests that a Conditional Use Permit (CUP) be granted to authorize (validate) the operation of an existing unpermitted dog kennel for a 20-year period. The requested permit would abate Code Compliance Violation No. CV12-0215. The proposed project includes the following components:

Permit Boundary

The proposed dog kennel will be located on 2 acres of a 17.62 acre agricultural property located at 2462 Grand Avenue, in the unincorporated area of Fillmore. The kennel will be located outside of floodplains delineated by the Federal Emergency Management Agency (FEMA). The project site is located approximately 500 feet west of a County-designated Wildlife Corridor. A six-foot high fence ("No Climb Horse Fencing") is proposed around the kennel facility.

Employees

The kennel will be operated by a maximum of eight employees. Employees will include the two kennel owners and one animal caretaker (who will reside on the property) and three additional regular employees. Two additional employees may also be present on an as-needed basis.

Hours of operation

The kennel will operate 365 days a year, on a 24-hour basis. Customer business hours for drop-off and pick-up will be by appointment only. The applicant proposes to primarily pick-up dogs from offsite locations and deliver them to the project site. The drop-off hours will be from 10:30 a.m. to 2:00 p.m. Pick-up and drop-off will occur, on average, two times per day, two times a week. The applicant proposes an average of two FedEx and UPS dog kennel related deliveries per week during the hours of 8:00 a.m. and 7:00 p.m.

Capacity

The proposed kennel will house a maximum of 60 dogs at any one time.

Structures and Buildings

The dogs are proposed to be housed inside an existing storage barn between 9:30 p.m. and 8:00 a.m. No new building construction is proposed as part of the proposed kennel operation. Several existing structures are proposed to be used for housing the dogs and for ancillary uses, such as storage. These structures include:

Site Plan Building No.	Description	Floor Area (sq. ft.)
Building B	Utility/Work Building	1,106
Building D	Barn/Kennel/Office	3,200
1	Shade Structure	726
2	Shade Structure	678
3	Shade Structure	40
4	Shade Structure	60

In addition to these structures, dog runs and fenced yards are proposed to be available for the dogs during the daytime hours within the 2.00-acre permit area.

Animal Waste Disposal

The applicant proposes to implement an animal waste and solid waste management plan (AWMP) included in the project application. This plan describes animal waste handling and disposal procedures that the applicant proposes to follow to ensure that impacts on groundwater and surface water quality remain less than significant. No on-site dog food preparation is proposed. The applicant proposes a designated trash area to store a three cubic yard refuse bin. This bin will be screened from public views along Grand Avenue by existing orchard trees. Any recyclable material generated by dog kennel operation materials will be discarded in the recycling bins used by the existing on-site residences.

Signs and Parking

One seven sq. ft. identification sign is proposed to be installed at the entrance to the project site, located outside of the public right-of-way. Three parking spaces for kennel customers are proposed to be located adjacent to the 3,200 sq. ft. barn.

Water and Sewage Disposal

The Fillmore Irrigation Company will provide water to the proposed dog kennel. Wastewater generated by the kennel use and by the occupants of the existing dwellings will be disposed in an existing septic system on the property. Solid

animal waste will be collected and disposed of no less than three to four times a day, seven days a week. The solid waste will be stored in water tight containers with tight fitting lids and dumped weekly.

7. List of Responsible and Trustee Agencies: N/A

8. Methodology for Evaluating Cumulative Impacts: Pursuant to the CEQA Guidelines [§ 15064(h)(1)], this Initial Study evaluates the cumulative impacts of the project, by considering the incremental effects of the proposed project in connection with the effects of recent past projects, the effects of other current projects, and the effects of probable future projects. The projects noted in Table 1 were included in the evaluation of the cumulative impacts based on their proximity to the proposed project site and potential to contribute to environmental effects of the proposed project (Attachment 3, Map of Projects):

Table 1- Pending and Recently Approved Projects Within 2 Mile Radius

Permit No.	Permit Type*	Status	Description
PL15-0139	CUP	Pending	A request for a Conditional Use Permit for Energy Production from Renewable Resources for an approximately 25 acre solar photo-voltaic project located on a property immediately east of the City of Fillmore within the Open Space Zone District and the Open Space General Plan land use designation.
PL15-0020	CUP	Approved	A Conditional Use Permit has been granted to authorize Verizon Wireless to co-locate on an existing 125-foot Southern California Edison (SCE) tower located at 1672 Grand Ave. in the Fillmore area.
PL15-0068	Lot Line Adjustment	Pending	A request for a Lot line adjustment between two, existing, legal non-conforming lots under separate ownership. Both parcels are in the OS-160 acre zoning designation.
SD08-0025	CCC	Pending	A request for a CCC (PM5787) to legalize one 38-acre non-conforming lot located to the south of Highway 126 and Toland Road in Fillmore.
SD08-0026	PMW	Pending	A request for a PMW-large lot subdivision to legalize a lot, approximately 47.7 acres in size located at Sycamore Street and Seventh Street, in Fillmore.
SD08-0027	PMW	Pending	A request for a PMW-large lot subdivision to legalize a lot, approximately 48.6 acres in size located at Sycamore Street and Seventh Street, in Fillmore.
SD08-0028	PMW	Pending	A request for a PMW-large lot subdivision to legalize a lot, approximately 59.4 acres in size located at Sycamore Street and Seventh Street, in Fillmore.
SD08-0029	PMW	Pending	A request for a PMW-LLS to legalize a 42-acre parcel located at Sycamore and Telegraph Roads, in Fillmore.

*CUP – Conditional Use Permit

CCC – Conditional Certificate of Compliance

PMW – Parcel Map Waiver

Section B – Initial Study Checklist and Discussion of Responses¹

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
RESOURCES:								
1. Air Quality (VCAPCD)								
Will the proposed project:								
a) Exceed any of the thresholds set forth in the air quality assessment guidelines as adopted and periodically updated by the Ventura County Air Pollution Control District (VCAPCD), or be inconsistent with the Air Quality Management Plan?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

1a. The Ventura County Air Pollution Control District (VCAPCD) reviewed the proposed project and determined that based on information provided in the project application, air quality emissions will be below the 25 pounds per day threshold for reactive organic compounds and oxides of nitrogen as described in the *Ventura County Air Quality Assessment Guidelines*. The proposed project will result in the generation of local air quality impacts but those impacts are not likely to be significant. Although the project is not expected to result in any significant local air quality impacts, the VCAPCD has recommended conditions to be placed on the permit to help minimize fugitive dust and particulate matter that may result in kennel operations related to the project. Therefore, based on information in the project application, the project will result in less than significant project-specific and cumulative impacts on local and regional air quality.

1b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 1 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

¹ The threshold criteria in this Initial Study are derived from the *Ventura County Initial Study Assessment Guidelines* (April 26, 2011). For additional information on the threshold criteria (e.g., definitions of issues and technical terms, and the methodology for analyzing each impact), please see the *Ventura County Initial Study Assessment Guidelines*.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2A. Water Resources – Groundwater Quantity (WPD)								
Will the proposed project:								
1) Directly or indirectly decrease, either individually or cumulatively, the net quantity of groundwater in a groundwater basin that is overdrafted or create an overdrafted groundwater basin?		X				X		
2) In groundwater basins that are not overdrafted, or are not in hydrologic continuity with an overdrafted basin, result in net groundwater extraction that will individually or cumulatively cause overdrafted basin(s)?		X				X		
3) In areas where the groundwater basin and/or hydrologic unit condition is not well known or documented and there is evidence of overdraft based upon declining water levels in a well or wells, propose any net increase in groundwater extraction from that groundwater basin and/or hydrologic unit?		X				X		
4) Regardless of items 1-3 above, result in 1.0 acre-feet, or less, of net annual increase in groundwater extraction?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2A-1, 2A-2, 2A-3. The Watershed Protection District (WPD), Groundwater Resources Section reviewed the proposed project and determined that the project site overlies the Fillmore Groundwater Basin. According to the Groundwater Resources Section staff, the Fillmore Groundwater Basin is not in a state of overdraft. The project would not result in an increase in water use from the existing unpermitted condition. In any case, the water demand of the kennel is minor (less than 1 AFY) and would not have the potential to substantially affect groundwater resources.

Based on this information, the proposed project will have no impact on groundwater quantity.

2A-4. The WPD, Groundwater Resources Section reviewed the proposed project and determined that the proposed project will result no net annual increase in groundwater extraction and have no impact on groundwater quantity.

2A-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2A of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2B. Water Resources - Groundwater Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of groundwater and cause groundwater to exceed groundwater quality objectives set by the Basin Plan?		X				X		
2) Cause the quality of groundwater to fail to meet the groundwater quality objectives set by the Basin Plan?		X				X		
3) Propose the use of groundwater in any capacity and be located within two miles of the boundary of a former or current test site for rocket engines?	X				X			
4) Be consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

2B-1, 2B-2, 2B-3. The WPD, Groundwater Resources Section reviewed the proposed project and determined that the wastewater generated by the project will be treated in an on-site wastewater treatment system constructed and operated in accordance with local, state and federal regulations. Continued operation of the wastewater treatment system as permitted by the County of Ventura Environmental Health Division and regulated by the Los Angeles Regional Water Quality Control Board would not degrade

the quality of groundwater and cause the groundwater to fail to meet quality objectives set by the Basin Plan.

The proposed project includes the implementation of an AWMP which would reduce the potential groundwater quality effects to less than significant. Furthermore, the minor groundwater extraction associated with the proposed project will not occur within two miles of the boundary of a former or current test site for rocket engines. Therefore, the proposed project is not anticipated to result in substantial degradation of groundwater quality or cause groundwater to fail to meet water quality objectives set by the Basin Plan.

2B-4. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2B of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2C. Water Resources - Surface Water Quantity (WPD)								
Will the proposed project:								
1) Increase surface water consumptive use (demand), either individually or cumulatively, in a fully appropriated stream reach as designated by SWRCB or where unappropriated surface water is unavailable?	X				X			
2) Increase surface water consumptive use (demand) including but not limited to diversion or dewatering downstream reaches, either individually or cumulatively, resulting in an adverse impact to one or more of the beneficial uses listed in the Basin Plan?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2C-1, 2C-2. The WPD, Groundwater Resources Section reviewed the proposed project and determined that the project would not involve the consumption of surface water. Thus, the project will not result in an adverse impact on one or more of the beneficial uses listed in the Basin Plan.

2C-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 2C of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2D. Water Resources - Surface Water Quality (WPD)								
Will the proposed project:								
1) Individually or cumulatively degrade the quality of surface water causing it to exceed water quality objectives as contained in Chapter 3 of the three Basin Plans?		X				X		
2) Directly or indirectly cause storm water quality to exceed water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 2D of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

2D-1. The WPD, Surface Water Resources Section reviewed the proposed project and determined that the proposed project will not result in substantial degradation of the quality of surface water such that the water quality objectives specified in Chapter 3 of the Los Angeles Basin Plan for this area are not met. Impacts on surface water quality will 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.

2D-.2 The WPD, Surface Water Resources Section reviewed the proposed project and determined neither the individual project nor the cumulative threshold for significance would be exceeded and the project is expected to have a Less than Significant impact related to water quality objectives or standards in the applicable MS4 Permit or any other NPDES Permits. There is no new construction or development proposed. An AWMP is proposed as part of the project description which requires the applicant to collect and dispose of animal waste no less than three to four times a day, seven days a week. With the implementation of the AWMP, the project is expected to have a Less than Significant impact related to water quality.

2D-3. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 2d.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3A. Mineral Resources – Aggregate (PIng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to land zoned Mineral Resource Protection (MRP) overlay zone, or adjacent to a principal access road for a site that is the subject of an existing aggregate Conditional Use Permit (CUP), and have the potential to hamper or preclude extraction of or access to the aggregate resources?	X				X			
2) Have a cumulative impact on aggregate resources if, when considered with other pending and recently approved projects in the area, the project hampers or precludes extraction or access to identified resources?					X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 3A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3A-1, 3A-2. The proposed project site is not located on or in the vicinity of land included in an MRP overlay zone. The project site is also not located adjacent to a principal

access road for a site subject to an existing Conditional Use Permit (CUP) for mining, or have the potential to hamper or preclude extraction of or access to the aggregate resources. Based on this information, the proposed project will not result in an adverse impact to aggregate mineral resources.

3A-3. The proposed project is consistent with the applicable General Plan Goals and Policies for ISAG Item 3A.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
3B. Mineral Resources – Petroleum (Plng.)								
Will the proposed project:								
1) Be located on or immediately adjacent to any known petroleum resource area, or adjacent to a principal access road for a site that is the subject of an existing petroleum CUP, and have the potential to hamper or preclude access to petroleum resources?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

3B-1. The proposed project site is not located on or in the vicinity of land underlain by known petroleum resources. There are no permitted oil and gas facilities in the area and none of the roads in the vicinity serve as the access to an oil production site. Based on this information, the proposed project will not result in an impact on petroleum resources.

3B-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 3B of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4. Biological Resources								
4A. Species								
Will the proposed project, directly or indirectly:								
1) Impact one or more plant species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?	X				X			
2) Impact one or more animal species by reducing the species' population, reducing the species' habitat, fragmenting its habitat, or restricting its reproductive capacity?		X				X		

Impact Discussion:

4A-1. The area encompassed by the CUP boundary would be developed with kennels, fenced areas for dog yards and runs and orchard trees. No native vegetation is present within the CUP area and the area has been heavily denuded. Thus, there is no potential for special-status plants to be present and adversely affected by the proposed project.

4A-2. Several common bird species were present and observed during surveys conducted by the qualified biologist prior to preparation of the Initial Study Biological Assessment (ISBA). These birds primarily use the tallest trees (native and nonnative) in the vicinity of Sespe Creek, located approximately 600 feet from the CUP boundary. No nesting habitat such as native vegetation or trees would be removed as a result of the proposed project. Consequently, no impacts on nesting birds are anticipated.

There are special status species that are dependent upon water that may occur near or in the vicinity of the Grand K-9 Ranch. Some of these species, including nesting birds, may avoid the vicinity of the proposed kennel facility. However, because this area does not provide high quality habitat, this would not constitute a significant impact. Additionally, because all of the proposed activities would occur more than 600 feet from Sespe Creek, direct, indirect, and cumulatively considerable impacts to special-status species would be less than significant.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4B. Ecological Communities - Sensitive Plant Communities								
Will the proposed project:								
1) Temporarily or permanently remove sensitive plant communities through construction, grading, clearing, or other activities?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of a sensitive plant community?	X				X			

Impact Discussion:

4B-1. and 4B-2. No sensitive plant communities occur within the proposed CUP area. The CUP area currently contains existing buildings, animal enclosures, pavement, bare ground, and orchard trees. There are sensitive vegetation communities associated with Sespe Creek, including red willow thickets Alliance (*Salix laevigata*) and California sagebrush scrub alliance (*Artemisia californica*). However, because of the distance of the CUP area, no direct, indirect, or cumulatively considerable impacts are anticipated to sensitive plant communities.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4C. Ecological Communities - Waters and Wetlands								
Will the proposed project:								
1) Cause any of the following activities within waters or wetlands: removal of vegetation; grading; obstruction or diversion of water flow; change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; or any disturbance of the substratum?	X				X			
2) Result in disruptions to wetland or riparian plant communities that will isolate or substantially interrupt contiguous habitats, block seed dispersal routes, or increase vulnerability of wetland species to exotic weed invasion or local extirpation?	X				X			
3) Interfere with ongoing maintenance of hydrological conditions in a water or wetland?	X				X			
4) Provide an adequate buffer for protecting the functions and values of existing waters or wetlands?	X				X			

Impact Discussion:

4C-1, 4C-2, 4C-3, and 4C-4. Sespe Creek originates in the Santa Ynez Mountains, a part of the California Coast Range, and flows into the Santa Clara River south of Fillmore, California. The edge of Sespe Creek's riparian vegetation is located more than 600 feet from the CUP boundary. The proposed project has the potential to degrade water quality associated with Sespe Creek. However, kennels and yards will regularly be cleaned, and any waste will be adequately disposed of to prevent contamination of neighboring areas, such as Sespe Creek. This buffer is more than adequate to ensure no direct impacts are anticipated to the creek.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4D. Ecological Communities - ESHA (Applies to Coastal Zone Only)								
Will the proposed project:								
1) Temporarily or permanently remove ESHA or disturb ESHA buffers through construction, grading, clearing, or other activities and uses (ESHA buffers are within 100 feet of the boundary of ESHA as defined in Section 8172-1 of the Coastal Zoning Ordinance)?	X				X			
2) Result in indirect impacts from project operation at levels that will degrade the health of an ESHA?	X				X			

Impact Discussion:

4D-1 and 4D-2. The project site is not located in the Coastal Zone; therefore, ESHA policies and analysis do not apply. The proposed project will not result in direct or indirect impacts to ESHA.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4E. Habitat Connectivity								
Will the proposed project:								
1) Remove habitat within a wildlife movement corridor?	X				X			
2) Isolate habitat?		X				X		
3) Construct or create barriers that impede fish and/or wildlife movement, migration or long term connectivity or interfere with wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction?			X				X	
4) Intimidate fish or wildlife via the introduction of noise, light, development or increased human presence?			X				X	

Impact Discussion:

4E-1. The project site is located approximately 600 feet from Sespe Creek, a part of a wildlife linkage mapped by the South Coast Missing Linkages Project. These landscape scale linkages provide regional connectivity between core habitats in the Santa Monica Mountains and those in the Los Padres National Forest and Sierra Madre Mountains. However, the CUP area is not within the mapped linkage area, and no direct impacts to the linkage will occur.

4E-2, 4E-3, 4E-4. Sespe Creek provides aquatic and riparian habitat for various fish and wildlife species that by its nature, provides a contiguous corridor for wildlife to move safely through the landscape. Dogs are predators and the sight of a predator, their scent, or the sound of barking has the potential to intimidate wildlife and may prevent them from utilizing the area that surrounds the proposed CUP area. This has the potential to prevent wildlife from using the creek to migrate near the project site and could sever the habitat connectivity for many species. However, dogs will be kept within the CUP area at all times and will prevent the sight of a dog, its scent, and the sound of barking from occurring at least 600 feet away from the corridor at all times. Also, it is likely that wildlife that use the creek to migrate safely do so primarily near or after dark when the dogs will be within closed buildings. This will keep dogs out of sight and substantially diminish the sound and scent detected by migrating wildlife 600 feet away. Wildlife can become habituated to sources of noise, especially when they occur at certain times of day or they determine that the dogs are not a threat over time because

they are fenced. Because the dogs will be kept on semi-regular schedule, including outside and inside activities as well as meal and play times when dogs may be noisier, animals may become habituated to these noisier times of day. Additionally, the proposed project will not incorporate the addition of light or additional human presence. Dogs will be fenced approximately 600 feet from the wildlife linkage, they will be on a schedule that will likely allow wildlife to habituate to temporal peaks in barking and scent, and dogs will be indoors during dark hours when most wildlife are most active, indirect impacts to habitat connectivity are anticipated to be less than significant. The current project description includes the provision that dogs be brought inside the enclosed storage barn no later than 9:30 pm. Depending on the time of year, this is approximately 1.5 to 4.5 hours after sunset. Many common wildlife species that utilize migration corridors and linkages are crepuscular, in that they are most active during twilight hours just after dusk and just before dawn. Indirect impacts to wildlife movement associated with the sight, smell, and barking of dogs during this period within a mapped wildlife linkage is potentially significant.

However, with the implementation of a mitigation measure that requires dogs be brought into enclosed buildings (existing storage barn) at sunset, indirect impacts on wildlife movement (project-specific and cumulative) would be reduced to a less than significant level.

Mitigation/Residual Impact(s):

Mitigation Measure BIO-1: Dog Enclosed Kennel Hours

Purpose: In order to prevent indirect impacts to wildlife movement and the wildlife habitat linkage that Sespe Creek provides, it is necessary to ensure dogs are within enclosed buildings (the existing storage barn) by sunset each night.

Requirement: The Permittee shall bring all dogs housed at the kennel within the enclosed storage barn by sunset each day.

Documentation: No documentation is required to implement this condition of approval.

Timing: The Permittee shall comply with this condition for the life of the permit.

Monitoring: The Planning Division shall respond to complaints and conduct periodic condition compliance inspections as required under the NCZO.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
4F. Will the proposed project be consistent with the applicable General Plan Goals and Policies for Item 4 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

4F. The proposed project is consistent with the General Plan Goals and Policies since discretionary development is more than 300 feet from a significant wetland habitat and was evaluated for potential impacts and mitigation by a qualified biologist. Also, the proposed project is not subject to the policies of any Area Plans.

As a result, the project is consistent with all relevant General Plan Goals and Policies governing biological resources.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5A. Agricultural Resources – Soils (Plng.)								
Will the proposed project:								
1) Result in the direct and/or indirect loss of soils designated Prime, Statewide Importance, Unique or Local Importance, beyond the threshold amounts set forth in Section 5a.C of the Initial Study Assessment Guidelines?		X				X		
2) Involve a General Plan amendment that will result in the loss of agricultural soils?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5A-1. According to the State Important Farmland Inventory Maps, the project site has a soil designation of Prime Farmland and is bordered by property with the same soil's designation. The project site has been in agricultural production and used for ranching activities since the 1930s. The agricultural crop production and ranching activities are proposed to continue at the project property. The subject property is approximately 17 acres in area and is developed with 12 acres of citrus (orange) orchards. The remaining 5 acres consists of animal husbandry/animal keeping, several accessory agricultural structures and residences. The proposed project permit area will include 2 acres of the 17-acre property. The applicant proposes to use the existing structures (barn, shade structures and utility/workroom) on the property that are located within the

2-acre area as part of the proposed kennel operation. These structures will be used to house the dogs and store associated equipment. No new agricultural land or crop production area will be removed or permanently covered by buildings, parking areas, or driveways as a result of the proposed project. The 2-acre loss of agricultural use is less than the 5-acre Threshold of Significance specified in the *Ventura County Initial Study Assessment Guidelines*. Therefore, the loss of agricultural soils would be less than significant.

5A-2. The proposed project does not involve a General Plan Amendment that will result in the loss of agricultural soils.

5A-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 5A of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
5B. Agricultural Resources - Land Use Incompatibility (AG.)								
Will the proposed project:								
1) If not defined as Agriculture or Agricultural Operations in the zoning ordinances, be closer than the threshold distances set forth in Section 5b.C of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 5b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

5B-1. The parcel is located within the Agricultural Exclusive General Plan land use designation with a 40-acre minimum parcel size zone. The property consists of 17.62 acres, with approximately 12 acres devoted to the commercial production of citrus. The proposed project consists of 2 acres of the 17.62-acre property, and is not defined as Agriculture or Agricultural Operations in the Non-Coastal Zoning Ordinance.

The proposed project boundary is closer than the threshold distances set forth in Section 5.b.C of the Initial Study Assessment Guidelines for non-agricultural uses adjacent to agriculture. Therefore, the Agricultural Commissioner's Office has recommended a condition of approval to ensure that the proposed project has a less than significant impact to adjacent agricultural operations. The recommended condition requires that the permittee provide a written schedule of the proposed kennel's day-to-

day operations to the adjacent agricultural operators in order to minimize potential conflicts between the non-agricultural operation (kennel) and the adjacent agricultural operations.

Mitigation/Residual Impact: No mitigation required. Less than significant impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
6. Scenic Resources (Plng.)								
Will the proposed project:								
a) Be located within an area that has a scenic resource that is visible from a public viewing location, and physically alter the scenic resource either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?	X				X			
b) Be located within an area that has a scenic resource that is visible from a public viewing location, and substantially obstruct, degrade, or obscure the scenic vista, either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable future projects?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

6a-b The proposed project is not located within a mapped County Scenic Protection Overlay Area or in the vicinity of an eligible or designated scenic highway. Additionally, the proposed project will be screened from motorists traveling on Grand Avenue (i.e. a public roadway) by orange trees and a lush tree row along the western boundary of the property. Since the proposed project will not physically alter a scenic resource and is not visible from a public viewing location, the proposed project will have no impact on scenic resources.

6c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 6 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
7. Paleontological Resources								
Will the proposed project:								
a) For the area of the property that is disturbed by or during the construction of the proposed project, result in a direct or indirect impact to areas of paleontological significance?	X				X			
b) Contribute to the progressive loss of exposed rock in Ventura County that can be studied and prospected for fossil remains?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

7a. and 7b. According to the Ventura County GIS Paleontological Resources Maps, the project site is located within a "low", "undetermined," and "none" area for paleontological resources and therefore, unlikely to contain any significant paleontological resources. Additionally, the proposed project does not include a request for new construction or ground disturbance activities that could potentially impact any unknown paleontological resources in the area. Therefore, the proposed project will have no impact on paleontological resources.

7c. Based on the above discussion provided under items 7a and 7b above, the proposed project will be consistent with the applicable General Plan Goals and Policies for Item 7 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8A. Cultural Resources - Archaeological								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics that account for the inclusion of the resource in a local register of historical resources pursuant to Section 5020.1(k) requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics of an archaeological resource that convey its archaeological significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

8A-1 and 8A-2 The proposed project includes the use of a dog kennel on an agricultural property that does not involve any physical alterations to an already developed site. The proposed project site has been subject to ground-disturbance from permitted grading and construction activities in the past, which have not revealed the presence of archeological resources. The unpermitted installation of the kennel did not involve any substantial new disturbance of the site. Since no new construction or ground disturbance activities are proposed as part of the project, there will be no project-specific or cumulative impacts to archeological resources.

8A-3.The proposed project is consistent with the applicable General Plan Goals and Policies for Item 8A of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impacts are identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
8B. Cultural Resources – Historic (PInG.)								
Will the proposed project:								
1) Demolish or materially alter in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources?	X				X			
2) Demolish or materially alter in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code?	X				X			
3) Demolish or materially alter in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA?	X				X			
4) Demolish, relocate, or alter an historical resource such that the significance of the historical resource will be impaired [Public Resources Code, Sec. 5020(q)]?	X				X			

Impact Discussion:

8B-1., 8B2, and 8B3. The County Cultural Heritage Board staff planner has reviewed the proposed project and has determined that the subject property and other lots within the area are not located near any local, state, or federally designated historic resource. Therefore, no adverse project-specific or cumulative impacts on historic resource would occur.

8B-4. The proposed project would not cause a substantial adverse change in the significance of a historic resource as defined in CCR §15064.5, including those resources defined in the Ventura County Cultural Heritage Ordinance.

