

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: December 19, 2024

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Kennel Permit and a Coastal Development Permit (CDP), pursuant to San Mateo County Ordinance Code Chapters 6.20 and 20B, Section 6328 to allow an outdoor dog daycare to use for a maximum of 10 dogs on a vacant parcel at the intersection of Alta Mesa Road and Alta Loma Road (APN 063-142-170). The CDP is appealable to the California Coastal Commission. The project is categorically exempt from the California Environmental Quality Act (CEQA) review per Section 15303, Class 3 (c), related to projects not involving significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area.

County File Number: PLN2024-00162 (Fassinger)

PROPOSAL

The applicant proposes to legalize an existing dog walking and day boarding business registered as Marley and Me Animal Services at the Blue Jay Ranch. The parcel is undeveloped and is located at the intersection of Alta Mesa Road and Alta Loma Road accessed from the Devil's Slide Bypass as shown in Figure 1 below. Alta Mesa Road runs on the left side of the parcel and connects to Devil's Slide Bypass, which is Caltrans Right of Way. Lot legality was established through a Certificate of Compliance (Type A), which was approved under PLN2017-00094. No grading or tree removal is involved.

The proposal includes dog walking and day boarding for up to 10 dogs on-site, on the three pre-established walking paths along public streets and neighborhood trails as shown in Attachment E. The dogs would be walked on leash and supervised by employees. The dogs would be picked up by four part-time employees from their homes between 8 a.m. to 10 a.m. and dropped at their respective homes between 3 p.m. to 5 p.m., Monday to Friday. There will be no on-site night boarding. Dogs would be only present at the site from 11 a.m. to 3 p.m. There are no permanent buildings proposed; proposed temporary structures include fencing, partitions, artificial grass, storage cabinets, chairs, garbage bins, and tables. The site currently contains two fenced play yards (play yards A and B), one storage shed, two non-potable 5,000-gallon, and 1,200-gallon water tanks used for washing artificial turf, one pump house, solar panels, one corral (not currently used), and one portable toilet used for employees

as shown in Figure 2 below. The waste generated from dogs would be collected in disposal bags and removed from the site on a daily basis. Drinking water would be provided from potable water bottles for dogs and employees. The required two parking spaces for the two employee vans will be provided at the site. Vehicular access to the site is from Alta Loma Road which runs at the back of the site. The vans drive to the back of the site and park on-site and load and unload the dogs from the play yard, which is also located at the back of the site facing Alta Loma Road. The flagpole portion of the lot is not used by cars due to the steep slope and trees in the middle of the pole. No lights are proposed so the project would not create any glare on the adjacent properties.

