



MITIGATED NEGATIVE DECLARATION

A. PROJECT DESCRIPTION:

Entitlement: Conditional Use Permit (Case No. PL18-0109)

Applicant: Tim Hoke

Location: 5500 Grimes Canyon Road, near the intersection of Grimes Canyon Road and Saint Maarten Drive, near the city of Moorpark, in the unincorporated area of Ventura County

Assessor's Parcel No.: 503-0-060-145

Parcel Size: 21 acres (approximately)

General Plan Designation: Agricultural

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

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

Project Description: 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 (adult dogs and puppies) would be on the proposed kennel site at any one time. On-site dog sales would be prohibited. Any business related to the sales of dogs on the proposed project site, including but not limited to the exchange of paperwork, the exchange of money, or the physical transfer of dogs, would be prohibited. 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 walls of the administration building and kennel buildings would be comprised of painted metal panels (colonial red color) and unfinished masonry block (adobe color). The roofs would be painted white to keep the buildings cooler in compliance with Title 24 energy requirements. The buildings would be enclosed by a chain link fence for security, and there would be a locked gate at the driveway entrance. The proposed project would be developed in phases, and 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 protected (Heritage) trees. A portion of the existing, on-site avocado orchard would be removed during development of the proposed project. The remaining on-site orchard trees not within the proposed development area would remain as part of the ongoing orchard operation. Existing ornamental, non-native trees would also be removed. An existing caretaker dwelling would be used to train the dogs and would no longer be used as a residence at the start of Phase 1 of development. The caretaker dwelling would be demolished in a later phase of the proposed project. The existing principal dwelling would not be altered or removed by the proposed project. (Building structures are summarized in the table below.)

Water is currently provided to the principal dwelling by Ventura County Waterworks District 1 and the orchard is supplied by an on-site water well. The proposed kennel facility would be served by 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.

The proposed project's hours of operation for employees would be daily from 6:00 a.m. to 11:00 p.m., and visitors and customers would be allowed Wednesday through Saturday from 11:00 a.m. to 3:00 p.m. There would be eight employees maximum daily, and five families maximum a day would visit Wednesday through Saturday. Approximately one operational delivery would occur every two days.

Table 1 Buildings	Quantity	Gross floor area of each (square feet)
(E) Principal dwelling	1	5,613
(E) Garage near dwelling	1	800
(R) Caretaker dwelling	1	1,596
(P) Kennel buildings	7	1,890
(P) Administration building with office	1	2,400

- (E) Existing
- (R) To be removed
- (P) Proposed

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:

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.

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: November 10, 2021 through December 10, 2021.

Public Review: The Initial Study/Mitigated Negative Declaration is available for public review online at <https://vcrma.org/divisions/planning> (select "CEQA Environmental Review") or at the County of Ventura, Resource Management

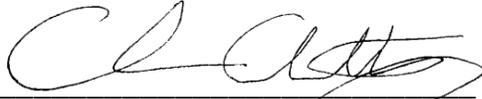
Agency, Planning Division, 800 South Victoria Avenue, Ventura, California, from 8:00 am to 5:00 pm, Monday through Friday.

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 Charles Anthony, the case planner, at the County of Ventura Resource Management Agency, Planning Division, 800 South Victoria Avenue L#1740, Ventura, CA 93009. You may also e-mail the case planner at Charles.Anthony@ventura.org.

E. 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:



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Reviewed for Release to the Public by:



Mindy Fogg, Manager
Commercial & Industrial Permits Section