

**EXHIBIT A: Conditions of Approval
USE22-0070**

Conditions of Approval Conditional Use Permit Dog Breeding / Kennel Facility 10875 Colorado	Timing BL: Business License GP: Grading Permit BP: Building Permit FI: Final Inspection TO: Temporary Occupancy FO: Final Occupancy	Responsibility /Monitoring PS: Planning Services BS: Building Services FD: Fire Department PD: Police Department CE: City Engineer WW: Wastewater CA: City Attorney
1. This Conditional Use Permit shall be for a dog breeding / kennel facility as described in attached Exhibits, located at 10875 Colorado Road (APN 045-441-029), regardless of owner.	Ongoing	PS
2. The approval of this use permit shall become final and effective the date of the hearing. Issuance of building permits may not occur prior to the appeal period of fourteen (14) days following the Planning Commission approval.	Ongoing	PS
3. The Community Development Department shall have the authority to approve the following minor changes to the project that (1) modify the site plan project by less than 10%, (2) result in a superior site design or appearance, and/or (3) address a construction design issue that is not substantive to the Conditional Use Permit.	Ongoing	PS, CE
4. Approval of this Conditional Use Permit shall be valid for twenty-four (24) months after its effective date. At the end of this time period, the approval shall expire and become null and void unless the project has received a building permit or a time extension.	BP	PS
5. The owner and applicant shall defend, indemnify, and hold harmless the City of Atascadero or its agents, officers, and employees against any claim or action brought to challenge an approval by the City, or any of its entities, concerning this conditional use permit.	Ongoing	CA
Planning Services		
6. The Conditional Use Permit shall allow a private dog kennel for no more than 10 adult dogs (four months or older, as defined by the Zoning and Subdivision Regulations), which number shall include a combination of personal pets and breeding dogs.	Ongoing	PS
7. There shall only be one litter of puppies (dogs under 4 months) onsite at one time.	Ongoing	PS
8. The property shall be maintained in accordance with the site plan, attached hereto as Exhibit B, except as modified by these stipulations.	Ongoing	PS
9. The house on the property shall be used continuously as the applicant's primary place of residence.	Ongoing	PS
10. The kennel facility shall not be used for public boarding, breeding or training.	Ongoing	PS
11. The kennel shall be continuously operated in compliance with San Luis Obispo County Animal Services laws, regulations, and applicable requirements for kennel operations.	Ongoing	PS
12. The kennel shall be operated in a manner that prevents noise, odors, vermin, infestations, or other objectionable conditions from becoming a nuisance or a	Ongoing	PS