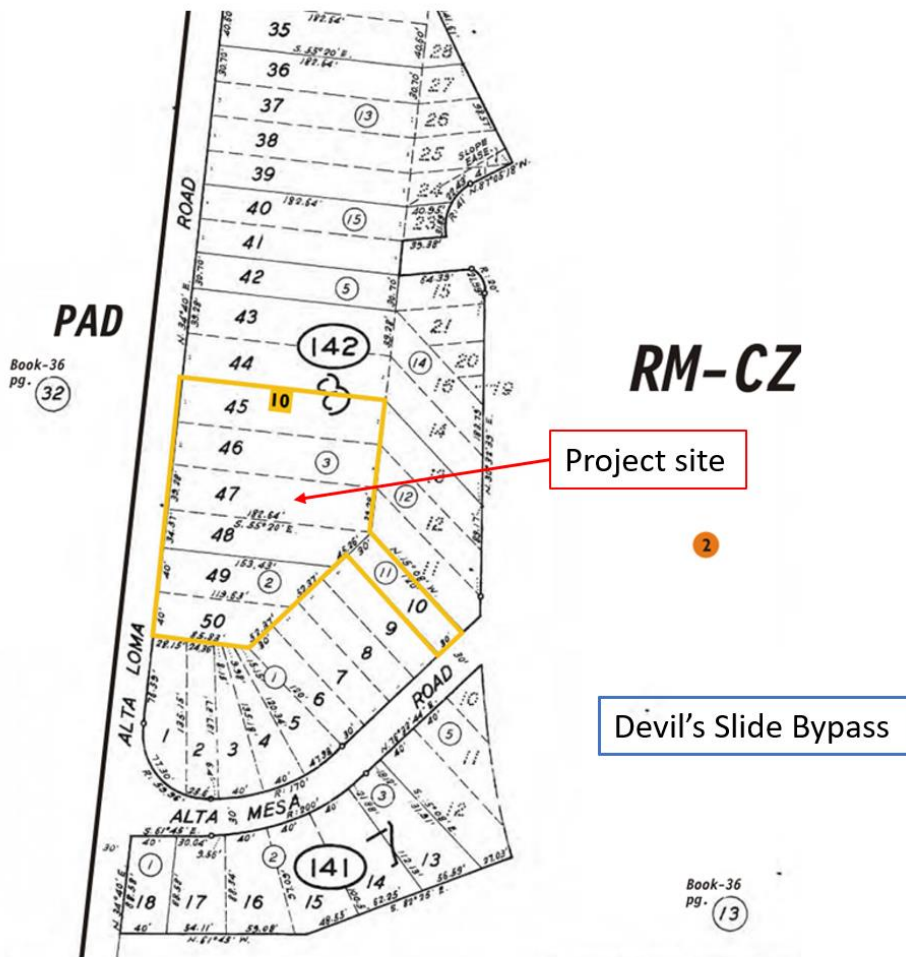


Figure 1 Site Location

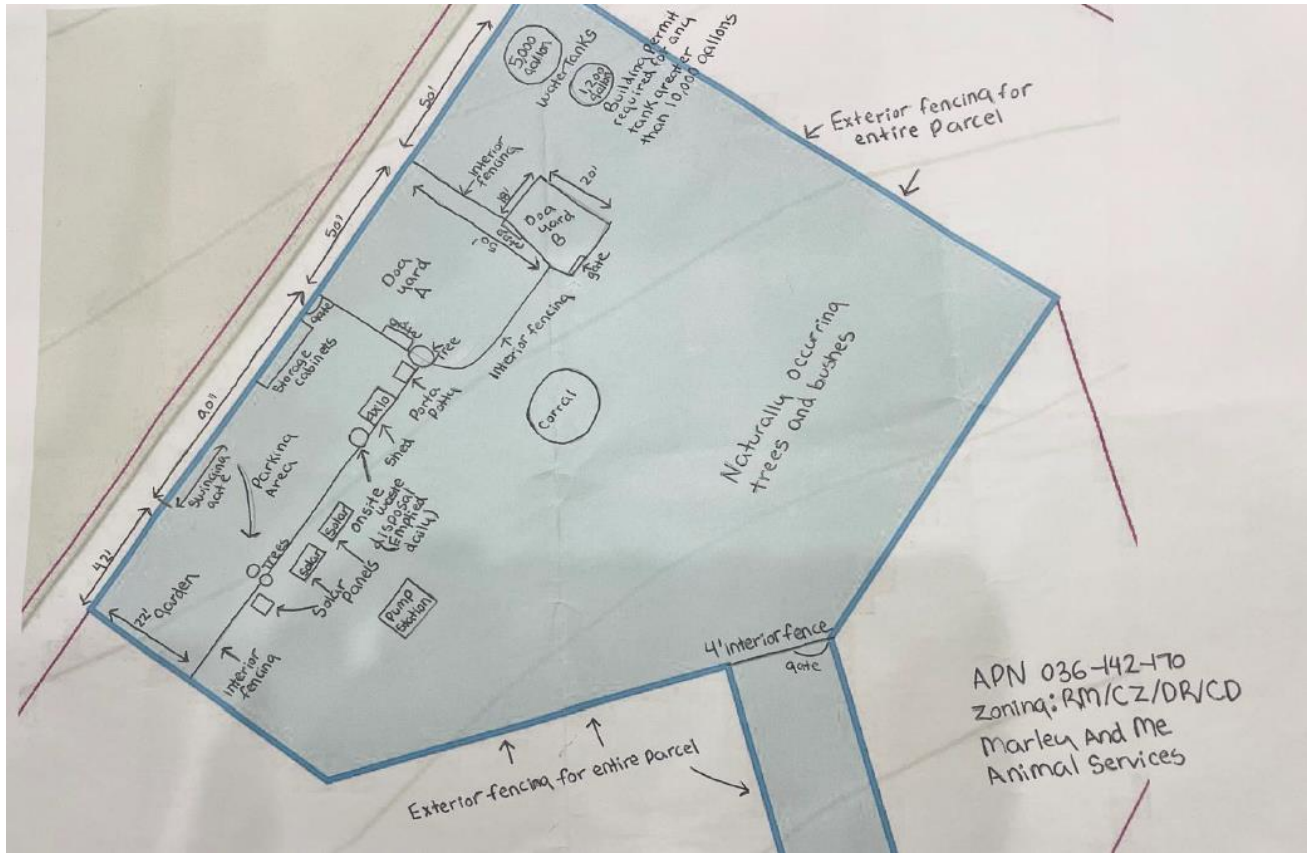


Figure 2 Proposed Plan

RECOMMENDATION

That the Zoning Hearing Officer approves the Kennel Permit and Coastal Development Permit (CDP), PLN2024-00162, by making the required findings and adopting the conditions of approval included in Attachment A of this report.

BACKGROUND

Report Prepared By: Sonal Aggarwal, Planner III, 650-363-1860

Applicant and Owner: Clara Fassinger

Public Notification: Public notification was sent 10 days in advance of this meeting and was mailed to property owners within 300 feet of the project parcel. Notice of the hearing was posted in San Mateo County Times.

Location: Intersection of Alta Mesa Road and Alta Loma Road

APN(s): 036-142-170

Size: 1 Acre

Existing Zoning: RM/CZ/DR/CD (Resource Management-Coastal Zone District/Design Review District/Coastal Development District)

General Plan Designation: Very Low Density Residential (Density ranging from 0-0.2 dwelling units/acre, residential uses including but not limited to space for non-transient housing)

Local Coastal Plan Designation: Very Low-Density Residential

Sphere-of-Influence: Half Moon Bay

Williamson Act: Not a Williamson Act Parcel

Existing Land Use: Open space

Water Supply: Non-potable water is supplied from an on-site well that supplies two water tanks - 5,000 gallons and 1,200 gallons. There is no potable drinking water at the site, and drinking water is provided through bottled water bottles for employees and dogs.

Sewage Disposal: The site has a portable toilet for the employees that is serviced by American Debris Box Service Inc. There is no septic tank or other sewage disposal method present at the site.

Flood Zone: X (Area of Minimal Flood Hazard) FEMA Panel 06081C0117F; effective August 2, 2017.

Environmental Evaluation: The project is categorically exempt as per Section 15303 (Class 3) (c) as the proposal does not involve the use of hazardous substances and does not exceed 2,500 square feet in floor area.