Mitigation/Residual Impact(s): No mitigation required. No impacts are identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
9. Coastal Beaches and Sand Dunes								
Will the proposed project:								
a) Cause a direct or indirect adverse physical change to a coastal beach or sand dune, which is inconsistent with any of the coastal beaches and coastal sand dunes policies of the California Coastal Act, corresponding Coastal Act regulations, Ventura County Coastal Area Plan, or the Ventura County General Plan Goals, Policies and Programs?	X				X			
b) When considered together with one or more recently approved, current, and reasonably foreseeable probable future projects, result in a direct or indirect, adverse physical change to a coastal beach or sand dune?					X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 9 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

9a. and 9b. The proposed project site is located in the Ventura County unincorporated area of Fillmore and is approximately 25 miles from the nearest coastal beach or sand dune. The project does not include any activities that could lead to degradation, erosion or destruction of coastal dunes. Therefore, the proposed project will have no impacts on coastal beaches and sand dunes.

9c. Based on the discussion under Item 9a and 9b above, the proposed project will be consistent with the applicable General Plan Policies for Item 9 of the Initial Study Assessment Guidelines. Therefore, the proposed project will not result in a significant impact on coastal beaches and sand dunes.

Mitigation/Residual Impact: No mitigation required. No impacts are identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
10. Fault Rupture Hazard (PWA)								
Will the proposed project:								
a) Be at risk with respect to fault rupture in its location within a State of California designated Alquist-Priolo Special Fault Study Zone?	X							
b) Be at risk with respect to fault rupture in its location within a County of Ventura designated Fault Hazard Area?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

10a. and 10b. The Ventura County Public Works Agency (PWA), Engineering Department, Land Development Section reviewed the proposed project and determined that there are no known active or potentially active faults extending through the proposed project site based on State of California Earthquake Fault Zones maps prepared in accordance with the Alquist-Priolo Earthquake Fault Zoning Act, and Ventura County General Plan Hazards Appendix –Figure 2.2.3b. No habitable structures are proposed to be located within 50 feet of the mapped trace of an active fault. Therefore, based on this information, there is no impact related to a potential fault rupture hazard.

There is no known cumulative fault rupture hazard impact that will occur as a result of other approved, proposed, or probable projects.

10c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 10 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
11. Ground Shaking Hazard (PWA)								
Will the proposed project:								
a) Be built in accordance with all applicable requirements of the Ventura County Building Code?		X			X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

11a. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the subject property will be subject to moderate to strong ground shaking from seismic events on local and regional fault systems. The current County of Ventura Building code adopted from the California Building Code, dated 2013, Chapter 16, Section 1613, requires any new structures to be designed to withstand this ground shaking. The proposed project does not involve the construction of any new structures. All existing structures that will be used as part of the kennel operation have been previously reviewed and permitted by the County of Ventura Building & Safety Division. Impacts related to ground shaking will be less than significant.

The hazards from ground shaking will affect each project individually; and no cumulative ground shaking hazard will occur as a result of other approved, proposed, or probable projects.

11b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 11 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
12. Liquefaction Hazards (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving liquefaction because it is located within a Seismic Hazards Zone?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines?		X			X			

Impact Discussion:

12a. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the site is located within a potential liquefaction zone based on the Ventura County General Plan Hazards Appendix – Figure 2.4b. This map is a compilation of the State of California Seismic Hazards Maps for the County of Ventura and was used as the basis for delineating the potential liquefaction hazards within the county. The proposed project does not include the construction of any new habitable structures. There is a potential for liquefaction and if liquefaction occurs the related settlement will be minor for the existing lightly loaded structures. In this regard the potential hazards resulting from liquefaction will be less than significant (LS).

The hazards from liquefaction will affect each project individually; and no cumulative liquefaction hazard will occur as a result of other approved, proposed, or probable projects.

12b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 12 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
13. Seiche and Tsunami Hazards (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Be located within about 10 to 20 feet of vertical elevation from an enclosed body of water such as a lake or reservoir?	X							
b) Be located in a mapped area of tsunami hazard as shown on the County General Plan maps?	X							
c) Be consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

13a. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the site is not located adjacent to a closed or restricted body of water based on aerial imagery review (photos dated November 17, 2014, aerial imagery is under the copyrights of Pictometry, Source: Pictometry©, November 2014) and is not subject to seiche hazard. Therefore, there is no impact from seiche hazards.

13b. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the project site is not mapped within a tsunami inundation zone based on the Ventura County General Plan, Hazards Appendix Figure 2.6. Based on this information, there is no impact from potential hazards from tsunami.

The hazards from seiche and tsunami will affect each project individually; and no cumulative seiche and tsunami hazard will occur as a result of other approved, proposed, or probable projects.

13c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 13 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
14. Landslide/Mudflow Hazard (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Result in a landslide/mudflow hazard, as determined by the Public Works Agency Certified Engineering Geologist, based on the location of the site or project within, or outside of mapped landslides, potential earthquake induced landslide zones, and geomorphology of hillside terrain?		X						
b) Be consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

14a. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the site is not located in a mapped landslide, within a hillside area, and in a potential seismically induced landslide zone, based on analysis conducted by the California Geological Survey as part of California Seismic Hazards Mapping Act, 1991, Public Resources Code Sections 2690-2699.6. Additionally, the proposed project does not include any excavations into a hillside. Based on this information, the adverse effects of landslides and mudslides will be less than significant.

The hazards from landslides/mudslides will affect each project individually; and no cumulative landslide/mudslide hazard will occur as a result of other approved, proposed, or probable projects.

14b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 14 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
15. Expansive Soils Hazards (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving soil expansion because it is located within a soils expansive hazard zone or where soils with an expansion index greater than 20 are present?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

15a. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the proposed project does not include a request for new construction that will be sensitive to expansive soil. Therefore, there will be no impact from potential hazards from expansive soils.

The hazards from expansive soils will affect each project individually; and no cumulative expansive soils hazard will occur as a result of other approved, proposed, or probable projects.

15b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 15 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
16. Subsidence Hazard (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving subsidence because it is located within a subsidence hazard zone?	X							
b) Be consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

16a. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the subject property is not within the probable subsidence hazard zone as delineated on the Ventura County General Plan Hazards Appendix, Figure 2.8 (October 22, 2013). In addition, the proposed project does not include a request for oil, gas or groundwater withdrawal. Therefore, the proposed project will have no impact related to subsidence.

The hazards from subsidence will affect each project individually; and no cumulative subsidence hazard will occur as a result of other approved, proposed, or probable projects.

16b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 16 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17a. Hydraulic Hazards – Non-FEMA (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Result in a potential erosion/siltation hazard and flooding hazard pursuant to any of the following documents (individually, collectively, or in combination with one another): <ul style="list-style-type: none"> • 2007 Ventura County Building Code Ordinance No.4369 • Ventura County Land Development Manual • Ventura County Subdivision Ordinance • Ventura County Coastal Zoning Ordinance • Ventura County Non-Coastal Zoning Ordinance • Ventura County Standard Land Development Specifications • Ventura County Road Standards • Ventura County Watershed Protection District Hydrology Manual • County of Ventura Stormwater Quality Ordinance, Ordinance No. 4142 • Ventura County Hillside Erosion Control Ordinance, Ordinance No. 3539 and Ordinance No. 3683 • Ventura County Municipal Storm Water NPDES Permit • State General Construction Permit • State General Industrial Permit • National Pollutant Discharge Elimination System (NPDES)? 	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

17A-1. The PWA, Engineering Department, Land Development Section reviewed the proposed project and determined that the proposed project does not include a request for grading, new impervious surface, or road improvements. No increase in runoff will occur as a result of the project and any runoff will be directed to a non-erosive drainage course. Therefore, there is no potential impact of hydraulic hazards as a result of the proposed project.

17A-2. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 17A of the Initial Study Assessment Guidelines

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
17b. Hydraulic Hazards – FEMA (WPD)								
Will the proposed project:								
1) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Unshaded' flood zone (beyond the 0.2% annual chance floodplain: beyond the 500-year floodplain)?		X				X		
2) Be located outside of the boundaries of a Special Flood Hazard Area and entirely within a FEMA-determined 'X-Shaded' flood zone (within the 0.2% annual chance floodplain: within the 500-year floodplain)?		X				X		
3) Be located, in part or in whole, within the boundaries of a Special Flood Hazard Area (1% annual chance floodplain: 100-year), but located entirely outside of the boundaries of the Regulatory Floodway?		X				X		
4) Be located, in part or in whole, within the boundaries of the Regulatory Floodway, as determined using the 'Effective' and latest available DFIRMs provided by FEMA?		X				X		
5) Be consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

17B-1-4 The PWA, Floodplain Management Section reviewed the proposed project and determined that the project involves existing permitted structures and does not involve an increase in flooding-related hazards.

Based on the above discussion, the proposed project impacts will be less than significant.

17B-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 17B of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
18. Fire Hazards (VCFPD)								
Will the proposed project:								
a) Be located within High Fire Hazard Areas/Fire Hazard Severity Zones or Hazardous Watershed Fire Areas?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

18a. The Ventura County Fire Prevention District (VCFPD) reviewed the proposed project and determined that the project is not located within a high fire hazard area, a fire hazard severity zone, or a hazardous watershed fire area. Therefore, the proposed project will have no impact related to fire hazards.

18b. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 18 of the Initial Study Assessment Guidelines with the implementation of the above referenced recommended conditions of approval.

Mitigation/Residual Impact: No mitigation required. There are no impacts.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
19. Aviation Hazards (Airports)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Comply with the County's Airport Comprehensive Land Use Plan and pre-established federal criteria set forth in Federal Aviation Regulation Part 77 (Obstruction Standards)?	X				X			
b) Will the proposed project result in residential development, a church, a school, or high commercial business located within a sphere of influence of a County airport?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

19a. and 19b. The subject property is not located near any County public airport and does not consist of residential development within the sphere of influence of any County airport such as the Camarillo or Oxnard airports. Therefore, no impacts relating to air traffic safety are anticipated.

19c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 19 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20a. Hazardous Materials/Waste – Materials (EHD/Fire)								
Will the proposed project:								
1) Utilize hazardous materials in compliance with applicable state and local requirements as set forth in Section 20a of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20A-1. The Environmental Health Division (EHD) reviewed the proposed project and determined that the proposed project would not involve the use of any hazardous materials. Therefore, the proposed project will have no impacts related to hazardous materials.

20A-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 20a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
20b. Hazardous Materials/Waste – Waste (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 20b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

20b-1. The EHD reviewed the proposed project and determined that the proposed project is not considered an activity that generates hazardous waste. Therefore, the proposed project will have no impacts relative to hazardous wastes.

20b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 20b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
21. Noise and Vibration								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Either individually or when combined with other recently approved, pending, and probable future projects, produce noise in excess of the standards for noise in the Ventura County General Plan Goals, Policies and Programs (Section 2.16) or the applicable Area Plan?		X				X		
b) Either individually or when combined with other recently approved, pending, and probable future projects, include construction activities involving blasting, pile-driving, vibratory compaction, demolition, and drilling or excavation which exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment (Section 12.2)?		X				X		
c) Result in a transit use located within any of the critical distances of the vibration-sensitive uses listed in Table 1 (Initial Study Assessment Guidelines, Section 21)?		X				X		
d) Generate new heavy vehicle (e.g., semi-truck or bus) trips on uneven roadways located within proximity to sensitive uses that have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria of the Transit Use Thresholds for rubber-tire heavy vehicle uses (Initial Study Assessment Guidelines, Section 21-D, Table 1, Item No. 3)?	X				X			
e) Involve blasting, pile-driving, vibratory compaction, demolition, drilling, excavation, or other similar types of vibration-generating activities which have the potential to either individually or when combined with other recently approved, pending, and probable future projects, exceed the threshold criteria provided in the Transit Noise and Vibration Impact Assessment [Hanson, Carl E., David A. Towers, and Lance D. Meister. (May 2006) Section 12.2]?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
f) Be consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

21a. through 21e. The applicant retained Rincon Consultants, Inc. to prepare a noise study (October 28, 2015) [Attachment 6] that evaluated the project's potential noise impacts. The study identified that the nearest sensitive receptor located approximately 250 feet from the proposed project and two additional sensitive noise receptors (residences) are located 400 feet to 900 feet from the proposed project. The noise study concludes that dog barking and other sounds resulting from the project would not cause noise levels that would exceed the thresholds of the *Ventura County Initial Study Assessment Guidelines*. Therefore, noise impacts due to the project will be less than significant.

21f. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 21 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
22. Daytime Glare								
Will the proposed project:								
a) Create a new source of disability glare or discomfort glare for motorists travelling along any road of the County Regional Road Network?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

22a. The proposed project does not include a request for new or existing structures that contain reflective materials. Therefore, there are no glare impacts as a result of the proposed project.

22b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 22 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s): No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
23. Public Health (EHD)								
Will the proposed project:								
a) Result in impacts to public health from environmental factors as set forth in Section 23 of the Initial Study Assessment Guidelines?		X				X		
b) Be consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

23a. The EHD reviewed the proposed project and determined that the proposed project may have impacts to public health from potential vector breeding sources and from the proposed individual disposal system. With storage, handling and disposal of animal waste in compliance with applicable state and county regulations, impacts due to animal waste will be less than significant. The proposed project may have impacts on public health due to the use of the proposed septic effluent disposal system. Compliance with applicable State and County regulations would avoid significant impacts on public health due to septic system use.

23b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 23 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. The impacts are less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
24. Greenhouse Gases (VCAPCD)								
Will the proposed project:								
a) Result in environmental impacts from greenhouse gas emissions, either project specifically or cumulatively, as set forth in CEQA Guidelines §§ 15064(h)(3), 15064.4, 15130(b)(1)(B) and -(d), and 15183.5?		X				X		

Impact Discussion:

24a. The VCAPCD has not yet formally adopted any approach to setting a threshold of significance for land use development projects in the area of project greenhouse gas emissions. The VCAPCD reviewed the proposed project and determined that the project will result in less than significant impacts to regional and local air quality. The VCAPCD recommends a condition of approval to ensure that all project operations be conducted in compliance with all VCAPCD Rules and Regulations. Furthermore, the amount of greenhouse gases anticipated from the project will be a small fraction of the levels being considered by the VCAPCD for greenhouse gas significance thresholds and far below those adopted to date by any air district in the state. Therefore, the project specific and cumulative impacts to greenhouse gases are less than significant.

Mitigation/Residual Impact: No mitigation required. The impacts are less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
25. Community Character (Plng.)								
Will the proposed project:								
a) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that is incompatible with existing land uses, architectural form or style, site design/layout, or density/parcel sizes within the community in which the project site is located?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

25a. The Planning Division staff conducted a site inspection of the proposed project property and the surrounding environment to determine whether or not the proposed project will be compatible with the character of the community in which the project site is located. Based on this site inspection and review of the policies and development standards relating to community character of the *Ventura County General Plan Goals, Policies, and Programs*, the Planning Division staff determined that the proposed project will not result in any impacts on community character.

The project site is located in the sparsely populated area of the unincorporated area of Fillmore, northwest of the City of Fillmore. The project parcel and surrounding parcels are all zoned "AE-40ac" and have a General Plan designation of Agriculture. The proposed project site will take public access from Grand Avenue. Grand Avenue is an approximately 2.5 mile road stretch starting from Old Telegraph Road to a dead end. The parcels along Grand Avenue, ranging from 10 to 100 acres, include residences, agricultural buildings, and crop production. The existing, onsite buildings to be used as part of the proposed kennel operation conform to the style of the off-site agricultural buildings in the surrounding area. No new construction is proposed as part of the proposed project.

The proposed kennel operation will be located on an existing, legal lot that is consistent with the zoning, General Plan designation, minimum parcel size, building intensity, and is consistent with the community character. Therefore, the proposed project will not have any impacts related to community character.

25b. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 25 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
26. Housing (PIng.)								
Will the proposed project:								
a) Eliminate three or more dwelling units that are affordable to: <ul style="list-style-type: none"> • moderate-income households that are located within the Coastal Zone; and/or, • lower-income households? 	X				X			
b) Involve construction which has an impact on the demand for additional housing due to potential housing demand created by construction workers?	X				X			
c) Result in 30 or more new full-time-equivalent lower-income employees?	X				X			
d) Be consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

26a. The proposed project does not involve the destruction of existing housing and will not create a long-term demand for additional housing.

26b. The proposed project does not involve any construction activities. Therefore, the proposed project will not have any project-specific impacts, or make a contribution to cumulative impacts, related to the demand for construction worker housing.

26c. The proposed project does not include a request for 30 or more new full-time equivalent lower-income employees.

26d. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 26 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(1). Transportation & Circulation - Roads and Highways - Level of Service (LOS) (PWA)								
Will the proposed project:								
a) Cause existing roads within the Regional Road Network or Local Road Network that are currently functioning at an acceptable LOS to function below an acceptable LOS?		X				X		

Impact Discussion:

27a(1)-a. The PWA, Transportation Department reviewed the proposed project and determined that the proposed project is located in a rural area, northwest of the City of Fillmore and west of the Sespe Creek. Access to the site will be provided by a private driveway connected to Grand Avenue (a county-maintained road). The low volume of traffic generated by the project does not have the potential to alter the level of service of Grand Avenue.

To address the cumulative adverse impacts to traffic on the Regional Road Network, Ventura County Traffic Impact Mitigation Fee (TIMF) Ordinance 4246 and General Plan Policy 4.2.2 require that the Transportation Department of the Public Works Agency collect a TIMF from developments. This project is subject to this Ordinance. With payment of the TIMF(s), the level of service (LOS) and safety of the existing roads would remain consistent with the County's General Plan. Therefore, adverse traffic impacts relating to LOS will be less than significant.

Mitigation/Residual Impact: No mitigation required in addition to the standard TIMF payment. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(2). Transportation & Circulation - Roads and Highways - Safety and Design of Public Roads (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) Have an Adverse, Significant Project-Specific or Cumulative Impact to the Safety and Design of Roads or Intersections within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		

Impact Discussion:

27a(2)-a. The PWA, Transportation Department reviewed the proposed project and determined that there will be a low volume of traffic generated by the project due to the temporary, infrequent, and random nature of the proposed business. The low volume of traffic generated by the project does not have the potential to alter the level of safety of any County-maintained roads near the project. Access to the project site is from Grand Avenue and Cliff Avenue, Muir Street, and/or Old Telegraph Road. Grand Avenue has an existing road width of 20 feet. The minimum required road width is 32 feet pursuant to Road Standard Plate B-7. Therefore, Grand Avenue does not meet the current applicable County Road Standard Plate. As a condition of approval, the applicant will be required to make road improvements to Grand Avenue in accordance with the County Road Standards, General Plan Policy 4.2.2, the Ordinance No. 1607, dated November 10, 1964, the Paveout Policy, dated January 16, 1968, and the Code of Ordinances Division 8, Chapter 4 – Urban Area Development.

In lieu of the installation of the road improvements, the improvements may be postponed for up to 15 years or until the expiration of the discretionary permit, whichever is less, or at the time the County improves the road.

Due to the low volume of traffic generated by the proposed project and with the implementation of the condition of approval to ensure the road improvements are installed by a specific time, the adverse traffic impacts related to safety and design will be less than significant.

Mitigation/Residual Impact: No mitigation required in addition to the standard road improvement requirement. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(3). Transportation & Circulation - Roads & Highways – Safety & Design of Private Access (VCFPD)								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
a) If a private road or private access is proposed, will the design of the private road meet the adopted Private Road Guidelines and access standards of the VCFPD as listed in the Initial Study Assessment Guidelines?		X			X			
b) Will the project be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(3)-a. The VCFPD reviewed the proposed project and determined that the existing private access road meets current VCFPD standards. Therefore, there are no impacts relative to fire suppression access as a result of the proposed project.

27a(3)-b. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27a(3) of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impact identified

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27a(4). Transportation & Circulation - Roads & Highways - Tactical Access (VCFPD)								
Will the proposed project:								
a) Involve a road or access, public or private, that complies with VCFPD adopted Private Road Guidelines?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27a(4)-a. The VCFPD reviewed the proposed project and determined that the existing property is in compliance with the VCFPD adopted Private Road Guidelines. Therefore, there are no impacts related to tactical access.

27a(4)-b. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27a(4) of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impacts identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27b. Transportation & Circulation - Pedestrian/Bicycle Facilities (PWA/Plng.)								
Will the proposed project:								
1) Will the Project have an Adverse, Significant Project-Specific or Cumulative Impact to Pedestrian and Bicycle Facilities within the Regional Road Network (RRN) or Local Road Network (LRN)?		X				X		
2) Generate or attract pedestrian/bicycle traffic volumes meeting requirements for protected highway crossings or pedestrian and bicycle facilities?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

27b-1., and 27b-2. The PWA, Transportation Department reviewed the proposed project and determined that the proposed project will not result in significant pedestrian and bicycle traffic. According to the GIS database, there are no schools, commercial centers, or transit stops in the immediate area of the project site which would generate significant pedestrian and bicycle traffic, or with which the proposed project could interfere. Although the nearest County road does not have pedestrian or bicycle facilities, the road standards that would be applied to the rural roads in this area would not require pedestrian and bicycle facilities. Therefore, adverse project-specific and

cumulative impacts relating to the supplementary addition of pedestrians and bicycles in the area would be less than significant.

27b-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27c. Transportation & Circulation - Bus Transit								
Will the proposed project:								
1) Substantially interfere with existing bus transit facilities or routes, or create a substantial increase in demand for additional or new bus transit facilities/services?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27c-1. According to the Threshold of Significance Criteria in the Initial Study Assessment Guide, projects generating more than 100 daily vehicle trips are required to provide an evaluation of the specific project impacts. Pursuant to the Trip Generation Estimates provided by the applicant in the application [Discretionary Permit Application, Section F.11 (b)], the project will result in the generation of 36 average daily trips, which is below the 100 trip threshold for impacts to bus transit. Therefore, the project will have no impacts to bus transit.

27c-2. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27c of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impacts identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27d. Transportation & Circulation - Railroads								
Will the proposed project:								
1) Individually or cumulatively, substantially interfere with an existing railroad's facilities or operations?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27d-1. The project site is located a couple miles away from the closest railroad, is not proposed to be served by the existing railway system, and does not involve the use or expansion of any railroad crossings. Therefore, there are no impacts related to railroads as a result from the proposed project.

27d-2. The proposed project will be consistent with the applicable General Plan Goals and Policies for Item 27d of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact: No mitigation required. No impacts identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27e. Transportation & Circulation – Airports (Airports)								
Will the proposed project:								
1) Have the potential to generate complaints and concerns regarding interference with airports?	X				X			
2) Be located within the sphere of influence of either County operated airport?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27e-1.and 27e-2. The project site is not located within the sphere of influence of any County airports. In addition, the proposed kennel operation is not a use that will impact public air transportation services. Therefore, there are no impacts to airports as a result of the proposed project.

27e-3.The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27e of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27f. Transportation & Circulation - Harbor Facilities (Harbors)								
Will the proposed project:								
1) Involve construction or an operation that will increase the demand for commercial boat traffic and/or adjacent commercial boat facilities?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27f-1. The project site is not located adjacent to any harbor, will not affect the operations of a harbor, and/or increase the demands on harbor facilities. Therefore, there are no impacts to transportation and circulation related to harbor facilities as a result of the proposed project.

27f-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27f of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
27g. Transportation & Circulation - Pipelines								
Will the proposed project:								
1) Substantially interfere with, or compromise the integrity or affect the operation of, an existing pipeline?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

27g-1. According to the County GIS database, there are no major or minor oil pipelines in the vicinity of the project site. Therefore, the proposed project will not result in any impacts on the operation of existing pipelines.

27g-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 27g of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28a. Water Supply – Quality (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 28a of the Initial Study Assessment Guidelines?	X					X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines?	X					X		

Impact Discussion:

28a-1. The Environmental Health Division reviewed the proposed project and determined that the public water system which will serve domestic water to the proposed project is regulated by the State Drinking Water Program and, therefore, must be in compliance with the State and Building Code requirements pertaining to public water systems. Based on this information, there are no impacts to the quality of water supplied by the public water system as a result of the proposed project.

28a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impact identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28b. Water Supply – Quantity (WPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a permanent supply of water?	X				X			
2) Either individually or cumulatively when combined with recently approved, current, and reasonably foreseeable probable future projects, introduce physical development that will adversely affect the water supply - quantity of the hydrologic unit in which the project site is located?		X				X		
3) Be consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

28b-1. through 28b-2. The PWA, Groundwater Resources Section reviewed the proposed project and determined that a permanent supply of water is currently being provided to the project site by Fillmore Irrigation Water Company. The PWA, Groundwater Resources Section also determined that the proposed project will use water but that an increase in water use as a result of the proposed project is not expected, and, therefore, the proposed project will have a less than significant impact to the quantity of water supply.

28b-3 The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
28c. Water Supply - Fire Flow Requirements (VCFPD)								
Will the proposed project:								
1) Meet the required fire flow?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Be consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

28c-1. The VCFPD reviewed the proposed project and determined that the project site is served by a water purveyor (Fillmore Irrigation Water Company) that can provide the required fire flow in accordance with the VCFPD Fire Code. Therefore, there will be no impacts related to fire flow as a result of the proposed project.

28c-2 The proposed project is consistent with the applicable General Plan Goals and Policies for Item 28c of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29a. Waste Treatment & Disposal Facilities - Individual Sewage Disposal Systems (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29a of the Initial Study Assessment Guidelines?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29a-1. The Environmental Health Division reviewed the proposed project and determined that an existing individual sewage disposal system will be utilized for sewage disposal for the proposed project. The soils report provided for review adequately demonstrates septic system feasibility for the subject project. To ensure the potential impacts from individual sewage disposal systems are less than significant, the permittee will be required, as a condition of approval, to be in compliance with applicable state and local regulations with respect to the design and installation of the

septic system. Therefore, with the implementation of the recommended condition of approval, the impacts to individual sewage systems as a result of the proposed project will be less than significant.

29a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29b. Waste Treatment & Disposal Facilities - Sewage Collection/Treatment Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29b of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29b-1. The proposed project does not include a connection to a public sewer. Therefore, the proposed project will not have any impacts to a sewage collection facility.

29b-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29c. Waste Treatment & Disposal Facilities - Solid Waste Management (PWA)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Have a direct or indirect adverse effect on a landfill such that the project impairs the landfill's disposal capacity in terms of reducing its useful life to less than 15 years?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

29c-1. The PWA, Integrated Waste Management Division reviewed the proposed project and determined that any discretionary development project generating solid waste will impact the County's remaining solid waste disposal capacity. However, as required by California Public Resources Code (PRC) 41701, Ventura County's Countywide Siting Element (CSE), adopted in June 2001 and updated annually, confirms Ventura County has at least 15 years of disposal capacity available for waste generated by in-County projects. Because the County currently exceeds the minimum disposal capacity required by state PRC, the proposed project will have less than significant impact upon Ventura County's solid waste disposal capacity.

