Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: NA

Project Title: Mitigated Negative Declaration for Conditional Use Permit (Case No. PL18-0109)

Lead Agency: Ventura County Planning Division

Contact Name: Charles Anthony, Senior Planner

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Project Location: 5500 Grimes Canyon Road, near the city of Moorpark, in the unincorporated area of Ventura County

City *County*

Project Decription (Proposed actions, location, and/or consequences).

The applicant requests a 20-year Conditional Use Permit for a proposed dog kennel facility on a portion of an approximately 21-acre parcel in the Agricultural Exclusive Zone. The proposed facility would be used for breeding, raising, and training of golden retrievers and vizsla dog breeds. A maximum of 210 dogs would be allowed. On-site dog sales would be prohibited. There would be eight employees maximum daily, and five families maximum a day would visit Wednesday through Saturday. The proposed project includes new development of seven kennel buildings, an administration building, private road and driveway, parking spaces, landscaping, stormwater detention basins, and supporting infrastructure. The buildings would be enclosed by a chain link fence for security, and there would be a locked gate at the driveway entrance. Grading would result in 10,800 cubic yards (CY) of cut and 10,800 CY of fill (balanced on site). The proposed project involves the removal of four Heritage size trees. A portion of the existing, on-site avocado orchard would be removed for the proposed project. The remaining on-site orchard trees not within the proposed development area would remain as part of the ongoing orchard operation. The proposed kennel facility would be served by County Waterworks District 1. Dog kennel liquid waste and grooming wastewater would be disposed of through a proposed onsite pretreatment system and infiltration basin. The proposed project includes the installation of a new onsite wastewater treatment system (OWTS) for the proposed administration building. Existing OWTSs would continue to be used for existing structures.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

1. Section 2D (Water Resources - Surface Water Quality) of the Initial Study: The Initial Study found that the proposed project may have significant impacts to the quality of downstream surface waters. However, impacts would be less than significant with the implementation of Mitigation Measure CSP-M1 which requires the retention and treatment of new impervious surface water runoff.

2. Section 5B (Agricultural Resources - Land Use Incompatibility) of the Initial Study: The Initial Study found that the proposed project may have significant impacts to agricultural resources/production due to potential conflicts with adjacent agricultural operations. However, impacts would be less than significant with the implementation of Mitigation Measures ACO-1 (Vegetative Screen) and Mitigation Measure ACO-2 (Notification and Response Plan). Mitigation Measure ACO-1 (Vegetative Screen) requires the installation and maintenance of a landscape screen between the proposed project and adjacent offsite agricultural properties. Mitigation Measure ACO-2 (Notification and Response Plan) requires the applicant to notify persons associated with the proposed project (employees and visitors) of agricultural activities within 300 feet of the project boundary.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

The Los Angeles Regional Water Quality Control Board is a Responsible Agency. There are no Trustee Agencies.