Setting: The subject site is an undeveloped 1-acre, flag-shaped parcel located at the intersection of Alta Mesa Road and Alta Loma Road off Devil's Slide Bypass Road in Cabrillo Highway County Scenic Corridor. It is surrounded by undeveloped lots to the left and right and Montara Mountain to the rear. The parcel slopes steeply from back to front and is densely vegetated with trees. The site is 30 feet wide at the front (flagpole) and 232.42 feet wide at the rear. There are several trails and rural roads in the surrounding area. The closest residence is located approximately 500 feet towards the southwest and northeast of the site.

Chronology:

<u>Date</u>	<u>Action</u>
February 7, 2023	- Complaint received regarding unpermitted trailer and dog walking use. A violation case is opened (VIO 2023-00025).

- January 25, 2024 - Owner removes the trailer and discontinues dog walking use. The violation case is closed.
- June 4, 2024 - Application submitted
- September 11, 2024 - Owner re-starts dog walking use. County determines that the use may continue while permits are being processed. Another violation case opened (VIO2024-00179).
- September 13, 2024 - Notice of violation sent to the applicant.
- October 21, 2024 - Staff conducted a site visit to confirm on-site situations
- October 30, 2024 - Approval by Environmental Health for portable toilet.
- October 30, 2024 - Application deemed complete
- December 19, 2024 - Zoning Hearing Officer's Meeting

DISCUSSION

A. **KEY ISSUES**

1. **Compliance with the General Plan**

With approval of a Kennel permit, as conditioned, the existing facility would conform to the development objectives and policies of the General Plan, with discussion of the following:

Policy 9.23 Land Use Compatibility in Rural Lands a. Encourage compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands.

The proposed use is compatible with the surrounding rural character of the neighborhood, as no new structure or development is proposed. No existing views from the surrounding properties or scenic corridor will be impacted. Hence, the proposed project complies with the General Plan Policy mentioned above.

2. **Compliance with the Local Coastal Plan**

Staff has reviewed the project and found it to be in compliance with the policies of the Local Coastal Program, specifically Policy 8.13 a. (*Special Design Guidelines for Coastal Communities Montara - Moss Beach- El Granada- Miramar*) (1) design structures that fit the topography of the site and do not require extensive cutting, grading or filling for construction, and Policy 8.13 a. (5) to the extent feasible, design development to minimize the

blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. Policy 8.15, (*Coastal Views*), Prevent development (including buildings, structures, fences, unnatural obstructions, signs, and landscaping) from substantially blocking views to or along the shoreline from coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches.

There is no permanent structure proposed. There is no grading required, and no views would be blocked from any public viewpoints including coastal roads, roadside rests, trails, or vista points. No protected trees are proposed for removal. There are many Monterey Pine trees that can be removed under the County's exemption for hazardous trees. While these trees could be removed without a permit due to their proximity to nearby roads, the tree canopy for the parcel is steadily diminishing. Staff has added Condition 13 to require tree replanting for any additional trees removed. Therefore, the natural character of the site would be maintained. Staff has confirmed through a site visit that no exterior lights are installed at the site. The applicant will be asked to install any future lights on timer such that the lights do not run at nighttime. Condition 12 is added to satisfy this requirement.

3. Compliance with RM-CZ Zoning District Regulations

Kennel is allowed use in the RM-CZ zoning district subject to the issuance of a Kennel Permit. As noted above, there is no permanent or significant structures proposed with this permit. The project complies with other development review criteria for site design under Section 6912.2 as the development is located, sited, and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site and its surroundings are maintained to the maximum extent feasible. No lights are proposed as everyone leaves the site after 5 p.m. so no nighttime glare is expected on the adjacent properties. The project complies with Section 6913.1, Primary Scenic Resource Criteria, as all public views from the scenic corridors are maintained, and the project would not significantly obscure, detract from, or negatively affect the quality of the scenic views.

4. Compliance with the Kennel/Cattery Ordinance Regulations

Section 6.20.020 prohibits any person, business, or entity to keep or cause to be kept five or more dogs, or five or more cats, or five dogs and cats in any combination per dwelling unit or per business establishment unless in conformance with Chapter 6.20.

The project does not qualify as an Animal Fancier, which includes a person, business, or entity who keeps at least five dogs, or five cats, or any combination of dogs and cats which totals five, not to exceed ten dogs, or

ten cats, or any combination of dogs and cats which totals ten per one-family dwelling unit, as the use is not associated with a one-family dwelling unit.

The project involves only ten dogs, the project meets the definition of a kennel use, which includes breeding, raising, keeping, boarding, or other handling of more than ten dogs, or more than ten dogs and cats per dwelling unit or per business establishment.

Section 6.20.040 of the San Mateo County Ordinance Code requires that a Kennel/Cattery Permit be obtained to ensure that the proposed kennel/cattery will not be detrimental to existing uses in the vicinity.

The hours of operation for Kennel Permit are 8:00 a.m. to 5:00 p.m. Monday to Friday with dogs being picked up from their homes in between 8 a.m. to 10 a.m. and returned to their homes between 3 p.m. to 5 p.m. The dogs would be taken for walks by the four part-time employees at the pre-established walking routes between 10 a.m. to 3 p.m. (refer to Attachment E for the walking route map). Dogs who are enrolled in the half-day program will be dropped to their respective homes after 1:30 p.m. and the remaining dogs will be dropped off between 3 p.m. to 5 p.m. No visitors would come to the site for pick-up or drop-off.