29c-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29c of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
29d. Waste Treatment & Disposal Facilities - Solid Waste Facilities (EHD)								
Will the proposed project:								
1) Comply with applicable state and local requirements as set forth in Section 29d of the Initial Study Assessment Guidelines?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

29d-1. The Environmental Health Division reviewed the proposed project and determined that the project does not involve a solid waste facility. Therefore, the proposed project will not have any impacts relating to solid waste facilities.

29d-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 29d of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
30. Utilities								
Will the proposed project:								
a) Individually or cumulatively cause a disruption or re-routing of an existing utility facility?	X				X			
b) Individually or cumulatively increase demand on a utility that results in expansion of an existing utility facility which has the potential for secondary environmental impacts?	X				X			
c) Be consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

30a. and 30b. The project site is already served by existing utility connections. The existing kennel warehouse, barn and office are already connected to electrical and gas services. However, as a recommended condition of approval, the permittee will be required to install any future utility lines underground. Therefore, there are no impacts related to utilities as a result of the proposed project.

30c. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 30 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31a. Flood Control Facilities/Watercourses - Watershed Protection District (WPD)								
Will the proposed project:								
1) Either directly or indirectly, impact flood control facilities and watercourses by obstructing, impairing, diverting, impeding, or altering the characteristics of the flow of water, resulting in exposing adjacent property and the community to increased risk for flood hazards?		X				X		
2) Be consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

31a-1. The proposed CUP area is situated approximately 914-feet southwesterly of Sespe Creek which is a Ventura County Watershed Protection District (District) jurisdictional redline channel. No direct drainage connections to Sespe Creek are proposed or indicated on the Applicant's submitted project materials. The Applicant is hereby informed that in accordance with District Ordinance W-2 enacted October 10, 2013, no person shall impair, divert, impede or alter the characteristics of the flow of water running in any jurisdictional red line channel, including Sespe Creek, or establish any new drainage connection to a District jurisdictional channel without first obtaining a written permit from the District. Where applicable, Watercourse or Encroachment Permit applications must be submitted to the District for any proposed work. Further, any activity in, on, over, under or across any District jurisdictional red line channel, including the channel bed and banks will require permits from the Ventura County Watershed Protection District. The District's standard for mitigating any increase in impervious area that the peak flow after development shall not exceed the peak flow under existing conditions for any frequency of event. Given the operational nature of this land use entitlement (i.e., 20-year CUP time extension only), District staff determines that the proposed project mitigates the direct and indirect project-specific and cumulative impacts to flood control facilities and watercourses. Therefore, the environmental assessment is Less than Significant (LS) on red line channels under the jurisdiction of the Watershed Protection District.

31a-2 The proposed project is consistent with the applicable General Plan Goals and Policies for Item 31a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. Impacts will be less than significant.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
31b. Flood Control Facilities/Watercourses - Other Facilities (PWA)								
Will the proposed project:								
1) Result in the possibility of deposition of sediment and debris materials within existing channels and allied obstruction of flow?	X				X			
2) Impact the capacity of the channel and the potential for overflow during design storm conditions?	X				X			
3) Result in the potential for increased runoff and the effects on Areas of Special Flood Hazard and regulatory channels both on and off site?	X				X			
4) Involve an increase in flow to and from natural and man-made drainage channels and facilities?	X				X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

31b-1. through 31b-4. The PWA, Land Development Section reviewed the proposed project and determined that the project preserves the existing trend of runoff and local drainage patterns. The project and subsequent runoff will be into existing drainage courses that ultimately discharge into the Ventura River. The drainage will not create an obstruction of flow in the existing drainage as any runoff will be similar to the present conditions and will not concentrate flow and allow erosion and subsequent deposition within existing channels. Therefore, there are no impacts to flood control/drainage facilities that are not under the jurisdiction of the Watershed Protection District as a result of the proposed project.

31b-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 31b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
32. Law Enforcement/Emergency Services (Sheriff)								
Will the proposed project:								
a) Have the potential to increase demand for law enforcement or emergency services?	X				X			
b) Be consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

32a.The proposed kennel use is not a use that is associated with the need for law enforcement or emergency services. Therefore, there are no impacts to law enforcement or emergency services as a result of the proposed project.

32b.The proposed project is consistent with the applicable General Plan Goals and Policies for Item 32 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33a. Fire Protection Services - Distance and Response (VCFPD)								
Will the proposed project:								

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
1) Be located in excess of five miles, measured from the apron of the fire station to the structure or pad of the proposed structure, from a full-time paid fire department?	X				X			
2) Require additional fire stations and personnel, given the estimated response time from the nearest full-time paid fire department to the project site?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33a-1. and 33a-2. The VCFPD reviewed the proposed project and determined that the distance from a full-time, paid fire station is adequate. The nearest Ventura County Fire Station (Fire Station 27) to the proposed project is located at 613 Old Telegraph Road, Fillmore, which is less than 5 miles from the proposed project site. Additionally, a new fire station or additional personnel is not required as a result of the proposed project. Therefore, there are no impacts to fire protection services related to distance and response time as a result of the proposed project.

33a-3. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 33a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
33b. Fire Protection Services – Personnel, Equipment, and Facilities (VCFPD)								
Will the proposed project:								
1) Result in the need for additional personnel?	X				X			

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
2) Magnitude or the distance from existing facilities indicate that a new facility or additional equipment will be required?	X				X			
3) Be consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

33b-1. and 33b-2. The VCFPD reviewed the proposed project and determined that the no additional personnel and equipment are not required as a result of the proposed project. The nearest Ventura County Fire Station is located less than 5 miles from the proposed project. Therefore, there are no impacts to fire protection services related to personnel, equipment, and facilities as a result of the proposed project.

33b-3 The proposed project is consistent with the applicable General Plan Goals and Policies for Item 33b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34a. Education - Schools								
Will the proposed project:								
1) Substantially interfere with the operations of an existing school facility?	X				X			
2) Be consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34a-1. The Fillmore Unified School District serves the project area. However, the proposed project is not located adjacent to a school facility. The operation of a kennel

facility that is miles from the closest school would create no adverse impacts to schools in the area.

34a-2. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 34a of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
34b. Education - Public Libraries (Lib. Agency)								
Will the proposed project:								
1) Substantially interfere with the operations of an existing public library facility?	X							
2) Put additional demands on a public library facility which is currently deemed overcrowded?	X							
3) Limit the ability of individuals to access public library facilities by private vehicle or alternative transportation modes?	X							
4) In combination with other approved projects in its vicinity, cause a public library facility to become overcrowded?					X			
5) Be consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines?	X				X			

Impact Discussion:

34b-1. through 34b-4. The proposed project is non-residential. Additionally, the proposed project site is not located in the vicinity of a library and the functions of the facility will not require the use of a library. Therefore, the project will result in no adverse impacts related to libraries.

34b-5. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 34b of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. No impacts have been identified.

Issue (Responsible Department)*	Project Impact Degree Of Effect**				Cumulative Impact Degree Of Effect**			
	N	LS	PS-M	PS	N	LS	PS-M	PS
35. Recreation Facilities (GSA)								
Will the proposed project:								
a) Cause an increase in the demand for recreation, parks, and/or trails and corridors?		X				X		
b) Cause a decrease in recreation, parks, and/or trails or corridors when measured against the following standards: <ul style="list-style-type: none"> • <u>Local Parks/Facilities</u> - 5 acres of developable land (less than 15% slope) per 1,000 population; • <u>Regional Parks/Facilities</u> - 5 acres of developable land per 1,000 population; or, • <u>Regional Trails/Corridors</u> - 2.5 miles per 1,000 population? 		X				X		
c) Impede future development of Recreation Parks/Facilities and/or Regional Trails/Corridors?		X				X		
d) Be consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines?		X				X		

Impact Discussion:

35a. through 35c. The proposed project is not expected to create any significant new or additional demands on recreational needs, and will not impede future development of recreation parks/facilities and/or regional trails/corridors. Regional parks, trails, and corridors have been provided by Federal, State, County, quasi-public and local facilities such as the Los Padres National Forest, Santa Monica Mountains National Recreational Area, Channel Islands National Parks, and the recreational lakes of Piru and Casitas. The project is not expected to generate demands on the park beyond what is currently in place. Therefore, the proposed is considered to have a less than significant impact on recreation.

35d. The proposed project is consistent with the applicable General Plan Goals and Policies for Item 35 of the Initial Study Assessment Guidelines.

Mitigation/Residual Impact(s) No mitigation required. Impacts will be less than significant.

***Key to the agencies/departments that are responsible for the analysis of the items above:**

Airports - Department Of Airports	AG. - Agricultural Department	VCAPCD - Air Pollution Control District
EHD - Environmental Health Division	VCFPD - Fire Protection District	GSA - General Services Agency
Harbors - Harbor Department	Lib. Agency - Library Services Agency	Plng. - Planning Division
PWA - Public Works Agency	Sheriff - Sheriff's Department	WPD - Watershed Protection District

****Key to Impact Degree of Effect:**

N - No Impact
LS - Less than Significant Impact
PS-M - Potentially Significant but Mitigable Impact
PS - Potentially Significant Impact

Section C – Mandatory Findings of Significance

Based on the information contained within Section B:		
	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	X	
2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future).		X
3. Does the project have impacts that are individually limited, but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effect of other current projects, and the effect of probable future projects. (Several projects may have relatively small individual impacts on two or more resources, but the total of those impacts on the environment is significant.)		X
4. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?		X

Findings Discussion:

1. Yes. As stated in Section B, the proposed project does have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. However, with the implementation of Mitigation Measure BIO-1, the potential significant impacts to these resources will be reduced to less than significant.
2. No. As stated in Section B, the proposed project does not have the potential to achieve short-term, to the disadvantage of long-term, environmental goals.
3. No. As stated in Section B, the project does not have the potential to create impacts that are individually limited, but cumulatively considerable.

4. No environmental effects have been identified which would cause substantial adverse effects on human beings, either directly or indirectly. The proposed project involves the operation of a dog kennel on a developed site that is currently in agricultural production. As stated in Section B, the proposed project does not involve the use of hazardous materials or the introduction of hazardous waste. Additionally, the proposed project does not include any operation noise that will interfere with surrounding uses, traffic, and the on-site wildlife corridor.

Section D – Determination of Environmental Document

Based on this initial evaluation:

<input type="checkbox"/>	I find the proposed project could not have a significant effect on the environment, and a Negative Declaration should be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measure(s) described in Section B of the Initial Study will be applied to the project. A Mitigated Negative Declaration should be prepared.
<input type="checkbox"/>	I find the proposed project, individually and/or cumulatively, MAY have a significant effect on the environment and an Environmental Impact Report (EIR) is required.*
<input type="checkbox"/>	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An Environmental Impact Report is required, but it must analyze only the effects that remain to be addressed.*
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or Negative Declaration pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required .

Prepared by:


 Franca A. Rosengren
 Associate Planner


 Date

Attachments:

- Attachment 1: Aerial Location Map
- Attachment 2: Project Plans
- Attachment 3: List and Map of Past, Present, and Reasonably Foreseeable Future Projects Used in the Cumulative Impacts Analysis
- Attachment 4: ISBA and *Effects of Wildlife Corridors from the Presence of Domestic Dogs*, prepared by Rincon Consultants, Inc. dated October 17, 2015
- Attachment 5: Field Investigation Photos
- Attachment 6: Noise Study, prepared by Rincon Consultants, Inc., dated October 28, 2015
- Attachment 7: Works Cited



Ventura County
Resource Management Agency
Information Systems GIS Services
Map created on 12/22/2015
Source: Pictometry®, February 2015

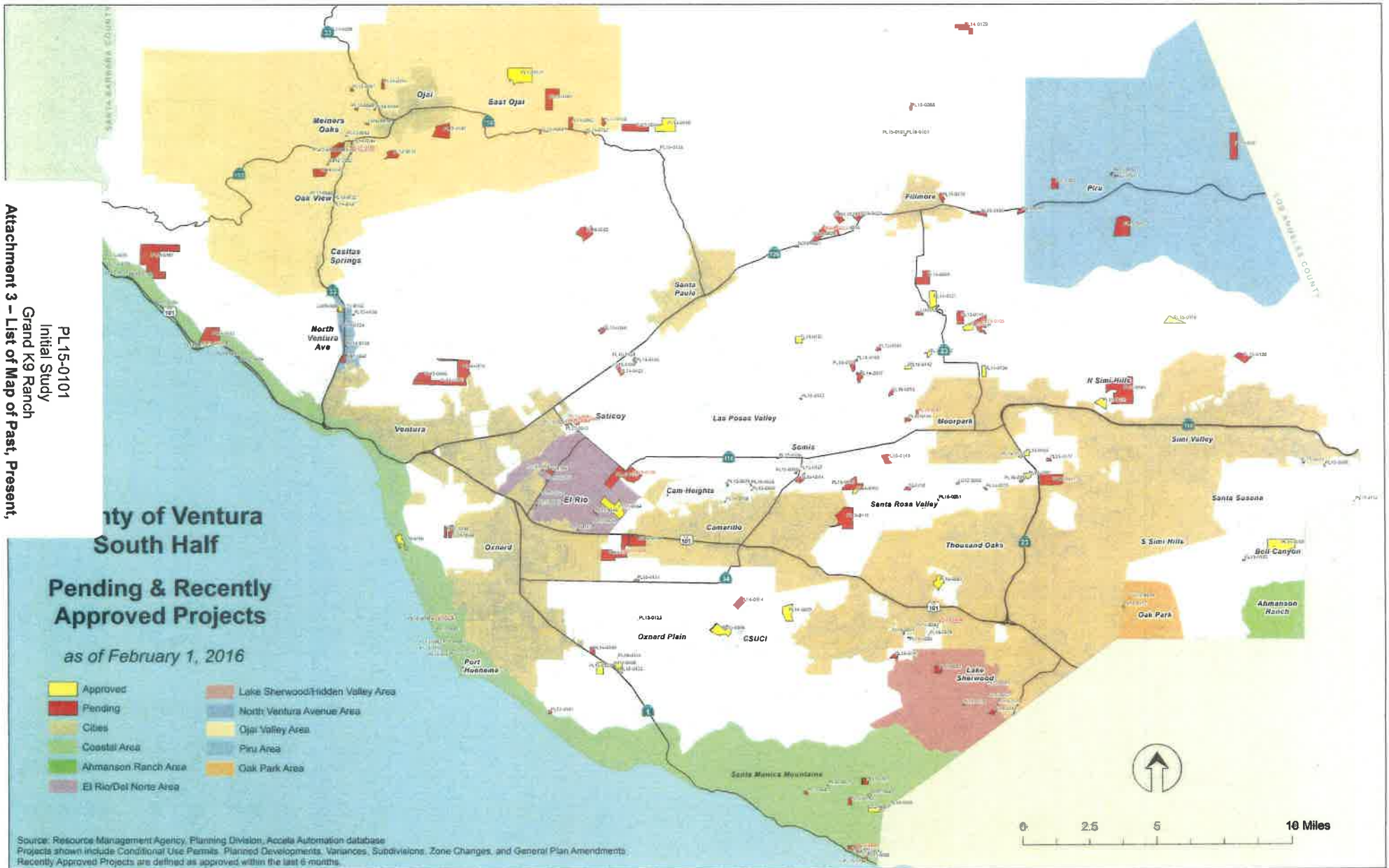


PL15-0101
Initial Study
Grand K9 Ranch
Attachment 1 – Aerial
Location Map



Disclaimer: this map was created by the Ventura County Resource Management Agency Information Systems 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.





Initial Study Biological Assessment

Original ISBA report date: October 9, 2015

Revision report date(s):

Case number (to be entered by Planning Div.):

Permit type: Conditional Use Permit

Applicant: Grand K-9 Ranch Dog Kennel

Case Planner (to be entered by Planning Div.):

Total parcel(s) size: CUP = 2.00 acres of a 17.62-acre parcel

Assessor Parcel Number(s): 043-0-010-205, 215

Development proposal description:

(The items above will be provided by case planner if an application has been submitted to the Planning Division.)

Prepared for Ventura County Planning Division by:

As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

Qualified Biologist (signature): <i>Debra Barringer</i>		Date: 10/17/15
Name (printed): Debra Barringer	Title: Owner	Company: Barringer Biological Services
Phone: 303-880-0308	email: dbarringer98@hotmail.com	
Other Biologist (signature):		Date:
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
	N	LS	PS-M*	PS	N	LS	PS-M*	PS
Biological Resources		X				X		
Species		X				X		
Ecological Communities		X				X		
Habitat Connectivity		X				X		
Water/Wetlands		X				X		

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated.

PS: Potentially significant

Initial Study Biological Assessment

Original ISBA report date: October 9, 2015

Revision report date(s):

Case number : PL15-0101

Permit type: Conditional Use Permit

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As a Qualified Biologist, approved by the Ventura County Planning Division, I hereby certify that this Initial Study Biological Assessment was prepared according to the Planning Division's requirements and that the statements furnished in the report and associated maps are true and correct to the best of my knowledge.

Qualified Biologist (signature):		Date:
Name (printed): Debra Barringer	Title: Owner	Company: Barringer Biological Services
Phone: 303-880-0308	email: dbarringer98@hotmail.com	
Other Biologist (signature):		Date:
Name (printed):	Title:	Company:
Phone:	email:	
Role:		

Initial Study Checklist

This Biological Assessment DID provide adequate information to make recommended CEQA findings regarding potentially significant impacts.

	Project Impact Degree of Effect				Cumulative Impact Degree of Effect			
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Biological Resources		X				X		
Species		X				X		
Ecological Communities		X				X		
Habitat Connectivity		X				X		
Water/Wetlands		X				X		

N: No impact

LS: Less than significant impact

PS-M: Potentially significant unless mitigation incorporated.

PS: Potentially significant

* DO NOT check this box unless the Biological Assessment provided information adequate enough to develop mitigation measures that reduce the level of impact to less than significant.

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Summary

The Grand K-9 Ranch Dog Kennel is seeking a Conditional Use Permit (CUP) to continue dog kennel operations on their property. Ventura County has mapped a wildlife corridor along Sespe Creek that crosses Ranch property approximately 600 feet from the dog kennel CUP boundary. A biological survey was conducted to investigate the potential for dog kennel operations, including intermittent barking, to affect the use of the corridor by various wildlife species. Research was also conducted on what is known about dog presence effects to wildlife, including noise effects to wildlife.

No direct or indirect adverse effects from continued dog kennel operations are expected to wildlife using the corridor for the following reason: kennel dogs are always confined within fences and kept indoors at night, the distance of fences from the wildlife corridor is about 600 feet with dense vegetation growing between, other ambient noise in the area tends to be at similar levels to intermittent dogs barking when heard from the corridor; and the zoning conditions of the surrounding agricultural operations that allow other dogs to roam discourages use of the corridor by sensitive wildlife species.

Section 1: Construction Footprint Description

Construction Footprint Definition (per the Ventura County Planning Division): The construction footprint includes the proposed maximum limits of temporary or permanent direct land or vegetation disturbance for a project including such things as the building pad(s), roads/road improvements, grading, septic systems, wells, drainage improvements, fire hazard brush clearance area(s), tennis courts, pools/spas, landscaping, storage/stockpile areas, construction staging areas, fire department turnarounds, utility trenching and other grading areas. The construction footprint on some types of projects, such as mining, oil and gas exploration or agricultural operations, may be quite different than the above.

Development Proposal Description:

Grand K-9 Ranch proponents seek approval of a CUP to allow the continued use of a dog kennel operation in the AE zone as allowed by Ventura County Non-Coastal Zoning Ordinance matrix as "any lot or premises, with or without structures, where pet animals such as dogs or cats are kept for limited periods of time, whether for compensation or not, for the purposes of boarding, training, animal rescue and the like".

The CUP request includes the kennel use of a portion (2.00 acres, 11% of the site) of a site zoned AE-40 ac, which is 17.62 acres and consists of existing structures, pens, yards, and other facilities for housing and caretaking of animals. All existing facilities on the site are currently in use for animal husbandry and animal keeping and will remain in use for those purposes. No new construction would be required. Some additional fencing may be needed in the future to provide more outdoor space for dogs within the CUP boundary.

The proposed expansion of fenced areas for dogs would be placed outside the designated FEMA floodplain, and over 500 feet from the FEMA mapped floodway, as well as over 500 feet from the Ventura County mapped wildlife corridor (as provided to the proponents by Ventura County GIS staff).

Animal caretakers as well as kennel owners, live onsite allowing for 24/7 supervision. The kennel is proposed to house 35 maximum per day during a typical week and up to 60 dogs on holiday weekends. Dogs staying at the kennel would be kept on a schedule that includes actively monitored outdoor play, meals, and other activities during daylight hours (from 8:00 a.m. to no later than 9:30 p.m.) within dog runs (within the CUP boundary). The dogs would be confined each night inside buildings located within

the CUP boundary. Animal waste from the dog kennel areas will be collected no less than 3 times daily and will be stored in water-tight containers per Ventura County guidelines.

Construction Footprint Size

No new construction is proposed for the project. The addition of fenced areas may be done within the CUP boundary.

Development Area Size (construction footprint size without driveway and brush clearance area)

The project includes no construction and is not in the Coastal Zone.

Project Design for Impact Avoidance or Minimization

Project proponents consulted with Ventura County planners to obtain mapped information regarding the FEMA floodplain and floodway, and the County's mapped wildlife corridors before final project design. The project designers allowed a minimum of 500 feet from the mapped wildlife corridor (and the floodway) to the nearest area where dogs may be kept during the daytime. At night, they would be moved indoors to a structure that is over 750 feet from the wildlife corridor.

Coastal Zone/Overlay Zones

Property not in Coastal Zone.

Zoning

AE-40 acre

Elevation

676 feet

Section 2: Survey Information

2.1 Survey Purpose

Discretionary actions undertaken by public agencies are required to demonstrate compliance with the California Environmental Quality Act (CEQA). The purpose of this Initial Study Biological Assessment (ISBA) is to gather enough information about the biological resources associated with the proposed project, and their potential to be impacted by the project, to make a CEQA Initial Study significance finding for biological resources. In general, ISBA's are intended to:

- Provide an inventory of the biological resources on a project site and the values of those resources.
- Determine if a proposed project has the potential to impact any significant biological resources.
- Recommend project redesign to avoid, minimize or reduce impacts to significant biological resources.
- Recommend additional studies necessary to adequately assess potential impacts and/or to develop adequate mitigation measures.
- Develop mitigation measures, when necessary, in cases where adequate information is available.

Per Ventura County planners, this ISBA has less emphasis on documenting biological resources present because the property has already been in use as a dog kennel and for animal husbandry and no new construction is planned. Specific requirements from Ventura County for this project included:

- Evaluation of potential impacts from the proposed project on wildlife use of Sespe Creek as a movement corridor,

- An on-site determination regarding the appropriate buffer from Sespe Creek per County wetland policies, and
- A literature search and report on what is known about domestic dog impacts to wildlife, especially with regard to use of wildlife corridors (pers. comm. K. Prillhart to S. Perlman 7-16-15).

2.2 Survey Area Description

Survey Area Definition (per the Ventura County Planning Division): The physical area a biologist evaluates as part of a biological assessment. This includes all areas that could potentially be subject to direct or indirect impacts from the project, including, but not limited to: the construction footprint; areas that would be subject to noise, light, dust or runoff generated by the project; any required buffer areas (e.g., buffers surrounding wetland habitat). The construction footprint plus a 100 to 300-foot buffer—beyond the required fire hazard brush clearance boundary—(or 20-foot from the cut/fill boundary or road fire hazard brush clearance boundary – whichever is greater) is generally the size of a survey area. Required off-site improvements—such as roads or fire hazard brush clearance—are included in the survey area. Survey areas can extend off the project's parcel(s) because indirect impacts may cross property lines. The extent of the survey area shall be determined by the biologist in consultation with the lead agency.

Survey Area (SA)

The biological survey area (SA) concentrated on the Ventura County mapped wildlife corridor and the adjacent riparian vegetation along Sespe Creek on the eastern boundary of the Grand K-9 Ranch. The wildlife corridor was mapped over primarily cleared land used for ranch operations for many decades. In the adjacent vegetation, riparian plant communities were noted and sign of wildlife use investigated. This area is not accessible to the kennel dogs. The surveyor also observed where the dogs are kept and the proposed CUP expansion area, which is approximately 600 feet from the SA.

Location

The Grand K-9 Ranch is located at 2492 Grand Avenue approximately 1.3 miles north of Fillmore in unincorporated Ventura County (Figure 1). The location lies within the Sespe Creek watershed. The Grand K-9 Ranch consists of 17.62 acres used for residences, orange groves, animal operations, and outbuildings.

Survey Area Environmental Setting

The Grand K-9 Ranch includes 12 acres of orange tree orchards that are sold commercially. Numerous outbuildings used for animal husbandry activities house sheep, goats, poultry/fowl, and horses as well as working ranch dogs and cats. The property, developed for ranch purposes in the 1930s, includes portions of the FEMA-designated 100-year floodplain (Figure 2). Sespe Creek roughly defines the eastern boundary of the Grand K-9 Ranch. Sespe Creek is an intermittently flowing tributary to the Santa Clara River. The survey area included the wildlife corridor as mapped by Ventura County that occurs at a minimum 500 feet from the CUP boundaries that includes dog housing areas (Figure 2). Vegetation in the adjacent riparian corridor between the disturbed areas and the active creek channel was quite dense with willows and other native shrubs and trees and a thick layer of shed leaves as litter.