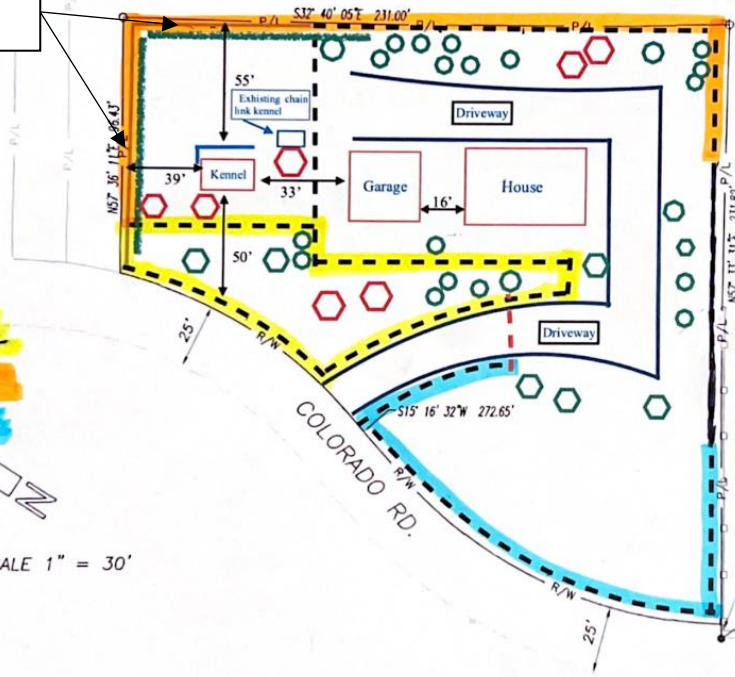
<p>health risk to neighboring properties, property owners and their children or their pets.</p> <p>a. No dogs shall be off-leash in areas not fenced or enclosed.</p> <p>b. Dogs shall only be allowed outdoors when one or more of the property owners are present on the subject property. The applicant shall not allow any dog to act in a manner of continued or repeated barking, howling, or other loud or unusual noises anytime day or night.</p> <p>c. The kennel facilities shall be regularly cleaned, sanitized, and operated in a fashion that prevents the attraction of vermin, the growth of infectious bacteria, the communication of disease, or any other such related health problems.</p> <p>d. The premises shall be continuously maintained in a clean and sanitary condition by daily removal of waste and by the use of spray and disinfectants to prevent the accumulation of flies or offensive odors.</p> <p>i. The kennel shall be cleaned and the animal waste shall be collected from the subject property at least once per week.</p> <p>ii. Depositing the animal waste into the applicant's trash is an allowed means of waste disposal.</p>		
<p>13. The applicant shall obtain a Business License from the City of Atascadero.</p>	<p>BL</p>	<p>PS</p>
<p>14. The applicant shall obtain a building permit for construction of the kennel building.</p>	<p>BP</p>	<p>PS / BS</p>
<p>15. Outside animal enclosures shall not be used for overnight boarding. Dogs shall be allowed outside between the hours of 7am and 9pm every day of the week. All animals shall be contained in pens or runs and not be allowed to run free on a site.</p>	<p>Ongoing</p>	<p>PS</p>
<p>16. Any outside enclosures shall be located a minimum of twenty-five (25) feet from all adjacent property lines and shall be designed to reduce noise per AMC</p>	<p>BP/ Ongoing</p>	<p>PS</p>
<p>17. Fencing around the side and rear property lines (Phase 2 as shown in Exhibit B) shall be 6 feet tall in height. Fencing shall be installed within 6 months of issuance of the kennel business license. The fencing shall be solid and reduce visibility into the site from adjacent properties.</p>	<p>BL</p>	<p>PS</p>
<p>18. Any new residential gate onsite shall comply with the standards of AMC section 9-4.128.</p>	<p>Ongoing</p>	<p>PS</p>
<p>19. The dogs kept onsite for breeding purposes shall not be limited to the two dog breeds, Decker Rat Terriers and Old Dominion Terriers, exceed fifty pounds in weight each.</p>	<p>Ongoing</p>	<p>PS</p>
<p>20. The Use Permit shall be subject to additional review upon receipt of noise or operational complaints. Additional mitigation may be warranted upon verification of recurring noise or operational disturbances that impact residential properties.</p>	<p>Ongoing</p>	<p>PS</p>

**EXHIBIT B: Site Plan
USE22-0070**

6' fence referred to in Condition #16

Phase 1
Phase 2
Phase 3

SCALE 1" = 30'



**Lawrence
Kennel Site Plan**

APN: 045-441-029
Address: 10875 Colorado Rd, Atascadero, Ca 93422
Zoning: RS
Legal Owners: Nickolas & Chelsey Lawrence

Lot Size: 1.06 Acres
Kennel Structure Size: (396 sq.ft. 33' x12')

Legend

- - - 5ft-Fence/New to install fence
- - - 6ft-Fence/New to install fence
- - - Property/New Gate
- - - Property Line
- - - New Shrub/Tree line(Phase 1)
- Large Mature Oak Trees
- Existing Misc Trees
- ← Distance Between
- 6ft Privacy fence in front of kennel