Section 6.20.060 - Kennel/Cattery Permit Criteria, Requirements, and Findings:

That an application for a Kennel/Cattery permit may be approved if the Zoning Hearing Officer makes the following findings:

a. General Requirements for Kennels/Catteries

- (1) That the keeping and maintenance of the animals will not create a nuisance or endanger the public health, safety, or welfare.

The site is located within the RM-CZ/DR/CD Zoning District. It is vegetated with only a few single-family homes located at approximately 500 feet southwest and northeast of the parcel. Dogs will be supervised at all times and will be walked on leashes on the pre-established off-site routes, so the keeping and maintenance of animals at this site will not create a nuisance or endanger the public health, safety, and welfare.

- (2) That the facilities exist at the proposed location to safely and adequately secure, feed, house, exercise, and maintain the animals.

The dogs would stay at the site between 10 a.m. to 3 p.m. during which they would also be taken for two walks (morning and afternoon). On an average dogs would be present at the site for approximately two to four hours. During this time, they would play in a supervised fenced yard. The site is fully gated, and most of the operations would happen off-site. The dogs will also not be fed on-site or boarded overnight.

- (3) That the facilities exist at the proposed location to provide adequate light, ventilation, and space for each animal to move, stand, and sit.

The proposed parcel is a large 1-acre open undeveloped parcel with tall trees and vegetation. It contains two separate fenced play yards with artificial turf. There is plenty of space for each dog to play and run in the fenced play yards.

- (4) That the possession and maintenance of the animals at the proposed location will not result in the animals being subject to discomfort, neglect, suffering, cruelty, or abuse.

The animals would be supervised by staff at all times, so they would not be subject to discomfort, neglect, suffering, cruelty, or abuse.

- (5) That the permit holder agrees to make every effort to keep all animals free of disease and parasites and provide adequate veterinary care as needed.

All animals are required to be up to date on vaccinations. An emergency veterinary care number will be also provided by the owners before dropping their dogs at the site.

- (6) That where permanent buildings are constructed for the keeping of animals, they shall be of Type V or better construction as defined in the County Building Regulations (Division VII of the San Mateo County Ordinance Code).

There are no permanent buildings proposed in this proposal.

- (7) That the keeping of the animals at the facility will not violate any federal, state, or local law.

The keeping of the animals at the proposed facility meets the requirements of the local government and federal and state law as it pertains to the medical standards of care for animals. The San Mateo County Environmental Health Division has reviewed

and approved the project with conditions. Therefore, the proposed project will not violate any federal, state, or local law.

- (8) That the applicant has not had any animal license or permit revoked or has not been convicted of any provision of Chapter 6, 6.2 or 6.3 of Division III of this Ordinance Code, or any other federal, state, or local animal control law, within the past year.

Staff contacted the Peninsula Humane Society and got a response that they received complaints of dogs fighting at the site. However, due to being not able to locate the site Peninsula Humane Society never performed a site visit. Staff has not heard of any revocation of any permits or filing of any violations against the applicant.

b. Specific Requirements for Kennels

If the kennel/cattery permit involves the keeping of kennels at the proposed facility, the Zoning Hearing Officer shall make the following additional findings:

- (1) That any building, pen, run, or other enclosure housing dogs is at least 300 feet from any residence on a neighboring property, unless an exception is granted pursuant to Section 6.20.130.

The property is nestled between other undeveloped developed. The nearest single-family is approximately 500 feet southwest and northeast of the site.

- (2) That where dogs are to be kept, primarily indoors, buildings constructed for that purpose shall have floors made of concrete, asphaltic concrete, or other impervious material, with drains provided as necessary to ensure adequate drainage. Where dogs are to be kept, primarily, within a single-family dwelling, alternative provisions shall be made as appropriate to ensure that the dogs' quarters are easy to clean to the satisfaction of the Director of Environmental Health.

The dogs will not be kept indoors and or boarded at the site. Planning staff conducted a site visit and confirmed that adequate facilities are present at the site. Further, this permit is subject to yearly inspections to ensure continuing compliance with permit conditions.

- (3) That all outdoor dog pens and runs are kept free of standing water and are enclosed with a substantial fence which adequately secures the dogs.

The site drains down to the canyon; play surfaces will be washed lightly and washed water will infiltrate into the land. Staff conforms through the site visit that dogs will play in a fenced play yard area.

5. Compliance with Environmental Health Division Requirements

The Kennel/Cattery Ordinance establishes that all animals shall be kept in a manner consistent with County Health Regulations (San Mateo County Ordinance Code, Division IV). The County Environmental Health Division has reviewed this request and has no objections to this application.

Each time the Kennel permit is renewed, the ongoing operation will be subject to inspections to ensure that health-related requirements are met, and that no public nuisance is present on-site. As conditioned with this approval, annual inspections will be required to ensure compliance with the Kennel Permit requirements.

6. Compliance with the Parking Regulations

Per Section 6119, two parking spaces are required for four part-time employees, which will be provided at the site.

B. ENVIRONMENTAL REVIEW

The San Mateo County Planning Department has reviewed the project description and has concluded that the project is categorically exempt from the California Environmental Quality Act (CEQA) review per Section 15303, Class 3 (c), related to projects not involving significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area.