Figure 1. Grand K-9 Ranch Location Vicinity



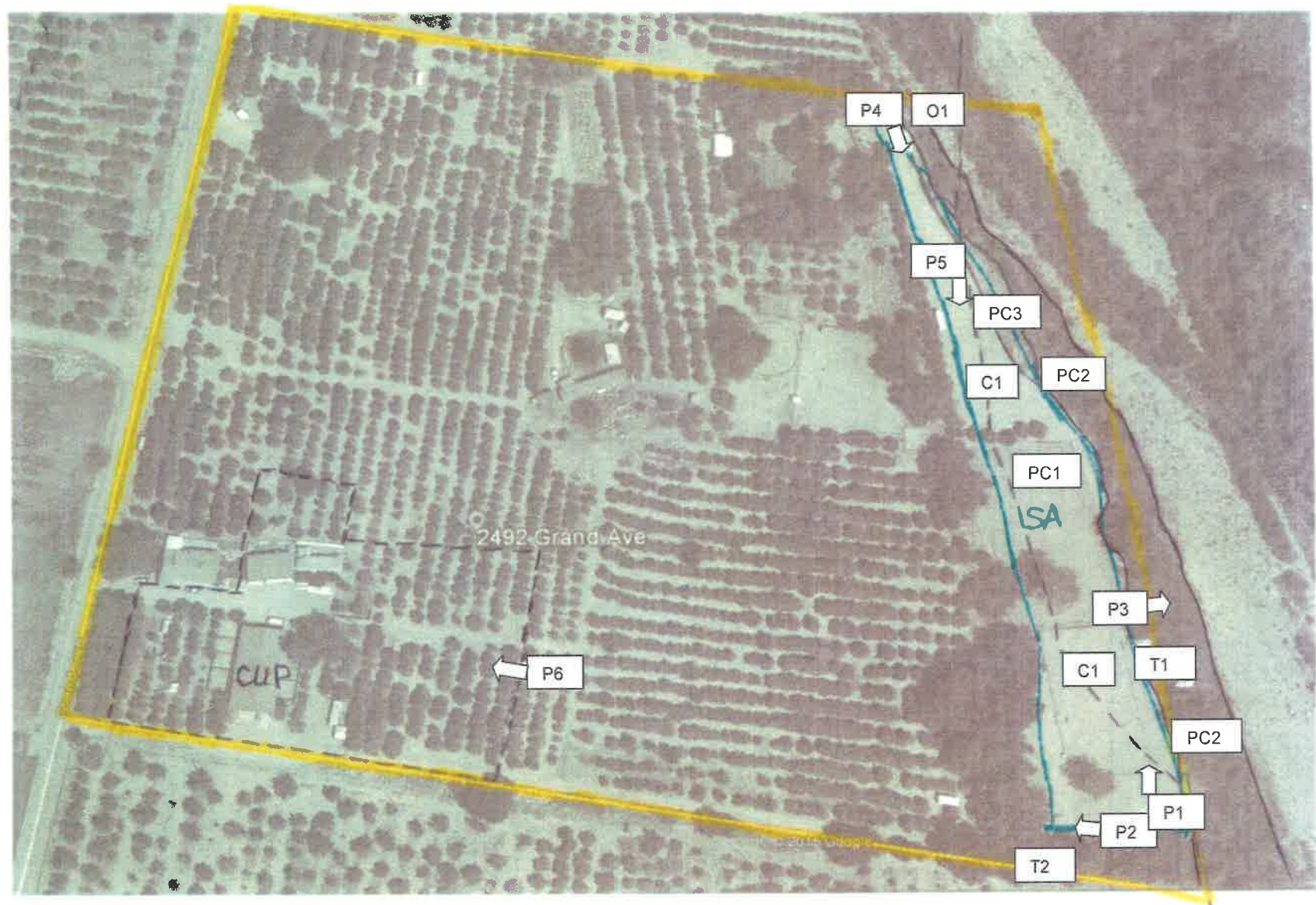


Figure 3. Grand K-9 Ranch Aerial Photo with CUP Boundary, Survey Area, Plant Communities, and Photopoints

Surrounding Area Environmental Setting

The Grand K-9 Ranch lies within the Sespe Creek watershed in a region heavily used for agricultural purposes including fruit orchards, horse properties, and other rural activities (Figure 1). The nearest residence is located approximately 250 feet west of the project site (Rincon Consultants, Inc. 2015b). Residences are widely separated by agricultural uses on large lots. Adjacent landowners have as many as 8 to 12 dogs, many of which are allowed to roam freely, as well as horses and other animals. Agricultural and orchard uses dominate the area. The undeveloped corridor of Sespe Creek between private land parcels in the project vicinity varies in width from about 350 to 650 feet (as measured using Google Earth). Various patches of interrupted stands of riparian vegetation remain along Sespe Creek edges. The Grand K-9 Ranch property occurs on the portion of Sespe Creek that is not included in the Wild and Scenic designation (more details in the Wetlands section).

Survey Area Cover

The survey area included portions of the mapped wildlife corridor provided by Ventura County as well as the adjacent riparian vegetation that contained the best habitat that is likely used by wildlife that occur on the Grand K-9 Ranch property (Figure 3, SA boundary in green). Because these two linear features were so different in land cover types, two different table columns were used in the Land Cover table below.

Land Cover Types (percent)	County-Mapped Wildlife Corridor (approx. 944 lf)	Riparian Vegetation Along Sespe Creek (approx. 919 lf)
Native vegetation	25	95
Nonnative vegetation	5	3
Recently burned	0	0
Bare ground/cleared/graded	70	2
Buildings, paved roads and other impervious cover	0	0
Notes: lf = linear feet		

2.3 Methodology

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- Ventura County Planning Division. 2014. Ventura County Non-Coastal Zoning Ordinance, Division 8, Chapter 1 of the Ventura County Ordinance Code. Amended March 18.

Survey Date & Details							
Survey Key	Survey Date	Survey Area Map Key(s)	Survey Type	Time Period	Methods/Constraints	GPS	Surveyors
SD1	9/24/2015	SA1	ISBA	2:00 pm – 4:00 pm	Walking transects. The entire site was accessible.	Samsung Galaxy 4 using MobiWIA Ltd. app	Debra Barringer
ISBA Initial Study Biological Assessment							

Section 3: The Biological Inventory

See Appendix One for an overview of the types of biological resources that are protected in Ventura County.

3.1 Ecological Communities: Plant Communities, Waters and Wetlands

Plant Communities

Locally important or rare plant communities were not found within the survey area(s).

Major Plant Communities Summary

As mentioned above, the survey area included the linear feature mapped by Ventura County as a "Wildlife Corridor" on the project area Master Site Plan (Figure 2), which was transferred onto Figure 3, as well as the adjacent riparian corridor that contained the best habitat that is likely used by wildlife. Plant Communities (PC) are mapped on Figure 2.

PC1 Cleared Land – The majority of the survey area consisted of a cleared, graded area used on the ranch for moving vehicles and horses and trailer storage. Some of this area was fenced for animal corals. Low growing nonnative plants occurred as well as nonnative trees such as eucalyptus, orange, and pepper trees. The area that is currently cleared area and has been used for ranch operations for many decades likely once included red willows and associated riparian vegetation.

PC2 *Salix laevigata* (Red willow thickets) Alliance – This linear habitat occurred along the entire eastern boundary of the Grand K-9 Ranch and overlapped on the north and south ends with the mapped wildlife corridor. Red willows were generally of small diameter and approximately 30 feet in height, but formed an almost complete overhead canopy cover. To the east was the active channel of Sespe Creek containing primarily rocky, dry riverbed. Subdominant native plants included California sycamore (approx. 10% of cover), mulefat (10%), interior live oak (2%) trees, and poison oak as the ground covering under willows and over a thick layer of shed leaves. Scientific plant names are given in Appendix Two.

PC3 *Artemisia californica* (California sagebrush) Shrubland Alliance – This small stand occurred as a transition area between a portion of the cleared land and the willow thicket. It consisted primarily of shrubs of approximately 4-foot height (sagebrush and saltbush) with a few laurel sumac (10-12-ft height) interspersed. Also present were nonnative weedy species as well as prickly pear cactus (likely the Mexican variety).

Plant Communities							
Map Key	SVC Alliance	Misc.	Status	Condition	Total (linear feet)	Acres Impacted	Comments
PC1		Cleared Land		Graded-Permits assumed	944	0	Mapped Wildlife Corridor contained fenced areas as well as roads and trailer parking areas. Likely was once part of riparian vegetation.
PC2	<i>Salix laevigata</i> (Red willow thickets) Alliance		G3 S3	Intact	919	0	Natural riparian edge of Sespe Creek (adjacent to Wildlife Corridor) within boundary of the property.
PC3	<i>Artemisia californica</i> Shrubland Alliance		G5 S5	Intact	282	0	Occurs as the edge between cleared land and red willow thicket.
Totals						0	
CDFG Rare:							
G1 or S1..... Critically Imperiled Globally or Subnationally (state)							
G2 or S2..... Imperiled Globally or Subnationally (state)							
G3 or S3..... Vulnerable to extirpation or extinction Globally or Subnationally (state)							
Cal OWA..... Protected by the California Oak Woodlands Act							

Environmentally Sensitive Habitat Areas (ESHA)

The subject property is outside the Coastal Zone and contained no ESHAs.

Waters and Wetlands

See Appendix One for an overview of the local, state and federal regulations protecting waters, wetlands and riparian habitats. Wetlands are complex systems; delineating their specific boundaries, functions and values generally takes a level of effort beyond the scope of an Initial Study Biological Assessment (ISBA). The goal of the ISBA with regard to waters and wetlands is simply to identify whether they may exist or not and to determine the potential for impacts to them from the proposed project. This much information can be adequate for designing projects to avoid impacts to waters and wetlands. Additional studies are generally warranted to delineate specific wetland boundaries and to develop recommendations for impact minimization or impact mitigation measures.

Waters and/or wetlands were found within the survey area(s).

Waters and Wetlands Summary

Sespe Creek originates in the Santa Ynez Mountains, a part of the California Coast Range, and flows into the Santa Clara River south of Fillmore, California. The Ventura County General Plan considers Sespe Creek as "generally flow[ing] for the entire year" (Ventura County 2015). The main stem of Sespe Creek intermittently runs along the eastern boundary of the Grand K-9 Ranch from north to south (Figure 1). The wetland boundary occurs approximately 640 feet from the project CUP boundary. There is no construction footprint and therefore no wetlands within 300 feet of such.

The wildlife corridor mapped by Ventura County likely followed the historic riparian area along Sespe Creek (Figure 3, C1). The riparian vegetation edge that remains on the ranch property is a healthy but narrow band of willows with other native plant species intermixed. The National Wetland Inventory (NWI) mapping depicts the U.S Fish and Wildlife wetland categories in the project vicinity (Figure 4) and are listed in the Waters and Wetlands Table. Figure 4 also shows two other creeks draining into Sespe Creek in the project vicinity. Some of the NWI mapping was conducted many years ago and the size and shape of mapped categories will shift and change with time and local conditions. The forested vegetation band (W2 on Figure 4) currently occurs as fragmented patches along both sides of Sespe Creek in the project vicinity. Being sometimes very narrow and discontinuous, the forested habitat does not provide high quality cover habitat for larger wildlife species. Even so, Sespe Creek is a valuable source for water, cover, food, and likely as a corridor for some wildlife species to travel from the Los Padres National Forest to the Santa Clara River (to be discussed below in Wildlife Movement and Connectivity). The feature mapped as W3 (emergent wetlands) was not observed during the biological survey. This could also be due to the age of the mapping and because these wetlands have developed as forests, or that the drought affected the size of wetland patches. During the biological survey, running water daylighting aboveground was only detected in one place in the northeast corner of the property. Given that the area is in its fourth year of drought, this emphasizes the importance of Sespe Creek for local and traveling species requiring access to water.

Approximately 31.5 miles of Sespe Creek upstream of the project area are designated as Wild and/or Wild and Scenic under the federal Wild and Scenic Rivers (WSR) Act (16 U.S.C. 1271-1287). The designated WSR corridor lies entirely within the administrative boundaries of the Los Padres National Forest with most of the wild segment within the Sespe Wilderness (USFS 2003). The National Forest boundary occurs approximately 2.6 creek miles from the project area.

No specific wetland buffers are necessary for the Grand K-9 Ranch dog kennel CUP project because the project will not include any land development and the CUP boundary is greater than 300 feet from Sespe Creek and all wetland types.

Other Areas/Observations

One observation important for wildlife was recorded during the biological survey and mapped on Figure 3. As mentioned in the Wetlands section, the area where the creek was detected to flow aboveground was mapped and indicated on the Other Observations Table (O1)

Other Observations		
Map Key	Describe Features (Violations, other observations, etc.)	Comments
O1	Area where water daylights aboveground (Sespe Creek heard running).	May be important for wildlife access to water.

3.2 Species

Observed Species

The biological survey occurred on a very warm afternoon (98 degrees F) during September 2015 after a long period of drought. Even so, several common bird species were present and observed, primarily using the native and nonnative tallest trees in the vicinity of the wildlife corridor. A complete list of species observed is included in Appendix Two. It can be assumed that many of these and other birds are local and nesting species in the vicinity.

During the time of the biological survey no tracks, except those of horses, or wildlife scat were seen in the wildlife corridor or native vegetation thicket. Some bolder species (such as coyote) likely use the cleared area along the mapped wildlife corridor to travel along the river after dark as the path of least resistance. Again, this corridor is at least 600 feet from the CUP boundary where kennel dogs are kept. Animal sign was not visible within the riparian willow thicket due to the presence of a poison oak lower canopy and a thick layer of leaf litter. This vegetation is also likely used by smaller wildlife species for travel.

As listed in the table below, two oak trees were observed, as well as smaller diameter younger oaks in the riparian vegetation. These are mapped on Figure 3.

Protected Trees

Protected Trees				
Map Key	Species	Common Name	Girth (circumference)	Impact
T1	<i>Quercus agrifolia</i>	Coast live oak	23 Inches	In riparian corridor over 600 ft from CUP, not Impacted
T2	<i>Quercus agrifolia</i>	Coast live oak	28 inches	On property southern boundary approx. 600 ft from CUP, not impacted

Waters and Wetlands								
Map Key	Wetland Type	Wetland Status	Wetland Size	Hydrologic Status*	Primary Water Source	County Wetland Significance	Wetland Distance from Project	Comments
W1	River	USACE, CDFW, County	Approx. 883 linear feet along boundary.	Flowing	Natural and agricultural runoff	Significant	Some included in property boundary	Drainage is a tributary of Santa Clara River and considered navigable and temporarily flooded. Forms eastern boundary of the property. Water was primarily flowing underground during site visit.
W2	Riparian habitat	USACE, CDFW, County	Approx. linear feet 883 along east side of river across from property.	Saturated	Runoff	Significant	Adjacent to boundary	Cowardin (1979) classification: PFOA, freshwater forested shrub and temporarily flooded. Healthy but fragmented patches occur in vicinity.
W3	Wet meadow	USACE, CDFW, County	Approx. 500 linear ft along east boundary.	Saturated	Runoff	Significant	Adjacent to boundary	Cowardin (1979) classification: PEMA, freshwater emergent and temporarily flooded. Not currently apparent on property.
USACE U.S. Army Corps of Engineers regulated CDFW California Department of Fish & Wildlife regulated County County General Plan protected wetland WPD Co. Watershed Protection District (red-line stream) * Status during site visit								

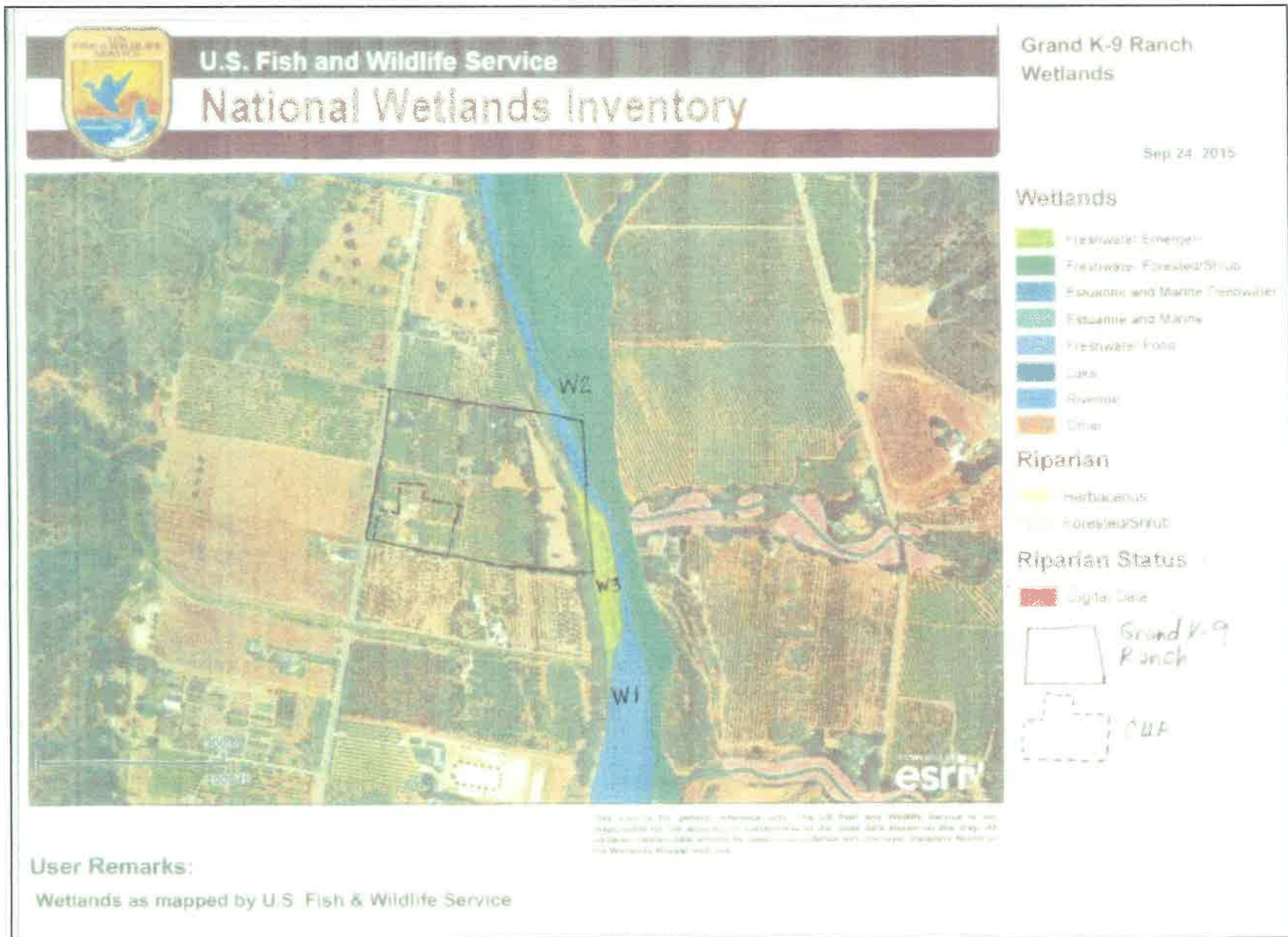


Figure 4. Waters and Wetlands

Special Status Species and Nests

See Appendix One for definitions of the types of special status species that have federal, state or local protection and for more information on the regulations that protect birds' nests.

Special status species were not found and are not expected to occur within the survey area(s).

Habitat suitable for nests of birds protected under the Migratory Bird Treaty Act does exist within the survey area(s).

Special Status Species Summary

Planners from Ventura County made it clear in correspondence with the applicants that because there is no construction planned for the proposed project, sensitive species were not the primary concern for this ISBA and that a full species assessment was not necessary (personal communication between and S. Perlman, July 23, 2015). Even so as per ISBA Guidelines, a research analysis of potential species present in the project area was conducted and suitable habitats were investigated during the biological survey. No special status species were observed during the survey; however, as indicated in the Observed and Potentially Occurring Special Status Species table, some of these species may occur along Sespe Creek and use the willow thicket on the Ranch property located over 600 feet from the CUP boundary.

There are special status species that are dependent upon water that may occur near or in the vicinity of the Grand K-9 Ranch. Little evidence is available on documented occurrences, especially on private lands, and the creek habitat adjacent to the Ranch was primarily dry during the biological survey. Some of these species remain underground or move to where water is more reliable during long periods of drought. Undisturbed portions of the creek and riparian vegetation in the project vicinity may provide habitat for special status species. Those with the potential to occur are included in the Observed and Potentially Occurring Special Status Species table (below).

The Ventura County General Plan states "The Sespe Creek is designated as a "Wild Trout Stream" by the State of California. The steelhead trout, an anadromous fish, has historically used this stream as its spawning area. The creek also supports a significant population of rainbow trout, cousin to the steelhead [non-anadromous fish and not listed as endangered]. The "Wild Trout Stream" designation affords some protection of water flows and riparian vegetation, both threatened by water development projects. The Sespe is also mapped as a significant biological resource."

Sespe Creek likely received the Wild Trout Stream designation because of its historical numbers of steelhead trout. However, recent documentation of steelhead occurring in Sespe Creek is difficult to find. A California Trout, Inc. website from 2011 states that: "While the potential for fish passage at Freeman Diversion Dam [which is on the Santa Clara River below the Sespe Creek confluence] has been a matter of controversy for many years, there appears to be no single documented record or evidence of unaided passage by a steelhead from below Freeman through the fish ladder and into the mainstem Santa Clara River. Accordingly, CalTrout asserts that Freeman Diversion is an impassable barrier, and therefore, until new fish passage is available at Freeman, we believe Sespe Creek" does not support steelhead. This comment was originally in reference to CDFW potentially closing Sespe Creek to fishing due to drought.

They also state "the number of fish returning to spawn each year in the single digits" on another page (CalTrout 2015). Therefore, it is not likely that Sespe Creek currently supports anadromous (or listed endangered) steelhead trout.

Nesting Bird Summary

Because Ventura County allowed the biological survey to be conducted in the fall, no active nests were observed during the survey. Common resident and migratory birds were observed during the survey (refer to Appendix Two for species observed). Some of the observed birds and other common species not seen would be expected to nest in the area, especially in the riparian habitat along Sespe Creek.

Observed and Potentially Occurring Special Status Species										
Map Key	Survey/ Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
MAMMALS										
	CNDDDB	<i>Taxidea taxus</i>	American badger	SSC	Low	Herbaceous, shrub, and open stages of most habitats with dry, friable soils.	No	No	0	Soils are rocky or disturbed on site.
	CNDDDB	<i>Antrozous pallidus</i>	pallid bat	SSC	Low	Prefers rocky outcrops, cliffs, and crevices in dry habitats with access to open habitats for foraging.	No	No	0	No nearby rocky areas or cliffs.
BIRDS										
	CNDDDB	<i>Accipiter cooperii</i>	Cooper's hawk	WL	High	Dense stands of live oak, riparian deciduous, or other forest habitats near water used most frequently.	Yes	Yes	0	
	CNDDDB	<i>Aquila chrysaetos</i>	golden eagle	BGEPA, FP; WL	Low	Habitat typically rolling foothills, mountain areas, sage-juniper flats, desert. Secluded cliffs with overhanging ledges and large trees used for cover.	No	No	0	No suitable habitat; may fly over.
	CNDDDB	<i>Elanus leucurus</i>	white-tailed kite	FP	Low	Inhabits herbaceous and open stages of coastal and valley lowland habitats near agricultural areas.	No	No	0	No large, vegetated open areas.
	CNDDDB	<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	WL	None	Frequents relatively steep, often rocky hillsides with grass and forb patches; open shrubland in valley foothill hardwood-conifer savannah and open chaparral.	No	No	0	No suitable habitat.
	CNDDDB	<i>Falco peregrinus anatum</i>	American peregrine falcon	FP	Low	Frequents bodies of water in open areas with cliffs and canyons nearby for cover and nesting.	No	No	0	May pass through, no open water.
	CNDDDB	<i>Riparia riparia</i>	bank swallow	ST	Low	Casual winter visitor to southern California. In migration, flocks with other swallows over open habitats.	No	No	0	No suitable habitat.
	CNDDDB	<i>Icteria virens</i>	yellow-breasted chat	SSC	Medium	Frequents dense, brushy thickets and tangles near water, and thick understory in riparian woodland.	Yes	Yes	0	

Observed and Potentially Occurring Special Status Species										
Map Key	Survey/ Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
	CNDDb	<i>Setophaga petechia</i>	yellow warbler	SSC	Medium	Riparian deciduous, open-canopy habitats in summer. Breeds in montane shrubs in open conifer forests. Migrates through woodland, forest, and shrub habitats.	Yes	Yes	0	
	CNDDb	<i>Poliophtila californica californica</i>	coastal California gnatcatcher	FT, SSC	None	Obligate resident of low, dense coastal scrub habitat on arid washes, on mesas, and on slopes.	No	No	0	No coastal scrub on site.
	CNDDb	<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE	Low	Inhabits dense willow-dominated riparian habitats with lush understory vegetation for nesting.	Yes	Yes	0	Critical habitat designated 10 mi downstream. Willow habitat not lush.
	CNDDb	<i>Falco columbarius</i>	merlin	WL	Medium	Frequents coastlines, open grasslands, savannahs, woodlands, lakes, wetlands, edges, and early successional stages.	Yes	Yes	0	
	CNDDb	<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	FE, SE	Low	Dense willow thickets in broad, open river valleys or large mountain meadows.	Yes	Yes	0	Critical habitat designated 3 mi downstream. Project area not open.
REPTILES										
	CNDDb	<i>Anniella pulchra pulchra</i>	silvery legless lizard	SSC	Low	Requires sandy or loose organic soils or where there is leaf litter in coastal dune, valley-foothill, chaparral, and coastal scrub types.	Yes	Yes	0	Site habitats not ideal.
	CNDDb	<i>Actinemys pallida</i> (= <i>Emys marmorata</i>)	Southern western (or Pacific) pond turtle	SSC	Low	Slow or still water in ponds, rivers, creeks, and marshes with abundant vegetation in woodlands, forests, and grasslands.	No	No	0	No still water aquatic habitat present.
	CNDDb	<i>Thamnophis hammondi</i>	two-striped garter snake	SSC	Low	Depend entirely on aquatic habitat for forage such as along pools and creeks; may travel through rocky areas in oak woodland, chaparral, brushland and coniferous forest.	No	No	0	No aquatic habitat present.
	CNDDb	<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	SSC	Low	Coastal chaparral, desert scrub, washes, sandy flats and rocky areas.	No	No	0	Site habitats not ideal.

Observed and Potentially Occurring Special Status Species										
Map Key	Survey/ Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
	CNDDDB	<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC	Low	Open areas and patches of sandy soils within grassland, woodlands, and chaparral having low vegetation in valleys, foothills and semiarid mountains.	No	No	0	Site habitats not ideal.
AMPHIBIANS										
	CNDDDB	<i>Rana boylei</i>	foothill yellow-legged frog	SSC	Low	Occupies rocky, permanent streams in a variety of habitats that harbor aquatic and terrestrial invertebrates. Low gradient portions of streams needed for breeding and rearing.	No	No	0	Presence in Sespe unknown; no breeding habitat present at project site.
	CNDDDB	<i>Rana draytonii</i>	California red-legged frog	FE, SSC	Low	Require permanent or extended seasonal ponds or stream/spring pools with dense bordering, emergent, and surface vegetation.	No	No	0	Critical habitat designated over 10 mi away and no pools present.
	CNDDDB	<i>Anaxyrus californicus</i>	arroyo toad	FE, SSC	Low	Semi-arid regions near washes or intermittent streams. Clear, standing water is required for egg deposition.	No	No	0	Critical habitat designated over 10 mi away and no breeding habitat present.
	CNDDDB	<i>Spea hammondi</i>	Western spadefoot toad	SSC	Low	Grasslands, with occasional populations in valley-foothill hardwood woodlands. Egg laying occurs in shallow, temporary pools formed by heavy winter rains.	No	No	0	No known occurrences in Fillmore quadrangle; no breeding habitat.
FISH										
	CNDDDB	<i>Gila orcuttii</i>	arroyo chub	SSC	None	Slow moving streams with mud or sand bottoms.	No	No	0	Sespe is swift and rocky in site area.
	CNDDDB	<i>Oncorhynchus mykiss irideus</i>	steelhead - southern California DPS	FE, SSC	Low	Occupies coastal perennial streams with access to the ocean. Critical habitat mapped approximately 5.7 miles from project area; mapped occupied watershed 0.3 mile from project area.	No	No	0	Sespe is in historic range and within critical habitat but barrier prevents migration to ocean.
	CNDDDB	<i>Catostomus santaanae</i>	Santa Ana sucker	FE, SSC	Low	Shallow waters of rivers and streams with plenty of algae growth.	Yes	Yes	0	Current presence in Sespe unknown.

Observed and Potentially Occurring Special Status Species										
Map Key	Survey/ Source	Scientific Name	Common Name	Species' Status	Potential to Occur	Habitat Requirements	Adequate Habitat Onsite	Adequate Habitat Size	Acreage Impacted	Comments
	CNDDDB	<i>Gasterosteus aculeatus williamsoni</i>	unarmored threespine stickleback	FE, SE, FP	Low	Clear, flowing, well-oxygenated water with associated pools and areas of dense vegetation or organic debris.	Yes	Yes	0	Current presence in Sespe unknown.
PLANTS										
	CNDDDB	<i>Acanthoscyphus parishii</i> var. <i>abramsii</i>	Abrams' oxytheca	1B.2	Low	Grows in sandy or shale soil of chaparral from 1,700 to 2,000 m elevation.	No	No	0	No chaparral habitat.
	CNDDDB	<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	1B.1	Low	Margins of marshes and swamps, vernal mesic valley and foothill grasslands, vernal pools.	No	No	0	No suitable habitat present.
	CNDDDB	<i>Convolvulus simulans</i>	small-flowered morning-glory	4.2	None	Occurs on clay, serpentinite seeps in chaparral (openings), coastal scrub, and valley and foothill grasslands.	No	No	0	No suitable habitat present.
	CNDDDB	<i>Lepechinia rossii</i>	Ross' pitcher sage	1B.2	Low	A perennial shrub that grows in chaparral habitats.	No	No	0	No chaparral habitat.
	CNDDDB	<i>Calochortus catalinae</i>	Catalina mariposa-lily	4.2	Low	Occupies chaparral, cismontane woodland, coastal scrub, and valley and foothill grasslands.	No	No	0	No suitable habitat present.
	CNDDDB	<i>Calochortus fimbriatus</i>	Late-flowered mariposa-lily	1B.2	Low	Often occurs on serpentinite in chaparral, cismontane woodlands and riparian woodlands.	Yes	Yes	0	No suitable habitat present.
	CNDDDB	<i>Delphinium umbraculorum</i>	umbrella larkspur	1B.3	Low	Grows in chaparral and cismontane woodlands.	Yes	Yes	0	No suitable habitat present.
Status: <u>Federal Status:</u> FE Listed Endangered FT Listed Threatened PT Proposed for listing as threatened DPS Distinct population segment BGEPA Bald and Golden Eagle Protection Act <u>State Status (determined by California Department of Fish and Wildlife):</u> SE California Listed Endangered ST California Listed Threatened FP State Fully Protected WL State Watch List SSC California Species of Special Concern SR State Rare CNPS Rare Plant Ranks: 1: plants presumed extinct in California, or rare, threatened, or endangered in California and elsewhere, 2: plants that are rare, threatened, or endangered in California but more common elsewhere, or 4: plants of limited distribution in California. Sources: CDFW 2015a, b, and c; CNPS 2015.										

3.3 Wildlife Movement and Connectivity

(Initial Study Checklist D)

Wildlife movement or connectivity features, or evidence thereof, were found within the survey area(s).

Connectivity Features

The Ventura County General Plan includes wildlife migration corridors as an element of the region's significant biological resources. Protecting habitat connectivity is critical to the success of special status and other species. More details and information on the importance of wildlife corridors is presented in the accompanying report *Effects to Wildlife Corridors from the Presence of Domestic Dogs*.

A wildlife corridor was mapped by Ventura County that passes within the Grand K-9 Ranch boundaries along approximately 944 feet roughly adjacent to Sespe Creek. This corridor is part of a larger regional system mapped by the California Department of Fish and Wildlife and the South Coast Missing Linkages project (Figure 5). This linkage along Sespe Creek is known as the Santa Monica – Sierra Madre that connects the Sierra Madre – Castaic larger area to the north to the Santa Clara River and other linkages to the south (South Coast Wildlands 2008).

The effectiveness of a corridor for allowing wildlife safe travel depends upon many factors, including available resources such as food, cover, and water. The route of the County-mapped corridor occurs primarily through land cleared on the Grand K-9 Ranch many decades ago (Figure 3, C1). The general area is intensively developed for agricultural purposes on both sides of Sespe Creek. Consequently, the riparian vegetation may be used by human-habituated wildlife species to travel through the area but not likely by species sensitive to disturbance. The mapped route was walked and checked for wildlife sign during the biological survey, but none was found (horse tracks were seen as well as vehicle tracks). As discussed in Section 3.2 Species, some animals, such as coyotes, may use the mapped wildlife corridor on occasion. However, its frequent use by people on the ranch for vehicles and horses likely discourages many wildlife species from leaving the cover of nearby vegetation to travel there.

In the adjacent riparian habitat along Sespe Creek, several bird species were observed and other birds and small mammals would be expected to use and travel within the vegetative cover and in the creekbed. The riparian vegetation contained a layer of dense leaf litter that would also be good habitat for reptiles and amphibians, especially in wetter years. As discussed in the Wetlands section, the quality of the forested cover along Sespe Creek in the property vicinity is patchy and interrupted, limiting its wildlife travel value especially for larger and more secretive species. Most of Sespe Creek adjacent to the project area appeared to be dry, or more likely flowing underground. The exception was in the northeastern corner of the Grand K-9 Ranch property where running water was heard and the creek obviously daylighted (O1 on Figure 3). This water source should be considered an important resource for resident and migrating wildlife with few options for access to water in the area.

Connectivity Features							
Map Key	Type of Connectivity Feature	Description	Species Observed	Evidence	Functional Group/Species Expected	Habitats Connected	Comments
C1 (see Figure 3)	Wildlife corridor (as mapped by Ventura County)	Near water-course and riparian habitat	Several common bird species (see Appendix 2)	Live observation	Mammals, birds (including nesting), aquatic/riparian reptiles and amphibians, mesopredators	Los Padres National Forest (upstream) and Santa Clara River corridor (downstream)	Most of the species observed occurred in the riparian habitat adjacent to the mapped wildlife corridor.

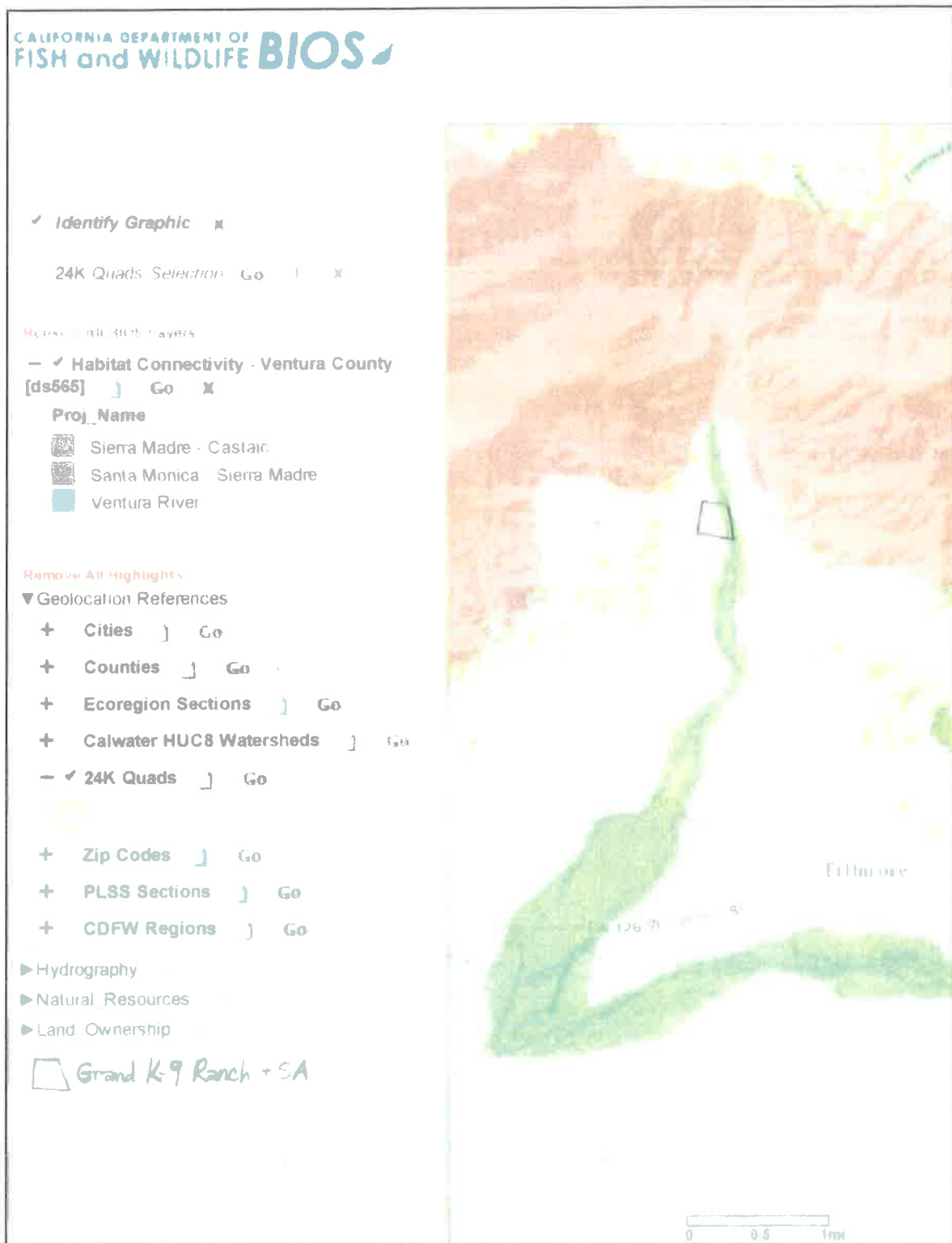


Figure 5. Major Connectivity Features in the Project Vicinity

Section 4: Recommended Impact Assessment & Mitigation

4.1 Sufficiency of Biological Data

The biological data were sufficient to complete the assessment for this project CUP.

4.2 Impacts and Mitigation

Impacts - Wildlife Corridor

Refer to the accompanying report "*Effects to Wildlife Corridors from the Presence of Domestic Dogs*" as the primary background research and support for the conclusions in this section.

The concerns expressed by Ventura County for the Grand K-9 Ranch Dog Kennel CUP approval included the effects of noise (primarily from dog barking) on wildlife that may use the wildlife corridor mapped on the property. The typical daytime ambient sounds heard while walking the corridor were noted during the biological survey. Being a highly developed rural area with fairly continuous human and domestic animal presence especially along the western side of Sespe Creek (refer to Figure 1), many sounds were recognizable. On and off over the 2-hour survey, the dogs present in the kennels that day could be heard barking but were no louder than a number of other sounds occurring closer to the corridor including wind through the tall trees, crows and western scrub-jays calling, goats bleating, a leaf blower, and in one spot, the creek running. Because the closest distance from the wildlife corridor to the kennel dogs is approximately 600 feet during the day (and approximately 750 feet at night when dogs are moved indoors) and that dense vegetation of orange groves and over 40-foot tall eucalyptus, sycamore, and pepper trees occur between the kennels and the corridor, barking sounds are generally muffled. Wildlife species are primarily affected when unexpected noise startles them at a close distance. Several studies have shown wildlife species (such as mule deer and nesting birds) to resume normal behaviors beyond 300 feet from regularly used hiking trails where people walk with dogs (Lenth et al. 2008; Miller et al. 1995). It can easily be assumed that wildlife species that can habituate to dog presence on hiking trails 300 feet away would also habituate to dogs confined within fences twice that distance away, beyond which they would never be able to approach. Species that use a migration or travel route with any frequency in populated areas would be expected to be able to tolerate the typical sounds present and determine which pose a threat and which do not. The species that may use the Sespe Creek wildlife corridor would not be startled by the muffled sounds of kennel dogs' intermittent barking and would resume normal behaviors when the sounds and dogs cannot approach the corridor.

Many properties in the project area have a number of dogs (up to 12 per County zoning) that are allowed to run off-leash. That in itself would limit the wildlife species that use the corridor and make those that do especially wary when passing those properties. Besides direct sight of nearby dogs, wildlife species would detect sounds and scent routinely left by dogs where they roam. Predictability seems to be the key to wildlife being able to habituate to both human, dog, and other potential threats. If animals can control or predict their exposure to a noise, they avoid it less than when it is unpredictable (Bowles 1995). Fences are the ultimate way to make a potential threat predictable, limiting where it can and cannot go. Fenced animals would be expected to make passing wildlife feel more comfortable than where dogs, barking or not, can run freely and approach. In this way, the dog kennel situation is more wildlife-friendly than other properties that allow dogs to roam off-leash, especially at night when many wildlife species travel. Due to the amount of development in the area and surrounding properties with unfenced dogs, the wildlife species using the corridor would be limited to disturbance-tolerant species.

No direct impacts to the wildlife corridor would occur as no additional development is proposed under the CUP application. No significant indirect impacts from dog presence and noise (intermittent barking) on the wildlife corridor are anticipated. This is due to the distance of the dog confinement areas from the corridor, the fact that dogs are confined at all times and indoors at night, the noise buffer of vegetation between the dog areas and corridor, and the ambient sounds present in the eastern portion of the ranch, as well as the number of other dogs in the area and patchiness of the available cover limiting overall


wildlife use of the corridor. It is expected that the continued operation of Grand K-9 Ranch Dog Kennels would have a Less Than Significant impact to the wildlife corridor.

Impacts - Wetlands

No direct or indirect impacts to wetlands would occur as a result of CUP approval.

Section 5: Photos

Photos	
Location SE corner of ranch Map Key P1 View Direction North Description Beginning of wildlife corridor from the south, showing riparian habitat to the right. Mapped corridor slants to the left in photo.	
Location SE corner of ranch Map Key P2 View Direction West Description Looking from wildlife corridor toward road to main residence and dog kennels. On the left is the southern boundary of the ranch.	
Location Near eastern boundary of ranch Map Key P3 View Direction East Description Looking at dry section of Sespe Creek (white area is rocky soil) through riparian habitat, primarily red willows.	

Photos	
Location Northern ranch boundary	
Map Key	
P4	
View Direction	
South	
Description	
Looking at mapped wildlife corridor (right side of photo) and riparian habitat (on left). This is the area where Sespe Creek was heard running above ground.	
Location	
NE quadrant of ranch	
Map Key	
P5	
View Direction	
South	
Description	
Looking at mapped wildlife corridor. In this area only horse and vehicle tracks were observed (no wildlife).	
Location	
CUP boundary in orange grove	
Map Key	
P6	
View Direction	
West	
Description	
View toward current dog kennels from CUP eastern boundary.	

Appendix One

Summary of Biological Resource Regulations

The Ventura County Planning Division, as "lead agency" under CEQA for issuing discretionary land use permits, uses the relationship of a potential environmental effect from a proposed project to an established regulatory standard to determine the significance of the potential environmental effect. This Appendix summarizes important biological resource regulations which are used by the Division's biologists (consultants and staff) in making CEQA findings of significance:

- Sensitive Status Species Regulations
- Nesting Bird Regulations
- Plant Community Regulations
- Tree Regulations
- Waters and Wetlands Regulations
- Coastal Habitat Regulations
- Wildlife Migration Regulations
- Locally Important Species/Communities Regulations

Sensitive Status Species Regulations

Federally Protected Species

Ventura County is home to 29 federally listed endangered and threatened plant and wildlife species. The U.S. Fish and Wildlife Service (USFWS) regulates the protection of federally listed endangered and threatened plant and wildlife species.

FE (Federally Endangered): A species that is in danger of extinction throughout all or a significant portion of its range.

FT (Federally Threatened): A species that is likely to become endangered in the foreseeable future.

FC (Federal Candidate): A species for which USFWS has sufficient information on its biological status and threats to propose it as endangered or threatened under the Endangered Species Act (ESA), but for which development of a proposed listing regulation is precluded by other higher priority listing activities.

FSC (Federal Species of Concern): A species under consideration for listing, for which there is insufficient information to support listing at this time. These species may or may not be listed in the future, and many of these species were formerly recognized as "Category-2 Candidate" species.

The USFWS requires permits for the "take" of any federally listed endangered or threatened species. "Take" is defined by the USFWS as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct; may include significant habitat modification or degradation if it kills or injures wildlife by significantly impairing essential behavioral patterns including breeding, feeding, or sheltering."

The Endangered Species Act (ESA) does not provide statutory protection for candidate species or species of concern, but USFWS encourages conservation efforts to protect these species. USFWS can set up voluntary Candidate Conservation Agreements and Assurances, which provide non-Federal landowners (public and private) with the assurance that if they implement various conservation activities to protect a given candidate species, they will not be subject to additional restrictions if the species becomes listed under the ESA.

State Protected Species

The California Department of Fish and Game (CDFG) regulates the protection of endangered, threatened, and fully protected species listed under the California Endangered Species Act. Some species may be jointly listed under the State and Federal Endangered Species Acts.

SE (California Endangered): A native species or subspecies which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST (California Threatened): A native species or subspecies that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and

management efforts required by this chapter. Any animal determined by the commission as "rare" on or before January 1, 1985, is a "threatened species."

SFP (California Fully Protected Species): This designation originated from the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians, reptiles, and birds. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

SR (California Rare): A species, subspecies, or variety of plant is rare under the Native Plant Protection Act when, although not presently threatened with extinction, it is in such small numbers throughout its range that it may become endangered if its present environment worsens. Animals are no longer listed as rare; all animals listed as rare before 1985 have been listed as threatened.

SSC (California Species of Special Concern): Animals that are not listed under the California Endangered Species Act, but which nonetheless 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist.

The CDFG requires permits for the "take" of any State-listed endangered or threatened species. Section 2080 of the Fish and Game Code prohibits "take" of any species that the California Fish and Game Commission determines to be endangered or threatened. "Take" is defined in Section 86 of the Fish and Game Code as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill."

The California Native Plant Protection Act protects endangered and rare plants of California. Section 1908, which regulates plants listed under this act, states: "no person shall import into this state, or take, possess, or sell within this state, except as incident to the possession or sale of the real property on which the plant is growing, any native plant, or any part or product thereof, that the commission determines to be an endangered native plant or rare native plant, except as otherwise provided in this chapter."

Unlike endangered, threatened, and rare species, for which a take permit may be issued, California Fully Protected species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock.

The California Endangered Species Act does not provide statutory protection for California species of special concern, but they should be considered during the environmental review process.

California Rare Plant Ranks (RPR)

Plants with 1A, 1B, 2 or 4 should always be addressed in CEQA documents. Plants with a RPR 3 do not need to be addressed in CEQA documents unless there is sufficient information to demonstrate that a RPR 3 plant meets the criteria to be listed as a RPR 1, 2, or 4.

RPR 1A: Plants presumed to be extinct because they have not been seen or collected in the wild in California for many years. This list includes plants that are both presumed extinct in California, as well as those plants which are presumed extirpated in California. A plant is extinct in California if it no longer occurs in or outside of California. A plant that is extirpated from California has been eliminated from California, but may still occur elsewhere in its range.

RPR 1B: Plants that are rare throughout their range with the majority of them endemic to California. Most of the plants of List 1B have declined significantly over the last century.

RPR 2: Plants that are rare throughout their range in California, but are more common beyond the boundaries of California. List 2 recognizes the importance of protecting the geographic range of widespread species.

Plants identified as RPR 1A, 1B, and 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing.

RPR 3: A review list for plants for which there is inadequate information to assign them to one of the other lists or to reject them.

RPR 4: A watch list for plants that are of limited distribution in California.

Global and Subnational Rankings

Though not associated directly with legal protections, species have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about

rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled

G2 or S2 - Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

Locally Important Species

Locally important species' protections are addressed below under "Locally Important Species/Communities Regulations."

For lists of some of the species in Ventura County that are protected by the above regulations, go to http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Migratory Bird Regulations

The Federal Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code (3503, 3503.5, 3511, 3513 and 3800) protect most native birds. In addition, the federal and state endangered species acts protect some bird species listed as threatened or endangered. Project-related impacts to birds protected by these regulations would normally occur during the breeding season, because unlike adult birds, eggs and chicks are unable to escape impacts.

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and Russia for the protection of migratory birds, which occur in two of these countries over the course of one year. The Act maintains that it is unlawful to pursue, hunt, take, capture or kill; attempt to take, capture or kill; possess, offer to or sell, barter, purchase, deliver or cause to be shipped, exported, imported, transported, carried or received any migratory bird, part, nest, egg or product, manufactured or not. Bird species protected under the provisions of the MBTA are identified by the List of Migratory Birds (Title 50 of the Code of Federal Regulations, Section 10.13 as updated by the 1983 American Ornithologists' Union (AOU) Checklist and published supplements through 1995 by the USFWS).

CDFG Code 3513 upholds the MBTA by prohibiting any take or possession of birds that are designated by the MBTA as migratory nongame birds except as allowed by federal rules and regulations promulgated pursuant to the MBTA. In addition, there are CDFG Codes (3503, 3503.5, 3511, and 3800) which further protect nesting birds and their parts, including passerine birds, raptors, and state "fully protected" birds.

NOTE: These regulations protect almost all *native nesting birds*, not just sensitive status birds.

Plant Community Regulations

Plant communities are provided legal protection when they provide habitat for protected species or when the community is in the coastal zone and qualifies as environmentally sensitive habitat area (ESHA).

Global and Subnational Rankings

Though not associated directly with legal protections, plant communities have been given a conservation status rank by NatureServe, an international non-profit conservation organization that is the leading source for information about rare and endangered species and threatened ecosystems. The Ventura County Planning Division considers the following ranks as sensitive for the purposes of CEQA impact assessment (G = Global, S = Subnational or State):

G1 or S1 - Critically Imperiled

G2 or S2 - Imperiled

G3 or S3 - Vulnerable to extirpation or extinction

CDFG Rare

Rare natural communities are those communities that are of highly limited distribution. These communities may or may not contain rare, threatened, or endangered species. Though the Native Plant Protection Act and the California Endangered Species Act provide no legal protection to plant communities, CDFG considers plant communities that are ranked G1-G3 or S1-S3 (as defined above) to be rare or sensitive, and therefore these plant communities should be addressed during CEQA review.

Environmentally Sensitive Habitat Areas

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

ESHA has been specifically defined in the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities, but has deemed oak woodlands to be a locally important community through the County's *Oak Woodland Management Plan*.

Tree Regulations

Selected trees are protected by the Ventura County Tree Protection Ordinance, found in Section 8107-25 of the Ventura County Non-Coastal Zoning Ordinance. This ordinance, which applies in the unincorporated areas of the County outside the coastal zone, regulates—through a tree permit program—the removal, trimming of branches or roots, or grading or excavating within the root zone of a "protected tree." Individual trees are the focus of the ordinance, while oak woodlands are additionally protected as "locally important communities."

The ordinance allows removal of five protected trees (only three of which can be oaks or sycamores; none of which can be heritage or historical trees) through a ministerial permit process. Removal of more/other than this may trigger a discretionary tree permit.

If a proposed project cannot avoid impacts to protected trees, mitigation of these impacts (such as replacement of lost trees) is addressed through the tree permit process—**unless the impacts may affect biological resources beyond the tree itself**, such as to sensitive status species that may be using the tree, nesting birds, the tree's role as part of a larger habitat, etc. These secondary impacts have not been addressed through the tree permit program and must be addressed by the biologist in the biological assessment in accordance with the California Environmental Quality Act (CEQA).

A tree permit does not, however, substitute as mitigation for impacts to oak woodlands. The Public Resources Code requires that when a county is determining the applicability of CEQA to a project, it must determine whether that project "may result in a conversion of oak woodlands that will have a significant effect on the environment." If such effects (either individual impacts or cumulative) are identified, the law requires that they be mitigated. Acceptable mitigation measures include, but are not limited to, conservation of other oak woodlands through the use of conservation easements and planting replacement trees, which must be maintained for seven years. In addition, only 50% of the mitigation required for significant impacts to oak woodlands may be fulfilled by replanting oak trees.

The following trees are protected in the specified zones. Girth is measured at 4.5 feet from the midpoint between the uphill and downhill side of the root crown.

PROTECTED TREES			
Common Name/Botanical Name (Genus species)	Girth Standard (Circumference)	Applicable Zones	
		All Base Zones	SRP ₁
Alder (<i>Alnus</i> all species)	9.5 in.		X
Ash (<i>Fraxinus</i> all species)	9.5 in.		X
Bay (<i>Umbellularia californica</i>)	9.5 in.		X
Cottonwood (<i>Populus</i> all species)	9.5 in.		X
Elderberry (<i>Sambucus</i> all species)	9.5 in.		X
Big Cone Douglas Fir (<i>Pseudotsuga macrocarpa</i>)	9.5 in.		X

White Fir (<i>Abies concolor</i>)	9.5 in.		X
Juniper (<i>Juniperus californica</i>)	9.5 in.		X
Maple (<i>Acer macrophyllum</i>)	9.5 in.		X
Oak (Single) (<i>Quercus</i> all species)	9.5 in.	X	X
Oak (Multi) (<i>Quercus</i> all species)	6.25 in.	X	X
Pine (<i>Pinus</i> all species)	9.5 in.		X
Sycamore (<i>Platanus</i> all species)	9.5 in.	X	X
Walnut (<i>Juglans</i> all species)	9.5 in.		X
Historical Tree ³ (any species)	(any size)	X	X
Heritage Tree ⁴ (any species)	90.0 in.	X	X

X Indicates the zones in which the subject trees are considered protected trees.