C. REVIEWING AGENCIES

Environmental Health
Department of Public Works
Midcoast Community Council
California Coastal Commission
Coastside Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Marley and Me Business Proposal
- D. Proposed Site Plan
- E. Dog Walking Route Map
- F. Pictures from the Site Visit

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00162 Hearing Date: December 19, 2024

Prepared By: Sonal Aggarwal, Planner III For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the General Plan, Find:

1. Policy 9.23 (*Land Use Compatibility in Rural Lands*) a. Encourage compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands. The proposed use is compatible with the surrounding rural character of the neighborhood, as no new structure or development is proposed. No existing views from the surrounding properties or scenic corridor will be impacted. Hence, the proposed project complies with the General Plan Policy 9.23.

For the Local Coastal Program (LCP), Find:

2. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms with the plans, policies, requirements, and standards of the San Mateo County Local Coastal Program. All required application materials for the Kennel Permit were submitted. The lot is not greater than 40 acres, hence, no domestic well is required. Potable water supply will be provided from packaged water bottles for employees and dogs.
3. Where the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, that the project is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code). The project site is not located between the nearest public road and the sea, or shoreline of Pescadero Marsh.

4. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program. Staff has found the project in compliance with Policies 8.13 a. (1) (5) and 8.15, there is no grading required, and no views would be blocked from any public viewpoints including coastal roads, roadside rests, trails, or vista points. No protected trees are proposed for removal. There are many Monterey Pine trees which can be removed under the County's exemption for hazardous trees. Staff has added Condition 13 to require tree replanting for any additional trees and. Condition 12 to avoid nighttime glare in the neighborhood.
5. That the number of building permits for construction of single-family residences other than for affordable housing issued in the calendar year does not exceed the limitations of Policies 1.22 and 1.23 as stated in Section 6328.19. As of writing of this report a total of 25 housing units were approved in the urban mid coast area.

For the Environmental Review, Find:

6. The project is categorically exempt from the California Environmental Quality Act (CEQA) review per Section 15303, Class 3 (c), related to projects not involving significant amounts of hazardous substances and does not exceed 2,500 square feet in floor area.

For the Kennel Permit, Find:

7. That the keeping and maintenance of the animals will not create a nuisance or endanger the public health, safety, or welfare. The RM-CZ/CD/DR (Resource Management- Coastal Zone/ Design Review District/Coastal Development Zoning District) allows kennels as a compatible use.
8. That the facilities exist at the proposed location to safely and adequately secure, feed, house, exercise, and maintain the animals, as confirmed by staff during their site review(s) and the processing of this application.
9. That facilities exist at the proposed location to provide adequate light, ventilation, and space for each animal to move, stand, and sit, as confirmed by staff during their site review(s) and the processing of this application.
10. That possession and maintenance of the animals at the proposed location will not result in the animals being subject to discomfort, neglect, suffering, cruelty, or abuse because the facility's layout provides a comfortable and safe environment for the animals.
11. That the permit holder agrees to make every effort to keep all animals free of disease and parasites and to provide adequate veterinary care as needed. The applicant requires all animals be vaccinated before dropping the animals at the site.

12. That where permanent buildings are constructed for the keeping of animals, they shall be of Type V or better construction as defined in the County Building Regulations (Division VII of this Ordinance Code). No permanent buildings are constructed with this permit.
13. That the keeping of the animals at the facility will not violate any federal, state, or local law. This facility is subject to and meets all government requirements.
14. That the applicant has not had any animal license or permit revoked or has not been convicted of violating any provision of Chapters 6, 6.2, or 6.3 of Division III of this Ordinance Code, or any other federal, state, or local animal control law, within the past year. Staff has confirmed that the applicant has not been subject to any revocation or any citations in violation of any part of this Ordinance Code.
15. That any building, pen, run, or other enclosure housing dogs is at least 300 feet from any residence on a neighboring property.
16. That where kennels are to be kept, primarily, indoors, buildings constructed for that purpose shall have floors made of concrete, asphaltic concrete, or other impervious material, with drains provided as necessary to ensure adequate drainage. Planning staff has confirmed through a site visit that the facility is in compliance.
17. That all outdoor dog pens and runs are kept free of standing water and are enclosed with a substantial fence which adequately secures the dogs. There is no pond or pool present at the site, so there will be no standing water. Staff conforms through the site visit that dogs will play in a fenced play yard area.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report submitted to and approved by the Zoning Hearing Officer on December 19, 2024. Minor revisions or modifications to the project may be made subject to the review and approval of the Director of Planning and Building if they are in substantial conformance with this approval.
2. Kennel Permit upon application and the payment of the required annual fee set by Board Resolution, will be renewed by the Director of Planning and Building for 12 months, provided that the operation of the facility during the previous 12-month period has been in full conformance with this Chapter and other applicable federal, state, and local laws.

Prior to permit renewal, County staff shall notify the permit holder that an inspection of the facility will be conducted to ensure that there is continuing conformance with all applicable laws and permit conditions.