1. SRP - Scenic Resource Protection Overlay Zone

2. SHP - Scenic Highway Protection Overlay Zone

3. Any tree or group of trees identified by the County or a city as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance, or identified as contributing to a site or structure of historical or cultural significance.

4. Any species of tree with a single trunk of 90 or more inches in girth or with multiple trunks, two of which collectively measure 72 inches in girth or more. Species with naturally thin trunks when full grown or naturally large trunks at an early age, or trees with unnaturally enlarged trunks due to injury or disease must be at least 60 feet tall or 75 years old.

Waters and Wetlands Regulations

Numerous agencies control what can and cannot be done in or around streams and wetlands. If a project affects an area where water flows, ponds or is present even part of the year, it is likely to be regulated by one or more agencies. Many wetland or stream projects will require three main permits or approvals (in addition to CEQA compliance). These are:

- 404 Permit (U.S. Army Corps of Engineers)
- 401 Certification (California Regional Water Quality Control Board)
- Streambed Alteration Agreement (California Department of Fish and Game)

For a more thorough explanation of wetland permitting, see the Ventura County's "Wetland Project Permitting Guide" at http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

404 Permit (U.S. Army Corps of Engineers)

Most projects that involve streams or wetlands will require a 404 Permit from the U.S. Army Corps of Engineers (USACE). Section 404 of the federal Clean Water Act is the primary federal program regulating activities in wetlands. The Act regulates areas defined as "waters of the United States." This includes streams, wetlands in or next to streams, areas influenced by tides, navigable waters, lakes, reservoirs and other impoundments. For nontidal waters, USACE jurisdiction extends up to what is referred to as the "ordinary high water mark" as well as to the landward limits of adjacent Corps-defined wetlands, if present. The ordinary high water mark is an identifiable natural line visible on the bank of a stream or water body that shows the upper limit of typical stream flow or water level. The mark is made from the action of water on the streambank over the course of years.

Permit Triggers: A USACE 404 Permit is triggered by moving (discharging) or placing materials—such as dirt, rock, geotextiles, concrete or culverts—into or within USACE jurisdictional areas. This type of activity is also referred to as a "discharge of dredged or fill material."

401 Certification (Regional Water Quality Control Board)

If your project requires a USACE 404 Permit, then you will also need a Regional Water Quality Control Board (RWQCB) 401 Certification. The federal Clean Water Act, in Section 401, specifies that states must certify that any activity subject to a permit issued by a federal agency, such as the USACE, meets all state water quality standards. In California, the state and regional water boards are responsible for certification of activities subject to USACE Section 404 Permits.

Permit Trigger: A RWQCB 401 Certification is triggered whenever a USACE 404 Permit is required, or whenever an activity could cause a discharge of dredged or fill material into waters of the U.S. or wetlands.

Streambed Alteration Agreement (California Department of Fish and Game)

If your project includes alteration of the bed, banks or channel of a stream, or the adjacent riparian vegetation, then you may need a Streambed Alteration Agreement from the California Department of Fish and Game (CDFG). The California Fish and Game Code, Sections 1600-1616, regulates activities that would alter the flow, bed, banks, channel or associated riparian areas of a river, stream or lake. The law requires any person, state or local governmental agency or public utility to notify CDFG before beginning an activity that will substantially modify a river, stream or lake.

Permit Triggers: A Streambed Alteration Agreement (SAA) is triggered when a project involves altering a stream or disturbing riparian vegetation, including any of the following activities:

- Substantially obstructing or diverting the natural flow of a river, stream or lake
- Using any material from these areas
- Disposing of waste where it can move into these areas

Some projects that involve routine maintenance may qualify for long-term maintenance agreements from CDFG. Discuss this option with CDFG staff.

Ventura County General Plan

The Ventura County General Plan contains policies which also strongly protect wetland habitats.

Biological Resources Policy 1.5.2-3 states:

Discretionary development that is proposed to be located within 300 feet of a marsh, small wash, intermittent lake, intermittent stream, spring, or perennial stream (as identified on the latest USGS 7½ minute quad map), shall be evaluated by a County approved biologist for potential impacts on wetland habitats. Discretionary development that would have a significant impact on significant wetland habitats shall be prohibited, unless mitigation measures are adopted that would reduce the impact to a less than significant level; or for lands designated "Urban" or "Existing Community", a statement of overriding considerations is adopted by the decision-making body.

Biological Resources Policy 1.5.2-4 states:

Discretionary development shall be sited a minimum of 100 feet from significant wetland habitats to mitigate the potential impacts on said habitats. Buffer areas may be increased or decreased upon evaluation and recommendation by a qualified biologist and approval by the decision-making body. Factors to be used in determining adjustment of the 100 foot buffer include soil type, slope stability, drainage patterns, presence or absence of endangered, threatened or rare plants or animals, and compatibility of the proposed development with the wildlife use of the wetland habitat area. The requirement of a buffer (setback) shall not preclude the use of replacement as a mitigation when there is no other feasible alternative to allowing a permitted use, and if the replacement results in no net loss of wetland habitat. Such replacement shall be "in kind" (i.e. same type and acreage), and provide wetland habitat of comparable biological value. On-site replacement shall be preferred wherever possible. The replacement plan shall be developed in consultation with California Department of Fish and Game.

Coastal Habitat Regulations

Ventura County's Coastal Area Plan and the Coastal Zoning Ordinance, which constitute the "Local Coastal Program" (LCP) for the unincorporated portions of Ventura County's coastal zone, ensure that the County's land use plans, zoning ordinances, zoning maps, and implemented actions meet the requirements of, and implement the provisions and policies of California's 1976 Coastal Act at the local level.

Environmentally Sensitive Habitats

The Coastal Act specifically calls for protection of "environmentally sensitive habitat areas" or ESHA, which it defines as: "Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments" (Section 30107.5).

Section 30240 of the Coastal Act states:

- (a) "Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas."
- (b) "Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas."

There are three important elements to the definition of ESHA. First, a geographic area can be designated ESHA either because of the presence of individual species of plants or animals or because of the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Finally, the area must be easily disturbed or degraded by human activities.

Protection of ESHA is of particular concern in the southeastern part of Ventura County, where the coastal zone extends inland (~5 miles) to include an extensive area of the Santa Monica Mountains. For ESHA identification in this location, the Coastal Commission, the agency charged with administering the Coastal Act, has described the habitats that are considered ESHA. A memo from a Coastal Commission biologist that describes ESHA in the Santa Monica Mountains can be found at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html.

The County's Local Coastal Program outlines other specific protections to environmentally sensitive habitats in the Coastal Zone, such as to wetlands, riparian habitats, dunes, and upland habitats within the Santa Monica Mountains (M Overlay Zone). Protections in some cases are different for different segments of the coastal zone.

Copies of the Coastal Area Plan and the Coastal Zoning Ordinance can be found at:
<http://www.ventura.org/rma/planning/Programs/local.html>.

Wildlife Migration Regulations

The Ventura County General Plan specifically includes wildlife migration corridors as an element of the region's significant biological resources. In addition, protecting habitat connectivity is critical to the success of special status species and other biological resource protections. Potential project impacts to wildlife migration are analyzed by biologists on a case-by-case basis. The issue involves both a macro-scale analysis—where routes used by large carnivores connecting very large core habitat areas may be impacted—as well as a micro-scale analysis—where a road or stream crossing may impact localized movement by many different animals.

Locally Important Species/Communities Regulations

Locally important species/communities are considered to be significant biological resources in the Ventura County General Plan.

Locally Important Species

The Ventura County General Plan defines a Locally Important Species as a plant or animal species that is not an endangered, threatened, or rare species, but is considered by qualified biologists to be a quality example or unique species within the County and region. The following criteria further define what local qualified biologists have determined to be Locally Important Species:

Locally Important Animal Species Criteria

Taxa for which habitat in Ventura County is crucial for their existence either globally or in Ventura County. This includes:

- Taxa for which the population(s) in Ventura County represents 10 percent or more of the known extant global distribution; or
- Taxa for which there are five or fewer *element occurrences*, or less than 1,000 individuals, or less than 2,000 acres of habitat that sustains populations in Ventura County; or,
- Native taxa that are generally declining throughout their range or are in danger of extirpation in Ventura County.

Locally Important Plant Species Criteria

- Taxa that are declining throughout the extent of their range AND have five (5) or fewer element occurrences in Ventura County.

The County maintains a list of locally important species, which can be found on the Planning Division website at: http://www.ventura.org/rma/planning/ceqa/bio_resource_review.html. *This list should not be considered comprehensive.* Any species that meets the criteria qualifies as locally important, whether or not it is included on this list.

Locally Important Communities

The Ventura County Initial Study Assessment Guidelines defines a locally important community as one that is considered by qualified biologists to be a quality example characteristic of or unique to the County or region, with this determination being made on a case-by-case basis. The County has not developed a list of locally important communities. Oak woodlands have however been deemed by the Ventura County Board of Supervisors to be a locally important community.

The state passed legislation in 2001, the Oak Woodland Conservation Act, to emphasize that oak woodlands are a vital and threatened statewide resource. In response, the County of Ventura prepared and adopted an Oak Woodland Management Plan that recommended, among other things, amending the County's Initial Study Assessment Guidelines to include an explicit reference to oak woodlands as part of its definition of locally important communities. The Board of Supervisors approved this management plan and its recommendations.

Appendix Two

Observed Species Tables

Species Observed			
Scientific Name (Species or Genus)	Common Name	Native	Notes
PLANTS			
<i>Platanus racemosa</i>	California sycamore	Native	Primarily in riparian habitat
<i>Artemisia californica</i>	California sagebrush	Native	At edge of riparian habitat
<i>Salix laevigata</i>	Red willow	Native	Primarily in riparian habitat
<i>Baccharis salicifolia</i>	Mulefat	Native	Primarily in riparian habitat
<i>Quercus agrifolia</i>	Interior live oak	Native	Two large individuals in riparian habitat and one on property south boundary.
<i>Malosma laurina</i>	Laurel sumac	Native	Primarily in riparian habitat
<i>Atriplex</i> sp.	Saltbush	Native	At edge of riparian habitat, likely <i>A. canescens</i> but no fruit present.
<i>Toxicodendron diversilobum</i>	Poison-oak	Native	Common under willows
<i>Eucalyptus</i> sp.	Sweet gum	Nonnative	In mapped wildlife corridor
<i>Citrus × sinensis</i>	Orange tree	Nonnative	A couple in mapped
<i>Schinus</i> sp.	Pepper tree	Nonnative	Forming a dense border west of the wildlife corridor and others scattered around site.
<i>Opuntia</i> sp.	Mexican prickly pear cactus	Nonnative	At edge of riparian habitat
<i>Portulaca oleracea</i>	Common purslane.	Nonnative	In mapped wildlife corridor
<i>Amaranthus retroflexus</i>	Green amaranth	Nonnative	At edges of cleared areas
<i>Mellilotus albus</i>	White sweet clover	Nonnative	At edges of cleared areas
ANIMALS			
REPTILES			
<i>Sceloporus occidentalis</i>	Western fence lizard	Native	On southern edge of property
<i>Uta stansburiana</i>	Side-blotched lizard	Native	On southern edge of property
BIRDS			
<i>Tyrannus vociferans</i>	Cassin's Kingbird	Native	Primarily in riparian habitat
<i>Melanerpes formicivorus</i>	Acorn Woodpecker	Native	Primarily in riparian habitat
<i>Melospiza crissalis</i>	California Towhee	Native	On southern edge of property
<i>Calypte anna</i>	Anna's Hummingbird	Native	
<i>Aphelocoma californica</i>	Western Scrub-Jay	Native	Common in creek habitat
<i>Corvus brachyrhynchos</i>	American Crow	Native	All over ranch
<i>Psaltiriparus minimus</i>	Bushtit	Native	
<i>Oreothlypis celata</i>	Orange-crowned Warbler	Native	In orange trees near corridor
<i>Buteo lineatus</i>	Red-shouldered Hawk	Native	Flying across creek to the east
<i>Zenaidura macroura</i>	Mourning Dove	Native	
<i>Haemorhous mexicanus</i>	House Finch	Native	

Note: Species in bold letters are special-status species. See the Special Status Species summary in Section 3.2 for details.

Effects to Wildlife Corridors from the Presence of Domestic Dogs

By Debra Barringer, M.S. Ecology

This is a review of available literature reporting what is known about dog effects to wildlife in general. It also proceeds to relate the findings to potential effects of keeping kenneled dogs at the Grand K-9 Ranch near Fillmore, CA, which is located approximately 600 feet from an important wildlife corridor.

Importance of Wildlife Corridors

Wildlife corridors are linear habitats that connect two or more important wildlife habitat areas (Beier and Loe 1992). Wild animals usually require movement between various habitat areas to acquire the resources needed throughout the year, including seasonal food types, water, and access to breeding habitat. Wildlife corridors that occur in stream drainages can have intrinsic value as habitats as well as provide a pathway to access other habitats during wildlife dispersal and seasonal movements. The critical features of a wildlife corridor are not only physical factors such as area, length, width or vegetation type but rather how well it provides several functions for wildlife that use it (Beier and Low 1992). These functions include:

1. Route to travel, seasonally migrate, and to encounter potential mates
2. Connectivity among formerly contiguous wildlands for plant and animal genetic exchange
3. Movement corridors for populations experiencing environmental changes (e.g., drought, fire)
4. To allow species recolonization of an area where population have been extirpated

A key factor that is becoming more important is that development, especially in rural areas, is reducing available, contiguous habitat areas. On a larger scale, habitat loss and fragmentation (separation of habitat pieces) are the leading threats to biodiversity worldwide, and nowhere is the risk more severe than in southern California (South Coast Wildlands 2008). Countering these threats requires protecting connections between existing open space areas to form a regional network accessible to wildland. Such an interconnected set of reserves would allow ecological processes to continue including natural migration and range shifts that wildlife may need to do with climate change (South Coast Wildlands 2008).

The corridor width will vary by length, vegetation, topography, level of disturbance of adjacent activities, and most importantly, the species of interest (Beier and Loe 1992 citing several other authors). Many species have well-established routes or corridors they use season after season to access resources. With the encroachment of human habitations and other developments, wildlife species often either lose access to travel routes or need to modify them to avoid potential interactions with humans and/or their domesticated pets. With the loss of access to movement corridors for some species, those routes that remain become disproportionately important for the survival of the populations that use them. Water drainages are most often the movement corridors of choice as they often provide cover, water, and food sources and most do not support direct human development due to the chance of flooding. Even when human alterations of the adjacent land have occurred, many species continue to use drainage corridors for travel.

Physiological Effects to Wildlife of Perceived Threats

Even though some dogs chase, catch and kill wildlife, most do not. However, wildlife prey species cannot distinguish which dog encounters may be lethal and therefore most avoid the possibility of contact with dogs. Gabrielsen and Smith (*in* Knight and Guzmiller [eds.] 1995) outline the physiological adjustments made by typical prey species such as a rabbit when exposed to what it perceives to be a threat (e.g., a predator which could include the sight, scent, or barking of a dog). These include increased sympathetic activity such as heart rate and cardiac output; increased blood sugar to support prolonged activity; increased blood flow to skeletal muscle to enable greater speed, agility, and endurance; and increased blood flow to the brain and sense organs to heighten perception and reduce reaction time. The first reaction of the prey animal to a perceived threat stimulus would be head and eye movements to orient the sense organs toward the stimulus, apparently in an attempt to identify it. If the stimulus is neutral, such as the distant call of a crow, the rabbit will continue its original behavior. If instead it announces the approach of a potential predator or a human, the animal will apply either the active or passive defense response (Gabrielsen and Smith *in* Knight and Guzmiller [eds.] 1995). The passive defense response depends upon the animal's age, distance from threat, available cover, and other factors but usually involves physiological adjustments including inhibition of activity, decreased blood flow to skeletal muscle, reduced blood flow to the digestive system, reduced heart and respiratory rate, and a reduction of body temperature. This can result in what is observed as an animal freezing or "playing dead".

Gabrielsen and Smith gave examples of several other species exhibiting the passive defense response including mammals, birds, fish and reptiles including turtles, which became motionless if disturbed while free diving. They also cite studies of birds on an island off the coast of northern Norway where measurements of the heart rate of wild, incubating willow grouse hens varied from 120 to 140 beats per minute (bpm). Upon approach to a distance of two to four meters by a human or dog, the bird would become motionless, and the heart rate would drop to less than 30 bpm, sometimes remaining low throughout a five-minute period of provocation. The heart rate returned to pre-stimulus values when the human or dog retreated.

Important to note was that intensity of active or passive defense response was dependent upon distance to threat, often measured when the perceived threat was moving toward the prey animal. If unconfined and the intruder was to approach a rabbit to within 2 to 3 meters, it would immediately switch over to the active defense response known as flight or fight (Gabrielsen and Smith *in* Knight and Guzmiller [eds.] 1995). In the case of the perceived predator being confined (as in a cage or fenced yard) and not able to approach the prey animal beyond its confinement, the defense responses would be expected to either not occur (if the animal was familiar with the fence location and habituated to where the dogs could go) or would diminish to pre-stimulus values in a short while when close approach was not possible. This is how the threat to wildlife from confined animals differs from those in nature or allowed to roam.

Dog Barking Effects to Wildlife

Wild animals depend upon acoustic signals in nature for a wide range of essential functions including communication, navigation, finding mates, staying connected to offspring, detection of predators, and foraging (Brown 2000). Unwanted noise can become an environmental stressor like heat and cold (Bowles 1995). Studying noise effects to wildlife has been problematic due to the variation in species tolerances and responses, in noise disturbance types (including an accepted definition of “disturbance”), and in natural background levels. It is also difficult to measure noises and responses in natural settings and making such studies replicable. Subtle behavioral changes have been studied as well as physiological effects (as discussed above). Much of what is known about noise effects to wildlife was funded by the U.S. military and is specific to aircraft noise.

Domestic dogs are known to bark more frequently than their wild counterparts (e.g., coyotes and wolves) likely because dogs were originally domesticated for their use as sentinels for human encampments (Driscoll et al. 2009). In addition, humans became more successful at hunting when they used dogs as companions that could alert them to game (Ruusila and Pesonen 2004). Some would say this tendency has in many cases become one of the most annoying and problematic behaviors that some dogs have retained through the centuries. Excessive barking is usually unacceptable in urban environments and can become a source of friction between neighbors. No studies conducted on domestic dog barking effects on wildlife species were located. Because dog barking was a concern of Ventura County in allowing the permitting of the Grand K-9 Dog Kennel in close proximity to a known wildlife corridor, two noise studies were conducted for this project. The first study measured sounds on the Grand K-9 Ranch during the morning and no noise levels above those acceptable for humans (45 decibels A-weighted [dBA]) were recorded during 3 hours (Rincon 2015a). A second study measured 24-hour noise levels and used those to extrapolate levels up to 55 dBA for the wildlife corridor (Rincon 2015b). These noise levels were considered below a threshold plus 3 dBA as outlined in Ventura County Policy 4 of the General Plan (Rincon 2015b). Experts in the field agree, however, that dBA levels are weighted for human discomfort levels and do not necessarily translate to animal species’ discomfort (Bowles 1995). Generally acceptable noise tolerance levels established for humans are difficult to apply to wildlife species that have different and often better (especially mammals) developed senses of hearing (Pater 2000). Noise disturbance levels to wildlife depend upon many factors such as season, time of day, age and experience of the particular animal (Hunsaker 2000; Brown 2000). Distance from the noise to the animal is one of the most important factors. A noise becomes dangerous for a species when it sustains enough to completely mask one of their own communication types (e.g., bird warning call) and leaves the animal susceptible to predation. Most species either avoid the disturbance area or are thought to habituate to repeated noise stimuli that prove harmless to them and return to normal behaviors in a short time after a noise disturbance (Pater 2000; Bowles 1995). Avoidance has its own costs to an animal from energy expended to move away to loss of that habitat use for food, cover or water (Brown 2000).

Experiments on humans and lab animals showed that loud and sustained noise can lead to behavioral changes such as suppressed food intake and intense impulses or variable noise can interfere with tasks that require concentration, although both subject types learned to compensate for the interference (Bowles 1995). Wild animals may not be able to habituate to unexpected loud noise as easily. Bowles (1995) reported the work of several authors that found large mammals can alter their movements for up to two days if they experience an unpredictable noisy disturbance. However, if animals can control or predict their exposure to a noise, they avoid it less than when it is unpredictable (Bowles 1995). If the noise occurs on a schedule the large mammals avoid those areas at those times and return when they have learned quiet returns. Vertebrates are able to track the direction of a noise and reduce their response if the noise is not approaching (Bowles 1995).

Dog Presence Affecting Wildlife Distribution

Because no definitive threshold distances have been determined for noise effects to wildlife from dog barking, other metrics can be used to indicate impacts by looking at studies conducted observing dog presence affecting wildlife use of natural areas. Most data have been collected from hikers with dogs on nature trails but reveal some interesting findings on wildlife tolerance levels and potential effects.

Even though it is suspected and witnessed in some cases, direct dog harassment of wildlife species is nearly impossible to measure and test in a controlled experiment due to concerns for both species' welfare (Sime 1999). Dogs extend the impact of human influence when allowed to roam freely and can modify or disrupt intact ecosystems (Sime 1999; Young et al. 2011). Dog behavior off-leash varies greatly but it usually interpreted by prey animal species as a potential threat. Beyond the physiological changes discussed above, prey species can also alter their use of habitats in response to dog presence (Lenth et al. 2008). Bobcat activity was particularly affected with presence of domestic dogs on hiking trails (George and Crooks 2006). Miller (2012) reports on a study in southern Chile that found that domestic dogs allowed to roam were the greatest determinant of southern pudu (a small-bodied deer) distribution in the temperate forests where they occur. These dogs with little human control are predators of the deer and the pudu have learned to avoid areas with dogs even more than those with only human inhabitants and those areas with their natural predator, the puma. Sime (1999) learned from an Animal Control Officer that the cruising radius of rural pet dogs could be as much as 3 to 5 miles. Regardless of the training, behavior, or hunger level of an at-large dog, its presence would be perceived as a predator by wildlife species that are using that area and likely affect their behavior and/or use of the habitat.

Most studies that were available regarding domestic dogs effects to endemic wildlife were conducted on humans with companion dogs on hiking trails in open space and other recreation areas (Sime 1999; Lenth et al. 2008). Lenth et al. (2008) noted that dogs present near a natural area may attract or repel wild carnivores in the immediate area, which may affect the natural balance of predators and prey. The authors measured effects of dogs that were allowed on trails in natural areas on various wildlife species' activities and found impacts occurred off-trail up to 100 meters (approximately 328 feet) for the largest species (mule deer). Small mammals showed altered behaviors up to 50 m of trails allowing dogs. Another study found dogs on-leash but off-trail changed behavior in mule deer up to 100 m away (Miller et al. 2001). Other researchers used 50 m as the zone of influence for measuring dog presence effects to birds (Banks and Bryant 2007), while a Rocky Mountain study found effects as far as 100 m on breeding birds from hiking trails (Miller et al. 1995). Comparisons of effects to wildlife from trails that did not allow dogs documented effects on mule deer from the baseline recreational disturbance up to 50 m caused by presence of hikers, equestrians, and mountain bikers (with no dogs) (Lenth et al. 2008).

In human-populated landscapes, the domestic dog is usually the most abundant terrestrial carnivore (Young et al. 2011). No studies specific to dog kennel effects on adjacent wildlife corridors could be located. However, some of the research conducted on the potential effects of dog presence near wildlife can be applied to dog kennel operations. Wildlife that are sensitive to recreational disturbance are generally most sensitive to unpredictable spatial patterns of disturbance (MacArthur et al. 1982, Knight and Cole 1995), whereas predictable spatial activities, such as activity restricted to trails, allows wildlife to habituate to the disturbance (Whittaker and Knight 1999). Many animals that are preyed upon perceive domestic dogs as predators, even well-behaved and leashed dogs. What has been learned from studies of humans with dogs using trails is that wildlife species can recognize when humans/dogs repeatedly use an established route and can return to their natural behaviors a certain distance from areas known to be used by humans and dogs because their presence is predictable and does not deviate from the established space.

Conclusions Regarding the Grand K-9 Ranch Dog Kennel

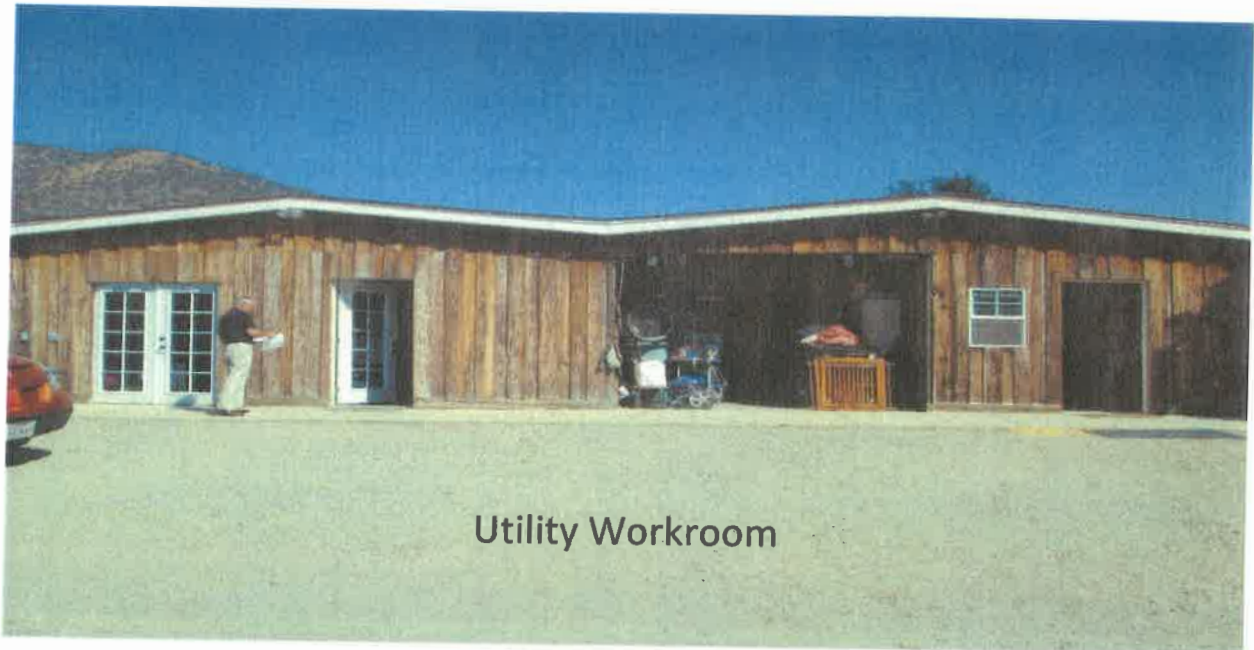
As presented above, research has determined that when wildlife species can control their exposure to known sources of noise that they perceive as a threat, that threat is diminished. At a potential noise source such as a dog kennel occasions that are noisier, such as meal and play times, are on a schedule and occur during the day. Other incidences of barking would be intermittent and not necessarily all dogs at once, but again usually during daylight hours. Any barking that occurred after dark, would occur within enclosed buildings. The kennel area at Grand K-9 Ranch is located 600 feet from the wildlife corridor. This distance quite effectively dampens the sound of intermittent barking because of thick and tall vegetation between the kennels and corridor and the ambient sounds around Sespe Creek. Wildlife species that live in the area can learn what times of day/night they will not be detected, especially when a temporal routine is established. Therefore, wildlife species that may reside in the area are less likely to be affected by dog kennel noise because most movement and travel occur near or after dark and on the wildlife corridor located 600 feet from the kennel area.

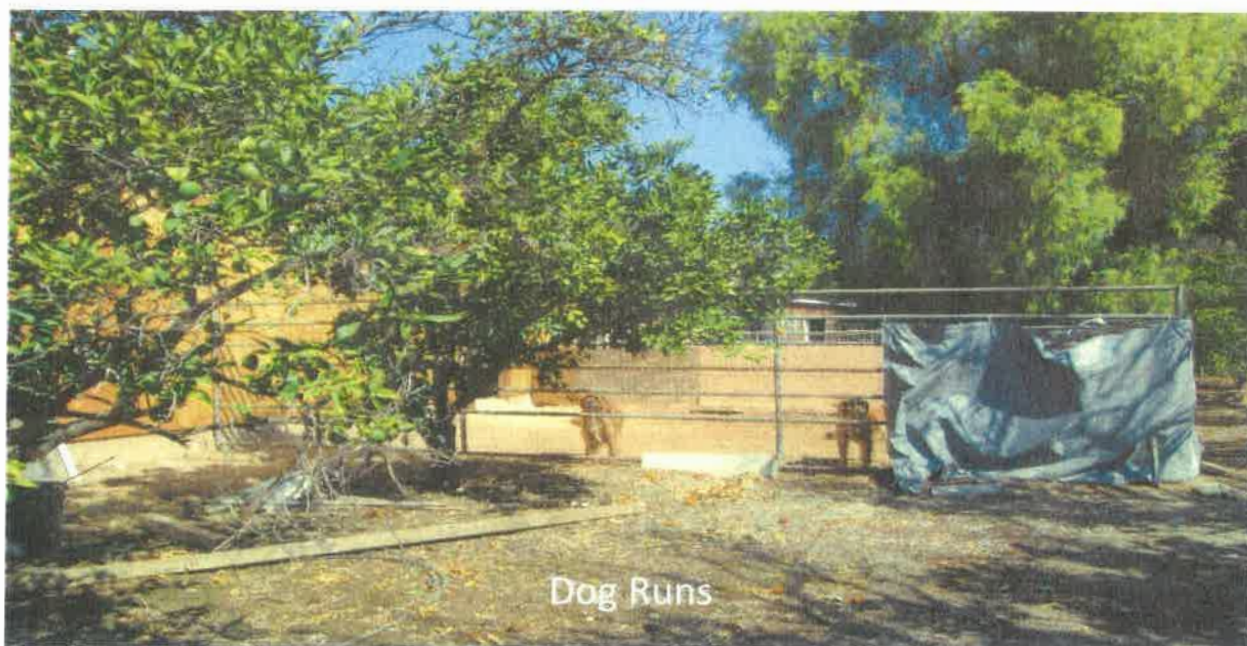
The concept that wildlife species habituate to the predictable use of space (as for people with dogs using a trail) can be applied to dogs within the confinements of fences and or structures. In many cases, fenced animals exhibit more predictable (and therefore less disturbing) behaviors to wildlife species than those on trails because many people ignore trail rules and allow their dogs off leash, allowing close approach to local wildlife and causing them to retreat even further from trails. The kennel dogs at Grand K-9 Ranch are confined to a fence located 600 feet from the wildlife travel corridor (well beyond where effects to wildlife have been measured during studies of trail use), would not be seen from the wildlife corridor area, and are never allowed close approach.

These are ways in which the Grand K-9 Ranch Dog Kennel potential for noise effects to wildlife is reduced by keeping their dogs fenced, on a schedule, and indoors after dark. These practices increase predictability, reduce noise and presence alarm and perceived threats to, and therefore decrease alteration of behavior of wildlife species that may travel there. Some resident wildlife species would be expected to become completely habituated to the human, domesticated animal, and dog presence in the highly altered habitats around and including the Grand K-9 Ranch. The fact that available cover of native vegetation remains as well as a water source along Sespe Creek keep it viable as a functioning wildlife corridor for rural disturbance-tolerant species.

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October 28, 2015
Project No. 15-01417

Steven Perlman
7811 Marin Lane
Ventura, CA 93004

**NOISE STUDY
Grand K-9 Dog Kennel
Fillmore, California**

Dear Mr. Perlman:

Rincon Consultants, Inc. has performed a noise study to evaluate the potential noise effects associated with the Grand K-9 dog kennel on Grand Avenue north of Fillmore, California.

Project Description and Setting

The project site is located at 2492 Grand Avenue, north of Fillmore in unincorporated Ventura County. The project site is a two-acre portion of a 17.6 acre residential/agricultural/animal husbandry site located in an agricultural area north of the intersection of Grand Avenue and Bridge Street. The project site contains a residence, orange grove, and outbuildings. The facility is proposed to accommodate approximately 60 dogs at its maximum capacity. The kennel would house 35 dogs on average weekdays and weekends, and up to 60 dogs on holidays. Dogs staying at the kennel would be kept on a schedule, rotating actively monitored outdoor play, meals, and other activities. The dogs would be confined to buildings and dog runs in the southwest corner of the site. The site also currently houses other animals, including but not limited to sheep, goats, and horses. Rotating outdoor activity on the site typically occurs during the daytime. In the nighttime hours dogs are kept inside.

There are three residences on the site, the primary residence of the property/kennel owners, a caretaker dwelling, and a farmworker dwelling, that are not part of the CUP boundary but which are located within 300 feet of the CUP project boundary. The nearest residence not located on the 17.6 acre site is located approximately 250 feet west of the project site. This is the nearest sensitive receptor for purposes of noise analysis. There are two additional residences considered sensitive receptors, located approximately 400 feet to the southeast of the CUP area and 900 feet to the north. These locations are shown on Figure 1. The proposed kennel CUP boundary is located approximately 600 feet from a Ventura County designated Wildlife Corridor along Sespe Creek.



Imagery provided by Google and its licensors © 2015.
Wildlife corridor layer from Ventura County RMA, 2015.

Sensitive Receptor Locations

Figure 1

Grand K-9 Dog Kennel

Regulatory Setting

The Ventura County General Plan Goals, Policies, and Programs (Ventura County, 2013) contains the following standards related to noise that would apply to the project:

- Policy 4 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:
- Leq1H of 55 dBA¹ or ambient noise level plus 3 dBA, whichever is greater, during any hour from 6:00 AM to 7:00 PM.
 - Leq1H of 50 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 7:00 PM to 10:00 PM.
 - Leq1H of 45 dBA or ambient noise level plus 3 dBA, whichever is greater, during any hour from 10:00 PM to 6:00 AM.

Methodology

One 24-hour noise measurement was conducted at the project site from Monday, September 21, 2015 at 11:15 AM through Tuesday, September 22, 2015 at 11:15 AM. Twenty-nine to 32 dogs were present during the noise measurement and activities representative of a typical day of kennel operation were conducted. On a typical day of operation, the dogs are fed between 8:00 and 8:30 AM. The sound level meter (SLM) was placed on the southeastern corner of the CUP area, approximately 50 feet from the closest dog kennel, adjacent to the property line of the site. The location is shown on Figure 2. Noise occurring from animal activity occurred at a minimum of 50 feet from the SLM. This measurement is representative of the average daily noise level and was used to calculate the estimated noise level audible at the three closest sensitive receptor sites for the time periods outlined in Policy 4.

Noise Measurement Results

The results of the 24-hour noise measurement are shown in Table 1. The average measured sound levels over the 24-hour period ranged from approximately 45 dBA to 51 dBA. Specifically, the measured sound levels between 6:00 AM and 7:00 PM ranged from about 40 dBA to about 65 dBA; 7:00 PM through 10:00 PM ranged from about 39 dBA to about 53 dBA; and 10:00 PM through 6:00 AM ranged from about 38 dBA to 56 dBA. The project site is located in a rural area with a generally low level of ambient noise. While on-site, Rincon staff observed noise from wind blowing through trees and sporadic dog barking. Wind speed ranged from 5-7 mph during the measurement². Other noise sources, including airplane overflight, passing vehicles, other animals kept on-site, and the operation of landscaping and agricultural equipment in the vicinity could potentially be reflected in the noise measurements taken at the project site.

¹ dBA: The unit used to measure sound weighted to account for human sensitivity to noise.

² Source: Weather Underground, 2015.



Noise Measurement Locations

Figure 2

Grand K-9 Dog Kennel

Table 1
24-Hour Measurement Noise Summary

Time Period	Distance from Measurement to Nearest Dog Enclosure	Measured Noise Level	Primary Noise Source
6:00 AM to 7:00 PM	50 feet	50.5 dBA	Dogs, wind, and traffic
7:00 PM to 10:00 PM		44.7 dBA	
10:00 PM to 6:00 AM		45.1 dBA	

Source: Rincon Consultants, 2015.

Sound typically attenuates (diminishes) from "point sources" such as the kennel at a rate of about 6 dBA per doubling of the distance from the source. In order to calculate the potential noise level at sensitive receptors, ambient noise at the sensitive receptor was added to the calculated attenuated noise level from the kennel. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA. Therefore if the ambient noise level was 60 dBA and a new noise source was introduced to the area that also produced sound at 60 dBA, the new noise level would be 63 dBA. Ambient noise was conservatively assumed to be the same as the measured noise level. Therefore the estimated noise level at the sensitive receptors, as shown in Table 2, is a conservative estimate.

Table 2
Estimated Noise Levels at Sensitive Receptors

Sensitive Receptor Location	Time Period	Distance from Enclosure to Receptor	Noise from Kennel (dBA) ¹	Assumed Ambient Noise Level (dBA) ²	Estimated Noise Level at Receptor (dBA) ³	Threshold (dBA)	Sig. Y/N
1	6:00 AM to 7:00 PM	250 feet	36.5	50.5	50.7	55	N
	7:00 PM to 10:00 PM		30.7	44.7	44.9	50	N
	10:00 PM to 6:00 AM		31.1	45.1	45.3	48.1 ⁴	N ⁴
2	6:00 AM to 7:00 PM	400 feet	32.4	50.5	50.6	55	N
	7:00 PM to 10:00 PM		26.6	44.7	44.8	50	N
	10:00 PM to 6:00 AM		27.0	45.1	45.2	48.1 ⁴	N ⁴
3	6:00 AM to 7:00 PM	900 feet	25.4	50.5	50.5	55	N
	7:00 PM to 10:00 PM		19.6	44.7	44.7	50	N
	10:00 PM to 6:00 AM		20.0	45.1	45.1	48.1 ⁴	N
Wildlife Corridor	6:00 AM to 7:00 PM	600 feet	28.9	50.5	50.5	55	N
	7:00 PM to 10:00 PM		23.1	44.7	44.7	50	N
	10:00 PM to 6:00 AM		23.5	45.1	45.1	48.1 ⁴	N

¹ Noise levels from the kennel are based the noise levels from Table 1 attenuating at a rate of 6 dBA per doubling of distance.

² Ambient noise levels at the sensitive receptors was conservatively assumed to be same as the noise levels measured on the project site as shown on Table 1.

³ Estimated Noise Level at Receptor was calculated by adding the attenuated noise level to the assumed ambient noise level.

⁴ Per Ventura County General Plan Policy 4 the project would have to cause an increase of 3 dBA over the threshold to be significant if noise at the receptor is at the threshold.

Source: Rincon Consultants, 2015.

Attenuated noise from the site was added to the assumed conservative ambient noise level to find the estimated noise at the sensitive locations. Estimated noise levels would range from about 45 to 55 dBA at the nearest sensitive receptor. The Wildlife Corridor is located approximately 600 feet east of the nearest CUP boundary; based on the conservative ambient estimate, the noise level at the Wildlife Corridor would also range from approximately 45 to 55 dBA. These levels are within County standards of ambient plus 3 dBA, based on the conservative estimate that existing ambient noise levels at the sensitive receptors are at threshold.

Summary

The kennel proposes to house a maximum of 60 dogs on occasion (28 more than the 32 dogs present during noise measurements). A doubling of the sound intensity (e.g., twice the number of dogs, if all the dogs were barking at the same time) would result in a 3 dBA increase in the measured sound level. Therefore, noise increases as a result of the addition of 28 dogs at the project site would result in a noise level increase of less than 3 dBA. Based on the calculated noise levels shown in Table 2, the average noise level at the closest sensitive receptor would be about 50.7 dBA between the hours of 6:00 AM and 7:00 PM, approximately 44.9 dBA between the hours of 7:00 PM and 10:00 PM, and about 45.3 dBA between the hours of 10:00 PM and 6:00 AM. Given the General Plan Thresholds of 55, 50, and 45 dBA respectively, or an increase of 3 dBA over the existing ambient noise level if it is at threshold, this would be within the County's noise standards outlined in Policy 4.

Conclusion and Recommendations

The project would not cause noise levels that would exceed County standards for outdoor noise. Measures to reduce project operational noise would not be required. Additionally, the project is outside of the Wildlife Corridor and based on measured noise levels adverse effects to wildlife are not anticipated.

If you have any questions regarding this study or if we can provide you with other environmental consulting services, please feel free to contact us.

Sincerely,

RINCON CONSULTANTS, INC.



Joe Power, AICP
Principal



Sara Kopp Tistaert, AICP
Project Manager/Environmental Planner

Attached: *Noise Monitoring Results*

Attachment 7 - Works Cited
Initial Study for Grand K-9 Ranch Proposed Kennel
Conditional Use Permit Case No. PL15-0101

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Viergutz, Rick. November 12, 2015. Ventura County Public Works Agency Watershed Protection District Groundwater Resources Section Review to Franca Rosengren. (Accela)

EXHIBIT 5 – CONDITIONS OF APPROVAL GRAND K-9 RANCH DOG KENNEL

RESOURCE MANAGEMENT AGENCY

Planning Division

1. Project Description

This Conditional Use Permit (CUP) is based on and limited to compliance with the project description, the Planning Director hearing exhibits marked Exhibit 3 (dated approved on DATE), Exhibit 4, and conditions of approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with the original approval. Deviations may require Planning Director approved changes to the permit and/or further environmental review. Deviations that are implemented without requisite approval(s) will constitute a violation of the conditions of this permit.

The project description is as follows:

Project Description: This permit authorizes the legalization (validation) of the operation of an existing unpermitted dog kennel for a 20-year period. This permit abates Code Compliance Violation No. CV12-0215.

This permit includes the following components:

Permit Boundary

The dog kennel is authorized to be located on 2.00 acres of a 17.62 acre agricultural property located at 2462 Grand Avenue, in the unincorporated area of Fillmore. The kennel is located outside of floodplains delineated by the Federal Emergency Management Agency (FEMA). The project site is located approximately 500 feet west of a County-designated Wildlife Corridor. A six-foot high fence ("No Climb Horse Fencing") is authorized around the kennel facility.

Employee Operations

The kennel is authorized to be operated by a maximum of eight employees. Employees will include the two kennel owners and one animal caretaker (who will reside on the property) and three additional regular employees. Two additional employees may also be present on an as-needed basis.

Hours of Operation

The kennel is authorized to operate 365 days a year, on a 24-hour basis. Customer business hours for drop-off and pick-up will be by appointment only. The Permittee is authorized to pick-up dogs from offsite locations and deliver them to the project site. The drop-off hours are authorized from 10:30 a.m. to 2:00 p.m. Pick-up and drop-off are

authorized to occur, on average, two times per day, two times a week. An average of two FedEx and UPS deliveries per week during the hours of 8:00 a.m. and 7:00 p.m. related to the dog kennel operation are authorized by this permit.

Capacity

The kennel is authorized to house a maximum of 60 dogs at any one time.

Structures and Buildings

With the implementation of BIO-1 Mitigation Measure (Condition No. 22, below), the dogs shall be housed inside a building by sunset each night until 8:00 a.m. the following day.

No new building construction is authorized as part of the kennel operation. Several existing structures are authorized to be used for housing the dogs and for ancillary uses, such as storage. These structures include:

Site Plan Building No.	Description	Floor Area (sq. ft.)
Building B	Utility/Work Building	1,106
Building D	Barn/Kennel/Office	3,200
1	Shade Structure	726
2	Shade Structure	678
3	Shade Structure	40
4	Shade Structure	60

In addition to these structures, dog runs and fenced yards are authorized to be available for the dogs during the day hours within the 2.00-acre permit boundary.

Animal Waste Disposal

This permit authorizes the implementation of the (**DATE**) approved Animal Waste Management and Solid Waste Program (AWMP) included in the Permittee's project application. The AWMP describes animal waste handling and disposal procedures that the Permittee is required to follow to ensure that impacts to groundwater and surface water quality remain less than significant. On-site dog food preparation is prohibited. The Permittee shall utilize a designated trash area to store a three yard refuse bin, which shall be screened from view of Grand Avenue by existing orchard trees. Any recycling of dog kennel operation materials shall be discarded in the recycling bins assigned to the existing on-site residences.

Signs and Parking

One seven (7) sq. ft. identification sign is authorized at the entrance to the project site. Three parking spaces for kennel customers will be located adjacent to the 3,200 sq. ft. barn.

Water and Sewage Disposal

The Fillmore Irrigation Company will continue to provide water to the dog kennel. Wastewater generated by the kennel use and by the occupants of the existing dwellings

shall be disposed in an existing septic system on the property. Solid animal waste shall be collected and disposed of no less than three to four times a day, seven days a week. The solid waste shall be stored in water tight containers with tight fitting lids and dumped weekly pursuant to the (DATE) Animal Waste Management and Solid Waste Program.

2. Time Limits:

a. Zoning Clearance for use inauguration:

- i. The approval decision for this CUP becomes effective upon the expiration of the 10 day appeal period following the approval decision 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 provided in Condition No. 1 (Project Description).
- ii. This CUP shall expire and become null and void if the Permittee fails to obtain a Zoning Clearance for use inauguration by January 1, 2017, pursuant to the terms and conditions of Compliance Agreement No. CA15-0023. The Planning Director may grant a one year extension of time to obtain the Zoning Clearance for use inauguration if the Permittee can demonstrate to the satisfaction of the Planning Director and the Code Compliance Director that the Permittee has made a diligent effort to inaugurate the permitted land use and abate the violations associated with CV12-0215, and the Permittee has requested the extension and a revision to the Compliance Agreement in writing at least 30 days prior to the expiration date.
- iii. Prior to the issuance of the Zoning Clearance for 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 XX, 2036. 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 April XX, 2036; 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.

3. Consolidation of All Approved Exhibits and Permits

Purpose: In order to assure that the facility is operated in compliance with other federal, state or local government regulatory requirements, the Permittee shall obtain all necessary permits or other documentation.

Requirement: The Permittee shall comply with all applicable federal, state and local regulatory requirements.

Documentation: The Permittee shall provide copies of permits or other correspondence to the County Planning Division for review and approval that demonstrates compliance with agency requirements.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for use inauguration or as required by the permitting agency.

Monitoring and Reporting: The Planning Division shall maintain the documentation provided by the Permittee in the project file. In the event that a permit is modified by any other agency, the Permittee shall submit revised documentation within 30 days of the modification.

4. Notice of CUP Requirements and Retention of CUP Conditions On-Site

Purpose: In order to assure compliance, all relevant parties shall be informed of permit requirements.

Requirement: The owners of record, the contractors, and all other parties and vendors regularly dealing with the daily operation of the proposed activities shall be informed, in writing, by the Permittee of the pertinent conditions of this CUP. The Permittee shall retain a copy of the CUP on the site available for inspection by all parties.

Documentation: The Permittee shall provide a copy of a letter that informs all relevant parties of the applicability of the CUP to the subject operation and facility. This letter shall also specify the location of the copy of the CUP to be retained onsite.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, the informational letter shall be provided to the Planning Division. The copy of the CUP shall be retained onsite until expiration of this CUP.

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 §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

5. Reporting of Major Incidents

Purpose: In order to safe operations, the Permittee shall report all major incidents that occur within the CUP area to the Planning Director.

Requirement: The Permittee shall immediately notify the Planning Director by telephone, email, FAX, and/or voicemail of any incidents (e.g., fires, explosions, spills, landslides, or slope failures) that could pose a hazard to life or property inside or outside the CUP area.

Documentation: Upon request of any County agency, the Permittee shall provide a written report of any incident that shall include, but is not limited to: a description of the facts of the incident; the corrective measures used, if any; and, the steps taken to prevent a recurrence of the incident.

Timing: The Permittee shall provide the written report to the requesting County agency and Planning Division within seven days of the request.

Monitoring and Reporting: The Planning Division maintains any documentation provided by the Permittee related to major incidents in the CUP file.

6. Recorded Notice of Land Use Entitlement

Purpose: To ensure future Property Owners are aware that the property is subject to a CUP that has conditions relating to the operation and maintenance of the property.

Requirement: The Permittee and Property Owner of record 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, for the property that is subject to this CUP.

Documentation: The Permittee shall return a copy of the recorded Notice of Land Use Entitlement to the Planning Division.

Timing: Prior to the issuance of the Zoning Clearance for use inauguration, and in accordance with the *Ventura County Non-Coastal Zoning Ordinance* (§8111-8.3).

Monitoring and Reporting: The Planning Division shall make a copy of the recorded Notice of Land Use Entitlement form a part of the project file.

7. Condition Compliance, Enforcement, and Other Responsibilities

- a. **Cost Responsibilities:** The Permittee shall bear the full costs of all staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, on-going permit compliance, and monitoring programs as described below in Condition 7.b. Specifically, the Permittee shall bear the full costs of the following:
 - i. condition compliance costs which include, but are not limited to, staff time, material costs, or consultant costs associated with the approval of studies, generation of studies or reports, ongoing permit condition compliance review, and CEQA Mitigation Monitoring/other monitoring programs; and,
 - ii. monitoring and enforcement costs required by the *Ventura County Non-Coastal Zoning Ordinance* (2015, § 8114-3). The Permittee, or the Permittee's successors-in-interest, shall bear the full costs incurred by the County or its contractors for

inspection and monitoring, and for enforcement activities related to the resolution of confirmed violations. Enforcement activities shall be in response to confirmed violations and may include such measures as inspections, public reports, penalty hearings, forfeiture of securities, and suspension of this CUP. Costs will be billed at the contract rates in effect at the time enforcement actions are required. The Permittee shall be billed for said costs and penalties pursuant to the *Ventura County Non-Coastal Zoning Ordinance* (§ 8114-3.4).

- b. Establishment of Revolving Compliance Accounts: Within 10 calendar days of the effective date of the decision on this CUP the Permittee, or the Permittee's successors-in-interest, shall submit the following deposit and reimbursement agreement to the Planning Director:
 - i. a payment of \$500.00 for deposit into a revolving condition compliance and enforcement account to be used by the Planning Division to cover costs incurred for Condition Compliance review (Condition 7.a, above), monitoring and enforcement (Condition 7.c, below). The \$500.00 deposit may be modified to a higher amount by mutual agreement between the Permittee and the Planning Director; and,
 - ii. a signed and fully executed County RMA reimbursement agreement, which is subject to the Permittee's right to challenge any charges obligating the Permittee to pay all Condition Compliance review, monitoring, and enforcement costs.
- c. Monitoring and Enforcement Costs: The \$500.00 deposit and reimbursement agreement (Condition 7.b, above) are required to ensure that funds are available for legitimate and anticipated costs incurred for Condition Compliance. All permits issued by the Planning Division may be reviewed and the sites inspected no less than once every three years, unless the terms of the permit require more frequent inspections. These funds shall cover costs for any regular compliance inspections or the resolution of confirmed violations of the conditions of this CUP and/or the *Ventura County Non-Coastal Zoning Ordinance* that may occur.
- d. Billing Process: The Permittee shall pay any written invoices from the Planning Division within 30 days of receipt of the request. Failure to pay the invoice shall be grounds for suspension, modification, or revocation of this CUP. The Permittee shall have the right to challenge any charge prior to payment.

8. Defense and Indemnity

As a condition of CUP issuance and use including adjustment, modification, or renewal thereof, the Permittee agrees to:

- a. Defend, at the Permittee's sole expense, any action brought against the County by a third party challenging either the County's decision to issue this CUP or

the manner in which the County is interpreting or enforcing the conditions of this CUP; and

- b. Indemnify the County against any settlements, awards, or judgments, including attorney's fees, arising out of, or resulting from, any such legal action. Upon written demand from the County, the Permittee shall reimburse the County for any and all court costs and/or attorney's fees which the County may be required by a court to pay as a result of any such legal action the Permittee defended or controlled the defense thereof pursuant to Section 13(a) above. The County may, at its sole discretion, participate in the defense of any such legal action, but such participation shall not relieve the Permittee of the Permittee's obligations under this condition.

Neither the issuance of this CUP, nor compliance with the conditions thereof, 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 County of Ventura, its officers, or employees for injury or damage to persons or property.

Except with respect to the County's sole negligence or intentional misconduct, the Permittee shall indemnify, defend, and hold harmless the County, its officers, agents, and employees from any and all claims, demands, costs, and expenses, including attorney's fees, judgments, or liabilities arising out of the construction, maintenance, or operations described in Condition No. 1 (Permitted Land Uses), as it may be subsequently modified pursuant to the conditions of this CUP.