3. This Kennel permit shall be issued for a period of 12 months. The applicant shall be allowed to board up to 10 dogs at any one time.
4. The applicant shall apply, annually, before January for an administrative review and inspection subsequent to this approval and pay the required Kennel permit inspection fee.
5. The permit holder/applicant shall comply with all requirements for Kennels as specified in Section 6.202060 of the San Mateo County Ordinance Code.
6. The permit holder/applicant shall post the kennel permit, as issued, as provided herein in a conspicuous place in the facility or provide it for inspection upon request.
7. A kennel permit issued for a kennel at a specified location as provided herein may be transferred to another permit holder at the same location, only upon the written application of the holder of the permit to the Director of Planning and Building, and with the consent of the latter endorsed thereon.
8. All outdoor runs are to be kept free of standing water and shall, at all times, be enclosed with a substantial fence that adequately secures the canines.
9. All signage shall be reviewed by Planning and Building staff to ensure compliance with the RM-CZ/DR/CD District signage regulations and building codes prior to installation. No exterior signs are allowed.
10. If, in the future, the need arises for more than four employees and/or hours of operations are altered, the applicant shall inform the San Mateo County Planning Department in writing prior to these changes.
11. The Applicant shall obtain legal access for off-site dog walking associated with business, including all necessary permits from Caltrans or other public agency for using their right-of-way.
12. All future exterior lights (if any) shall be on timer and shall shut off after dark to avoid any nighttime glare in the neighborhood.
13. There are many Monterey Pine trees at the site which can be removed under the County' exemption for hazardous trees. While these trees could be removed without a permit due to their proximity to nearby roads, the tree canopy for the parcel is steadily diminishing. The applicant shall replace each tree removed with a native, non-invasive, replacement tree that is appropriate to the climate and topography and maintain (including irrigation as needed) such trees for the life of the project. Stumps of removed trees shall be left in place.
14. Portable toilet shall be maintained regularly, kept on a level surface, with a tray under the facility, as all times.

Environmental Health

15. Applicant shall provide bottled water to the employees and dogs. Non-potable water signs are to be posted on all spigots from the existing agricultural well.

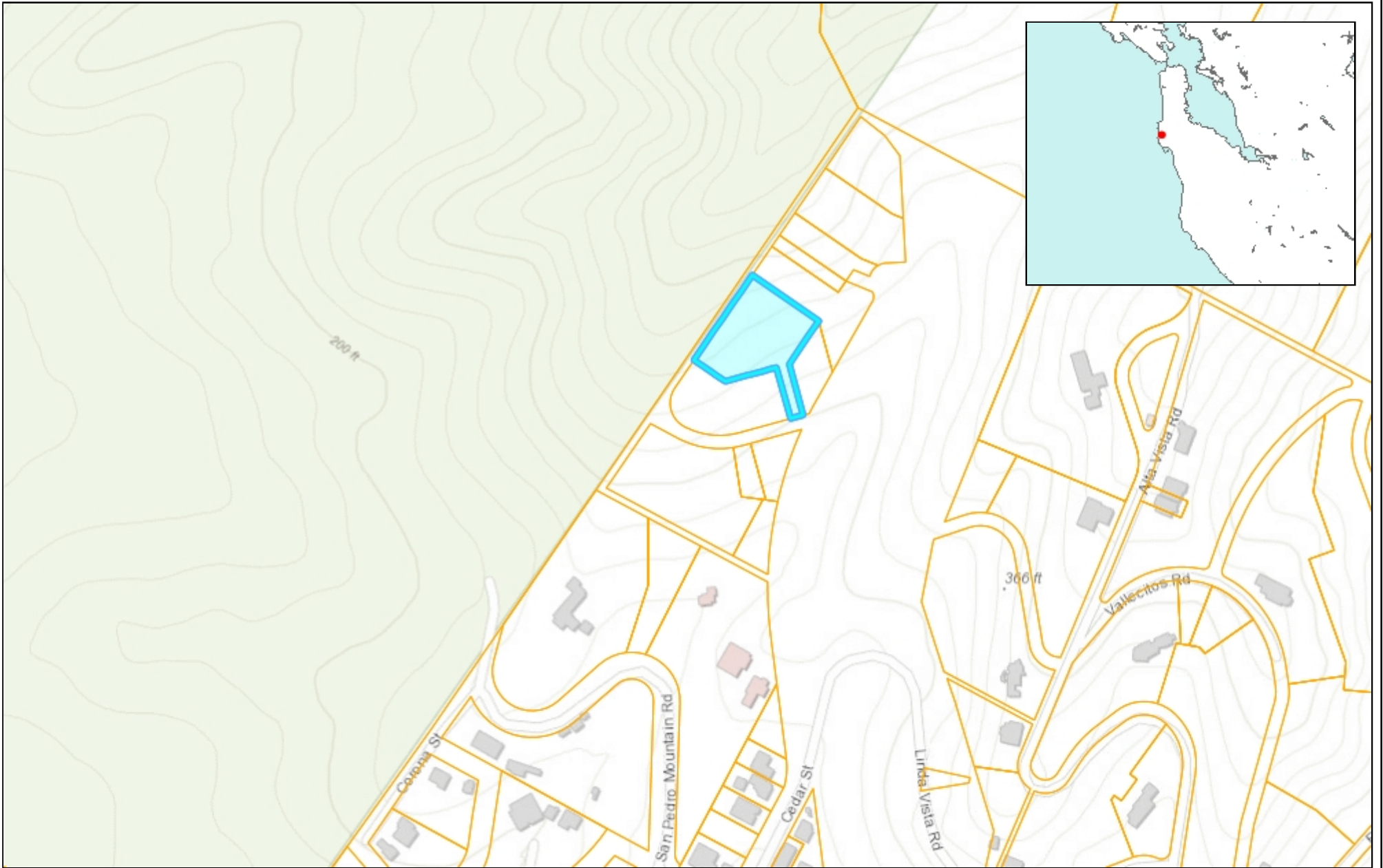
Coastside County Fire

16. Address identification shall be conspicuously posted and visible from the street. The letters/numerals for permanent address numbers shall be of 6-inch height with a minimum 1/2-inch stroke and of a color, which is contrasting with the background. Such letter/numerals shall be illuminated and facing the direction of access. Distance from Road Address No. Size 0-50 feet 6-inch 50-100 feet 8-inch 100-150 feet 10-inch 150 + feet 12-inch with a corresponding increase in stroke width.
17. Address numbers and directional signs may be required at the entrance to the driveway/access road, road forks, and intersections. When located on the street the numbers shall be visible from each direction of travel. This remote signage shall consist of a 6-inch by 18-inch green reflective metal sign with 3-inch reflective Numbers/ Letters similar to Hy-Ko 911 or equivalent.
18. Show access to property from non-paper streets.




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Marley and Me Animal Services

October, 2024 Business Plan

Marley and Me Animal Services operates a dog walking business that utilizes Blue Jay Ranch as its home base for starting and ending walks, as well as providing a safe place for dogs to rest during the middle of the day. No dogs are housed at Blue Jay Ranch overnight, and there are no buildings on the property.

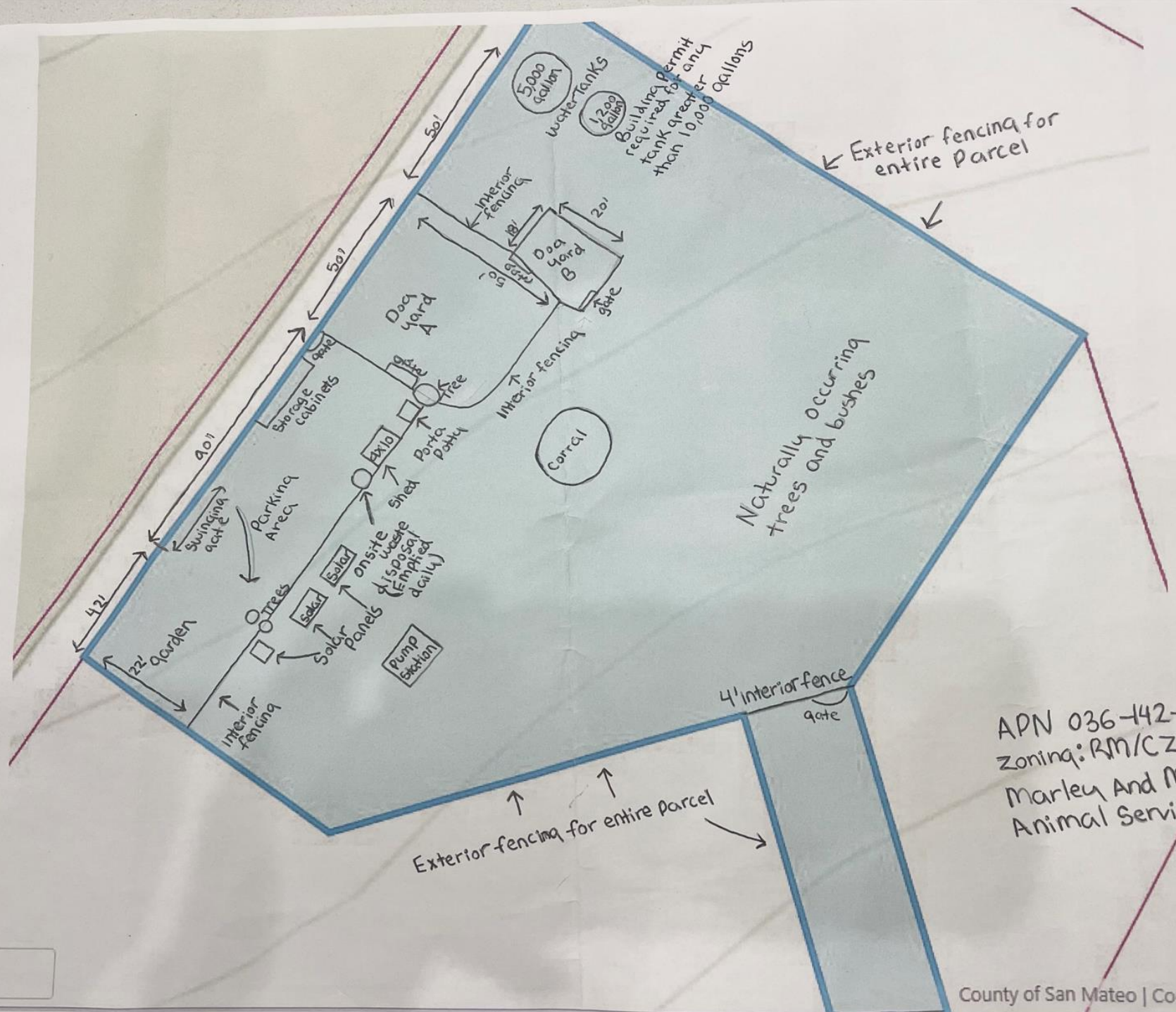
Marley offers morning walks, afternoon walks and all-day day care. Marley picks up morning and day care dogs from their homes in a van beginning at around 8:00 in the morning. Around 10:00, the dog van arrives at Blue Jay Ranch. The dogs then go for 1-2 hour pack walks on local public streets and neighboring trails. A map of walking routes is attached. The walks begin and end at Blue Jay Ranch. The van then returns the morning dogs to their homes and picks up afternoon dogs. The day-care dogs stay at the property, supervised by employees, during the mid-day drop-off/pick-up time. Afternoon dogs arrive at the property around 1:30. All the dogs then go for a 1-2 hour walk, again beginning and ending at Blue Jay Ranch. After the walk, the afternoon and daycare dogs are taken back to their homes in the van.