9. Invalidation of Condition(s)

If any of the conditions or limitations of this CUP are held to be invalid, that holding shall not invalidate any of the remaining conditions or limitations set forth therein. In the event the Planning Director determines that any condition contained herein is in conflict with any other condition contained herein, then where principles of law do not provide to the contrary, the conditions most protective of public health and safety and natural environmental resources shall prevail to the extent feasible.

In the event that any condition imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee an action filed in a court of law, or threatened to be filed therein, which action is brought in the time period provided for by the Code of Civil Procedures (§1094.6), or other applicable law, this CUP shall be allowed to continue in force until the expiration of the limitation period applicable to such action, or until final resolution of such action, provided the Permittee has, in the interim, fully complied with the fee, exaction, dedication, or other mitigation measure being challenged.

If a court of law invalidates any condition, 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.

10. Consultant Review of Information and Consultant Work

The County and all other permitting agencies shall 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 manpower 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 costs of such work. Whenever feasible, the County will use the lowest bidder. Any decisions made by staff 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, provided the consultant and the proposed scope-of-work are acceptable to the County. However, the County retains the right to hire its own consultants to evaluate any work that the Permittee or a contractor of the Permittee undertakes.

11. Relationship of CUP Conditions, Laws and Other Permits

The Permittee shall design, maintain, and operate the CUP area and any facilities thereon in compliance with all applicable requirements and enactments of Federal, State, and County 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 issuance 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.

A business tax certificate and regulatory licenses shall be obtained for operation of the kennel.

12. Contact Person

Purpose: In order to facilitate responses to complaints, a contact person shall be designated.

Requirement: The Permittee shall designate a contact person(s) responsible to respond to complaints from citizens and the County regarding the uses permitted by 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 CUP 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 the Planning Division 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 respective project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of §8114-3 of the Ventura County Non-Coastal Zoning Ordinance.

13. 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. 12 in a visible location on the site. The Contact Person shall be available via telephone on a 24-hour basis. Persons with concerns about the dog kennel operations may directly contact the Contact Person;
- b. If a written complaint about this CUP is received by the County, Planning staff will 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 Ventura County Code or a condition of this permit is confirmed, County enforcement actions pursuant to § 8114-3 of the Non-Coastal Zoning Ordinance may be initiated. (PL-18)

14. Change of Property Owner and/or Permittee

Purpose: To ensure that the Planning Division is notified of any change of Property Ownership or of Permittee affecting the CUP site.

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 Property 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 following the transfer of Property Ownership and/or operational control has occurred.

Documentation: The initial notice shall be submitted with the new Property Owner's and/or Permittee's contact information. The final notice of transfer shall 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 initial notice shall be provided 10 calendar days prior to the change of Property Ownership. The final notice shall be provided within 15 calendar days of the effective date of the transfer.

Monitoring and Reporting: The Planning Division shall maintain the submitted notices in the project file and shall periodically confirm the information consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

15. CUP Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions or applicable exhibits, the Permittee shall contact the Planning Director to determine if the activity requires a modification of this CUP. The Planning Director may, at the Planning Director's discretion, require that the Permittee file a written and/or mapped description of the proposed activity prior to rendering a decision on whether 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, §21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §15000-15387), as amended from time to time.

16. Acceptance of Conditions and Schedule of Enforcement Responses

Commencement of construction and/or operations under this CUP shall constitute acceptance by the Permittee and Property Owner of all conditions of this CUP. Failure to abide by and faithfully comply with any conditions for the granting of this CUP shall constitute grounds for the implementation of enforcement procedures as provided in the *Ventura County Non-Coastal Zoning Ordinance* (2015, Article 14), which include, but are not limited to, the following actions:

- 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.

It is the Permittee's responsibility to be aware of, and to comply with, the CUP conditions and the rules and regulations of all jurisdictions having authority over the uses described herein.

17. Site Maintenance

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

Requirement: The Permittee shall maintain the project site in compliance with the described uses outlined in Condition No. 1 (Permitted Land Uses). Only equipment and/or materials which the Planning Director determines to substantially comply with Condition No. 1 (Permitted Land Uses), or which are authorized by any subsequent amendments to this CUP, shall be stored on the property during the life of this CUP. The Permittee shall store equipment and/or materials used on site (during operation of the facility) within visually screened areas (indoors or outdoors).

Documentation: Site maintenance in accordance with the above-stated purpose shall be the documentation of this condition.

Timing: For the life of the permit.

Monitoring and Reporting: The Planning Division shall ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

18. Lighting Plan

Purpose: To ensure lighting on the subject property that is related to the dog kennel operation is provided in compliance with §8106-8.6 and §8108-5.12 of the *Ventura County Non-Coastal Zoning Ordinance* and:

- a. avoids interference with reasonable use of adjoining properties;
- b. avoids conflict with landscape features;
- c. minimizes on-site and eliminates off-site glare;
- d. minimizes impacts to wildlife movement;
- e. minimizes energy consumption; and,
- f. includes devices that are compatible with the design of the permitted facility and minimize energy consumption.

Requirement: The Permittee shall submit two copies of a lighting plan to the Planning Division for review and approval for lighting associated with the dog kennel operation. The lighting plan shall include a photometric plan and manufacturer's specifications for each exterior light fixture type (e.g., light standards, bollards, and wall mounted packs). The lighting plan shall be prepared by an electrical engineer registered by the State of California and shall provide illumination information within parking areas, pathways, streetscapes, and open spaces proposed throughout the development. In order to minimize light and glare, all exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. The Permittee shall bear the total cost of the review and approval of the lighting plan. All elements of the approved lighting plan shall be installed according to the approved Lighting Plan. Special events will not occur at night and, therefore, no lighting for special events is necessary or allowed.

Documentation: A stamped copy of the approved Lighting Plan.

Timing: The lighting plan shall be submitted for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The Permittee shall maintain the lighting as approved in the lighting plan for the life of the permit.

Monitoring and Reporting: The Planning Division shall maintain a stamped copy of the approved lighting plan in the project file. The Building Inspector shall ensure that the lighting is installed according to the approved lighting plan prior to occupancy. The Planning Division shall ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

19. Sign Plan

Purpose: To ensure signage on the property complies with Chapter 1, Article 10 of the *Ventura County Non-Coastal Ordinance*.

Requirement: All unpermitted non-exempted signs on the subject property shall be removed or legalized prior to the issuance of a Zoning Clearance for use inauguration. For any proposed signs, the Permittee shall submit two copies of a sign plan to the Planning Division for review and approval prior to the issuance of a Zoning Clearance for use inauguration. The sign plan shall include the proposed location, size, colors, materials, and lighting details. The Permittee shall bear the total cost of such review and approval.

Documentation: A stamped copy of the approved sign plan.

Timing: The approved sign plan shall be installed prior to the issuance of a Zoning Clearance for use inauguration.

Monitoring and Reporting: A copy of the approved sign plan shall be maintained in the project file. Prior to the issuance of a Zoning Clearance for use inauguration, the Planning Division shall inspect project signs to ensure that they comply with the approved sign plan. The Permittee shall be responsible for obtaining a Zoning Clearance for any new or replacement sign to assure that the project continues to comply with the approved sign plan and Chapter 1, Article 10 of the *Ventura County Non-Coastal Zoning Ordinance*. The Planning Division shall ensure ongoing compliance with this condition consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

20. Availability of Parking Spaces

Purpose: In order to comply with §8108-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee shall ensure that the required three motor vehicle parking spaces, including any required handicap-accessible spaces, remain available for their intended parking use for kennel operations. The Planning Director has waived the requirement for the installation of bicycle racks due to the property's remote location (§8108-4.3.1 of the *Ventura County Non-Coastal Zoning Ordinance*). The Permittee shall maintain the required parking area as illustrated on the approved site plan.

Documentation: A stamped copy of the approved site plan.

Timing: The Permittee shall install all components of the required parking area as indicated on the approved site plan prior to the issuance of a Zoning Clearance for use inauguration, and shall maintain the required parking area as illustrated on the approved site plan for the life of the permit.

Monitoring and Reporting: The Planning Division shall maintain a stamped copy of the approved site plan in the project file. The Planning Division shall inspect the site and ensure compliance with the approved site plan prior to the issuance of the Zoning

Clearance for use inauguration. The Planning Division shall ensure ongoing compliance consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

21. Trash and Recycling Storage Area

Purpose: In order to comply with §8106-8.7 and §8108-5.13 of the *Ventura County Non-Coastal Zoning Ordinance*.

Requirement: The Permittee must ensure that trash and waste diversion (e.g., recyclables and yard waste) areas (not required to be enclosed) are maintained in accordance with the County of Ventura's adopted "Space Allocation for Recycling and Refuse Collection Design Criteria and Specifications Guidelines."

Timing: The trash and recycling area shall be designated on the property prior to the issuance of a Zoning Clearance for use inauguration.

Documentation: The Planning Division shall maintain a copy of the approved site plan in the project file.

Monitoring and Reporting: The Planning Division shall ensure that the designated trash and recycling areas are installed prior to the issuance of a Zoning Clearance for use inauguration. The Planning Division shall ensure that the designated trash and recycling areas are maintained consistent with the requirements of §8114-3 of the *Ventura County Non-Coastal Zoning Ordinance*.

22. Mitigation Measure BIO-1: Dog Enclosed Kennel Hours

Purpose: In order to prevent indirect impacts to wildlife movement and the wildlife habitat linkage that Sespe Creek provides, it is necessary to ensure dogs are within enclosed buildings (the existing storage barn) by sunset each night.

Requirement: The Permittee shall bring all dogs housed at the kennel within the enclosed storage barn by sunset each day.

Documentation: No documentation is required to implement this condition of approval.

Timing: The Permittee shall comply with this condition for the life of the permit.

Monitoring: The Planning Division shall respond to complaints and conduct periodic condition compliance inspections as required under the NCZO.

23. Abatement of Violations: The Resource Management Agency, Condition Compliance Division issued Code Violation Case No. CV12-0215 on September 5, 2012, for the following:

- (1) Operating a Dog Training and Show facility/kennel without a Conditional Use Permit in violation of Non-coastal Zoning Ordinance section(s) 8101-3 General Prohibitions, 8105-1.3 & 8105-4 Residential Permitted Uses;
- (2) Non-permitted use of recreational vehicle(s) as dwelling(s) in violation Non-coastal Zoning Ordinance section(s) 8101-3 General Prohibitions, 8105-1.3 & 8105-4 Residential Permitted Uses and Ventura County Building Code section(s) 44.7.2 Unlawful use or occupancy of recreational vehicles; and,
- (3) Non-permitted partial conversion of barn into office in violation Non-coastal Zoning Ordinance section(s) 8101-3 General Prohibitions and Ventura County Building Code section(s) 105.3 Failure to file application for permits, 105.1 Failure to obtain

permits, 110.1 Failure to have work inspected.

Since the date of the issuance of the Notice of Violation for the above referenced violations, the Permittee entered into a Compliance Agreement (CA15-0023) as a condition of the County to stay the imposition of Civil Administrative Penalties and for the purpose of the abatement of violations of the Non-Coastal Zoning Ordinance and the Ventura County Building Code.

The Permittee will abate the violations associated with CV12-0215 when:

- (1) the Permittee has satisfied all of the conditions of this CUP, which must be satisfied in order to effectuate the approval of this CUP;
- (2) the Permittee has obtained all requisite Building Permits for the unpermitted use of the recreational vehicle as a dwelling and the conversion of a portion of the barn to an office (Building Permit Nos. C15-000059 and C15-000060); and,
- (3) the Resource Management Agency, Building Division has conducted a Final Inspection of the new office space to determine whether or not it complies with all of the requirements of the associated Building Permits (Building Permit Nos. C15-000059 and C15-000060).

Environmental Health Division

24. On-Site Sewage Disposal System

Only domestic waste as defined in the Ventura County General Plan and the Ventura County Building Code Ordinance is allowed to be discharged into the on-site sewage disposal system (EHD-3).

25. Septic Systems Serving Commercial and Multifamily

The Los Angeles Regional Water Quality Control Board adopted Order No. 01-031 to require general waste discharge requirements for commercial and multi-family sewage disposal systems. Wastewater generated by the project may be subject to waste discharge requirements. For more information regarding the Order and waste discharge requirements, please contact the Los Angeles Regional Water Quality Control Board at 213/576-6600 (EHD-7).

PUBLIC WORKS AGENCY

Transportation Department

26. Traffic Impact Mitigation Fee (TIMF)

Purpose: To address the cumulative adverse impacts of traffic on the Regional Road Network, TIMF Ordinance 4246 and County GP 4.2.2 require that the PWATD collect a TIMF.

Requirement: The Permittee shall deposit with the Public Works Agency, Transportation Department a TIMF. The trip generation rate and TIMF will be calculated based on the applicant's information. The Permittee may choose to submit additional information or provide a Traffic Study to supplement the information currently provided

to establish the trip generation rate. The TIMF may be adjusted for inflation at the time of deposit in accordance with the latest version of the Engineering News Record Construction Cost Index.

- a. Based on the applicant's information, the TIMF due to the County would be:

$$\text{\$172.32} = 4.308 \text{ TSF} \times \$40 \text{ per TSF}$$

- b. In accordance with the Reciprocal Traffic Impact Mitigation Agreement between the County and the City of Fillmore, the city reciprocal fee due to the city is:

$$\text{\$878.83} = 4.308 \text{ TSF} \times \$204 \text{ per TSF}$$

Notes

1. The project is located in the Fillmore Traffic Impact District #3.
2. The trip generation and TIMF is based on square footage of Building "B" and "D" and the Industrial Land Use Rate.

Documentation: The Permittee shall come to the Public Works Agency, Transportation Department counter, fill out the TIMF form, and pay the TIMF. The Permittee shall provide a copy of the Conditions of Approval for the project. The fee may not be collected without sufficient documentation.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Public Works Agency, Transportation Department will review and approve the payment of the TIMF. (TD – 1, RMA – 135)

27. Road Improvements

Purpose: Road improvements shall be required when the existing road does not meet the current applicable County Road Standard Plate.

Requirement: Road improvements are required in accordance with the County Road Standards, GP 4.2.2; Ordinance 1607 dated November 10, 1964; the "Paveout Policy" dated January 16, 1968; and Code of Ordinances Division 8, Chapter 4 – Urban Area Development. Grand Avenue has an existing road width of 20 feet. The minimum required road width is 32 feet per Road Standard Plate B-7 [B].

- a. Construct 6 feet of road pavement (half of minimum road width required) along the parcel's frontage in accordance with Road Standard Plate B-7 [B]. Submit road improvement plans prepared by a Registered Civil Engineer to the Public Works Agency, Transportation Department for review and approval. Enter into an agreement with the County to complete the road improvements. Submit the agreement to the Public Works Agency, Transportation Department for review and approval. Post sufficient surety guaranteeing the construction of the road improvements. Submit proof to the Public Works Agency, Transportation Department that the surety has been posted.

- b. In lieu of "a" above, the road improvements on Grand Avenue may be postponed for up to 15 years or the length of the CUP, whichever is less, or at such time as the County improves the road. The Permittee or property owner shall pay a pro-rata share of the road improvements along the property frontage if the County decides to improve the road within the time specified above. Prior to issuance of a Zoning Clearance for use inauguration, the Permittee or property owner shall provide a written acknowledgement of this condition. A copy of the written acknowledgement shall be submitted to the Transportation Department as proof of compliance.
- c. The condition for road improvements will be eliminated when the applicant/permittee requests and terminates the CUP prior to County construction of the road improvements. This conditional shall be null and void if the CUP is terminated.

Documentation: Submit road improvement plans, an agreement, and proof of posting the surety or submit the written acknowledgement.

Timing: This condition shall be met prior to the Zoning Clearance for use inauguration.

Monitoring and Reporting: The Public Works Agency, Transportation Department will review the improvement plans, agreement, and surety for conformance with the project conditions. (TD - 6, RMA - 140)

28. Encroachment Permit

Purpose: An Encroachment Permit is required for any work conducted within the County right-of-way.

Requirement: The Permittee shall contact the Encroachments Division at 654-2055 for the requirements of the Encroachment Permit.

Documentation: The Permittee shall submit the application to the Public Works Agency – Transportation Department.

Timing: This condition shall be met prior to the issuance of the Zoning Clearance for use inauguration for any proposed structure to be located within the County right-of-way.

Monitoring and Reporting: The Public Works Agency – Transportation Department will review the application and supporting documentation. The Public Works Agency – Transportation Department Inspectors will monitor construction and verify that the work is performed in accordance with the Encroachment Permit.

Integrated Waste Management Division (IWMD)

29. Waste Diversion and Recycling Requirement

Purpose: To ensure the project complies with Ordinance No. 4445. Ordinance 4445 pertains to the diversion of recyclable materials generated by this project (e.g., paper, cardboard, wood, metal, greenwaste, soil, concrete, plastic containers, beverage containers) from local landfills through recycling, reuse, or salvage. Ordinance 4445 can be reviewed at www.vcpublishworks.org/ord4445.

Requirement: Ordinance 4445, Sec 4770-2.3, requires the Permittee to work with a County-franchised solid waste hauler who can determine the level of service required to divert recyclables generated by their project from local landfills. For a complete list of County-franchised solid waste haulers, go to:
www.vcpublicworks.org/commercialhaulers.

Documentation: The Permittee must maintain copies of bi-monthly solid waste billing statements for a minimum of one year. The address on the billing statement must match the address of the permitted business.

Timing: Upon request, the Permittee must provide the IWMD with a copy of a current solid waste billing statement to verify compliance with this condition.

Monitoring and Reporting: Upon request, the Permittee shall allow IWMD staff to perform a free, on-site, waste audit to verify recyclable materials generated by their business are being diverted from the landfill. (IWMD -1)

30. Collection and Loading Areas for Refuse and Recyclables

Purpose: To comply with the California Solid Waste Reuse and Recycling Access Act of 1991 (CA Public Resources Code 42900-42901).

Requirement: The Permittee shall adhere to the County's Space Allocation Guidelines which include minimum space requirements for refuse and recycling bins and recommend aesthetic, gated, trash enclosures. Please review the County's Space Allocation Guidelines at: www.vcpublicworks.org/SpaceAllocation.

Documentation: The Permittee shall submit a site plan to the IWMD indicating the location of the designated trash and recycling area on the project site, with sufficient space to accommodate refuse and recycling bins necessary to meet the needs of the project.

Timing: Prior to Issuance of a Zoning Clearance for use inauguration, the Permittee must submit a site plan to the IWMD for review and approval that indicates the location of the designated trash and recycling area for refuse and recycling bins on the property.

Monitoring & Reporting: Upon request, the Permittee shall allow IWMD staff to verify the location of the designated area for trash and recycling bins on the property. (IWMD-4)

AIR POLLUTION CONTROL DISTRICT (APCD)

31. APCD Rules and Regulations for Fugitive Dust Control

Purpose: To ensure that fugitive dust and particulate matter that may result from site activities on the site are minimized.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The Lead Agency shall ensure compliance with the following provisions:

- I. Fugitive dust throughout the site shall be controlled by the use of occasional watering or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved parking areas.

Parking areas that have dirt parking surface could be covered with gravel to minimize fugitive dust.

2. Signs shall be posted on-site limiting traffic to 15 miles per hour or less.

Timing: The on-site signs limiting traffic to 15 miles per hour or less shall be posted on-site prior to the issuance of the Zoning Clearance for use inauguration and for the life of the CUP.

Reporting and Monitoring: The Lead Agency shall monitor all dust control measures.

VENUTURA COUNTY ANIMAL SERVICES

32. 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.
33. Indoor kennels must meet the minimum sizes: 3'Wx3'Lx6'H = small to medium dogs 4'Wx4'Lx6'H = large dogs 5'Wx5'Lx6'H = extra-large dogs
34. Dogs must have a resting surface six inches off the kennel floor.
35. Walls separating kennels shall be five feet.
36. Kennel flooring should be made of concrete inside and outside. The concrete flooring shall be grated and sealed – this will allow the water to run off and not create free standing water.
37. 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 shall be kept free of any sharp objects or edges that would cause the animal injury.
38. Kennels shall be well kept at all times and any repairs that need to be done shall be done as soon as possible.
39. Outdoor kennel runs that are attached to any indoor kennel shall be at the minimum 4'Wx8'Lx6'H. For outdoor only kennel(s), the dog must have a dog house 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 5'Wx10'Lx6'H.
40. Exercise pens shall be at least 10'x10' or larger. The pens shall include a shaded area for hot days. All dogs shall have at least 1–2 hrs of exercise a day. Puppies shall be exercised at least twice a day.
41. Crated dogs shall have enough room to stand, sit, lie down, and turnabout at will. The following guidelines must apply to crated puppies: 9-10 weeks (wks) = 30-60

min11-14wks = 1-3 hrs15-16wks = 3-4 hrs17+ wks = 4+ hrs (not to exceed 6 hrs).

42. It is recommended that any pet waste be removed at least twice a day and put into an airtight trash type container.
43. Kitchens or any area surface where food is kept or prepared shall be disinfected daily.
44. Dog food is to be kept in airtight containers that must be rodent and pest proof.
45. Dogs shall be fed at the minimum once a day and 2-3 times for puppies. Dogs shall have fresh water available at all times.
46. Food bowls shall be removed after the dog(s) is finished eating and any left-over food shall be thrown away. If daily food bowls are not provided and removed, there shall be only enough feed for one day and should be placed in a bottom feeder.
47. For disinfection – food bowls are to be soaked in bleach for a minimum of 10 minutes then washed and air dried. If a dishwasher is used, wash the dishes with dish soap and then put into the dishwasher.
48. Bedding and blankets shall be washed every other day. If the blanket or bedding is soiled it shall be removed immediately and a new fresh blanket given to the dog. It is of the utter most importance that either bleach or a bleach alternative is added to the laundry detergent.
49. Enclosures shall be sanitized daily and disinfected once a week. Any disinfectant that is used must be non-harmful to animals and used within the manufactures guidelines.
50. Any new dogs as well as dogs that become sick or injured shall be isolated from the general dog population. All sick or injured dogs must see a veterinarian immediately for proper care.
51. Any and all veterinary records must be available for review by Ventura County Animal Services at any time during normal business hours.
52. Every dog shall be current on all its vaccinations, including rabies. Any owned, rescued, or harboured 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 (*September 4, 2009, Pursuant to Article 6 Chapter 4, Division 2 of the Ventura County Municipal Code: Sec. 2591 License required*). 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.

53. The Permittee shall submit an evacuation plan to the Ventura County Animal Services and the Ventura County Fire Department for approval.

AGRICULTURAL COMMISSIONER'S OFFICE

54. Agricultural Resources-Land Use Incompatibility

Purpose: To mitigate potential incompatibility between the kennel operation and the adjacent off-site important farmland when the distance setback or buffer, as set forth in the *Ventura County Initial Study Assessment Guidelines, topic 5.b.* cannot be met.

Requirement: The Permittee shall notify the owners and operators of agriculturally-zoned properties and properties in agricultural production, located within 300 feet of the project parcel, of all activities at the proposed facility that may be sensitive to the effects of agricultural operations on adjacent properties. The Permittee shall obtain a list of current contact information for adjacent agricultural operators from the Agricultural Commissioner's Office on an annual basis.

Documentation: The Permittee shall provide a written schedule of typical day-to-day kennel operation activities, such as drop-off and pick-up times, to the owners and operators of agriculturally-zoned properties and properties in agricultural production prior to the issuance of a Zoning Clearance for use inauguration. Additionally, when applicable, the Permittee shall provide notice to the owners and operators of agriculturally-zoned properties and properties in agricultural production for planned, non-typical kennel operation activities. This notice shall specify the date, time, type, and attendance of each non-typical kennel operation activity.

Timing: The Notification shall be provided owners and operators of agriculturally-zoned properties and properties in agricultural production a minimum of 30 days prior to each non-typical activity.

Monitoring and Reporting: The Agricultural Commissioner's Office shall review and approve the Notification and Response Plan. The Permittee shall provide a copy of the approved Notification and Response Plan to the Planning Division for the project file. Agricultural inspectors shall respond to calls pertaining to the perception of agricultural chemical spray drift. Other agencies may respond to complaints related to dust, noise or odors. (ACO-1)

PROJECT DESCRIPTION: GRAND K-9 RANCH DOG KENNEL

June 1, 2015

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PLAN FOR ANIMAL WASTE MANAGEMENT and SOLID WASTE DISPOSAL

(III.F.15.e.(2)). There will be no food preparation at this facility, owners provide their usual food for their dogs. Waste generated from animal enclosures and play yards will be handled in a manner consistent with Ventura County Animal Services Guidelines for Animal Confinement Areas per Animal Services facility inspection report approval as follows:

1. Storage, handling and disposal of animal waste will be in a manner that will not create or promote potential vector breeding sources. This will be accomplished by storing the waste in water tight containers with tight fitting lids and removed from the property at least once each week.
2. Solid waste will be picked up throughout the facility as it occurs, no less than 3-4 times daily, 7 days a week.
3. Solid waste is scooped into double layered industrial strength plastic trash bags, tied and disposed of into the trash containers which are provided by Santa Clara Valley Company and dumped weekly. The trash area is maintained with several containers with lids which are kept closed at all times.
4. The trash area is located behind a screened landscaped and fenced area for access as required by the trash hauler, located near the curb side of the turf play yard.

We fully support Karen Moureaux and Russ Avison and their Grand K9 Ranch LLC in their request to Ventura County for a dog kennel on their property at 2492 Grand Ave., Fillmore CA. We understand they will utilize their existing facilities, barn, runs and yards for this purpose.

Name: Colleen Doll Signature Colleen Doll Date 10/13/15
Address: 2377 Grand Ave City Fillmore State CA Zip 93015

Name: Carolyn Diaz Signature Carolyn Diaz Date 10-13-15
Address: 2473 Grand Ave City Fillmore State CA Zip 93015

Name: RICHARD A. DIAZ Signature Richard A. Diaz Date 10/13/15
Address: 2473 GRAND AVE City FILLMORE State CA Zip 93015

Name: SCOTT SANDERS Signature Scott Sanders Date 10/14/15
Address: 2652 GRAND AVE City FILLMORE State CA Zip 93015

Name: Susan Haase Signature Susan Haase Date 10-29-15
Address: 941 Bridge St. City Fillmore State CA Zip 93015

Name: Ronald Haase Signature Ronald Haase Date 10-29-15
Address: 941 BRIDGE City Fillmore State CA Zip 93015

Name: _____ Signature _____ Date _____
Address: _____ City _____ State _____ Zip _____