All walks are done on-leash. There are a maximum of four part-time employees. There are never more than 10 dogs on the property. No owners come to the property. Parking for employees is on the property. Dogs are intermittently on the property from around 10:00 a.m. – 3:00 p.m. The dogs are always in a fully fenced area and supervised by employees. Dogs are not fed at the property. Dogs and employees are provided bottled water. Dog feces are picked up immediately with poop bags and put into an on-site garbage can that is emptied daily (off-sight). There is a porta-potty for employees.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



5000 gallons
1200 gallons
Water Tanks
Building permit required for any tank greater than 10,000 gallons

Exterior fencing for entire parcel

Naturally occurring trees and bushes

APN 036-142-170
Zoning: RM/CZ/DR/CD
Marley And Me
Animal Services

Exterior fencing for entire parcel

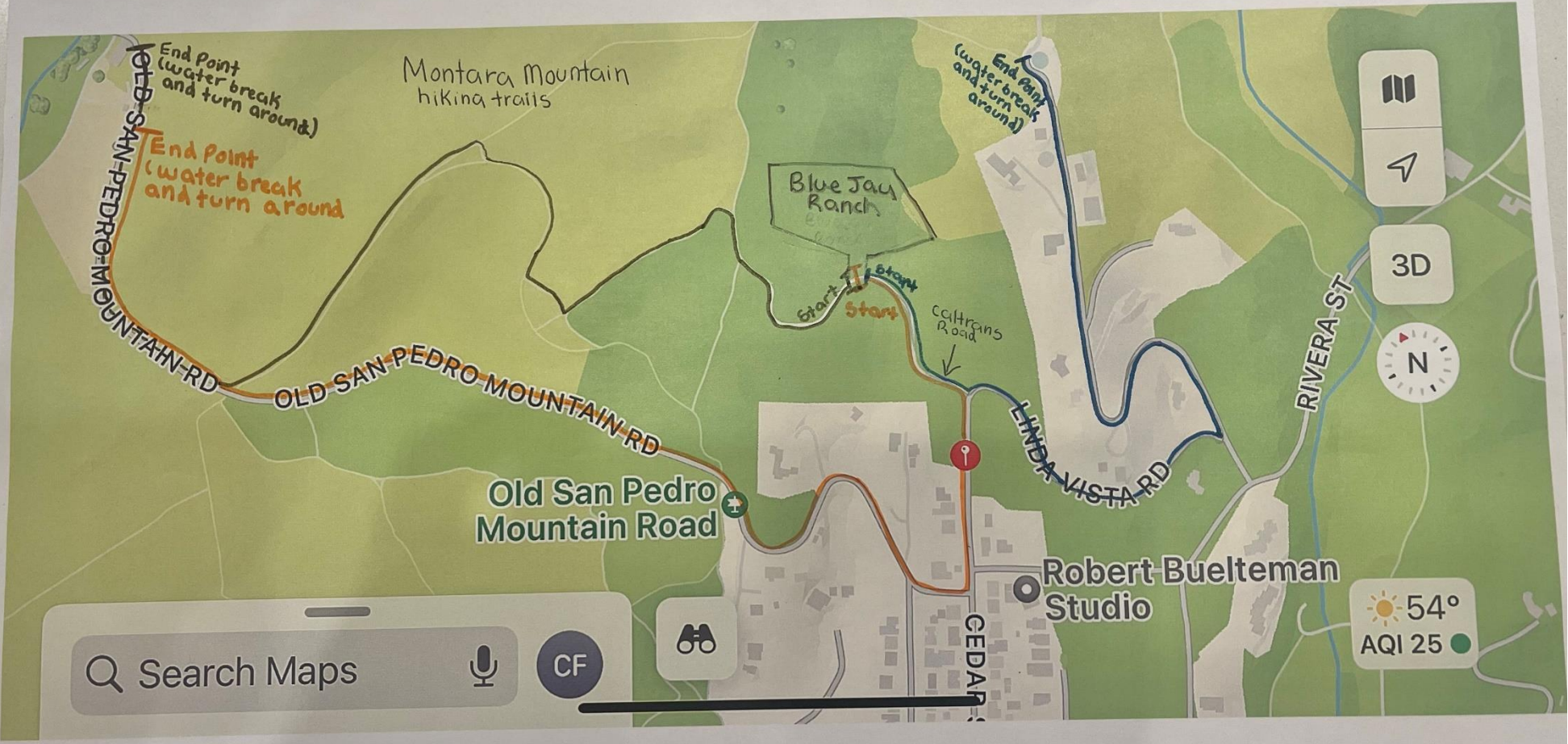
4' interior fence gate



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

Route one [blue square] Route Two [black square] Route Three [orange square]





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

BLUE JAY
RANCH

PRIVATE PROPERTY















POSTED
NO TRESPASSING
KEEP OUT





Marley and Me
ANIMAL SERVICES
630.270.5974
BX19859



Marley and Me
ANIMAL SERVICES
630.270.5974
BX10859









Marley and Me
ANIMAL SERVICES

650.270.5974

4F30753





















AUTHORIZED
VEHICLES
ONLY





NO
PARKING
ANY
TIME
↔



PLEASE
DO NOT
BLOCK THE
DRIVEWAY
THANK YOU



AUTHORIZED
VEHICLES
ONLY







