ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Sandra Rivera
Agency Director

Albert Lopez
Planning Director

224 West Winton Ave
Room 111

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Agenda Item # 2 January 11, 2024

January 5, 2024

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, CA 94612

Dear Board Members:

SUBJECT: **APPEAL BY KIMBERLY LARSON AND KATHARINE ERHARDT OF THE APPROVAL BY THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS OF PLN2022-00211, MANDATORY REVIEW OF CONDITIONAL USE PERMIT, PLN2011-00075, PERMITTING A BOARDING KENNEL FOR 144 DOGS AND 50 CATS** – Review of existing Conditional Use Permit on a 2.9 acre parcel located at 4960/4964 Tesla Road, Livermore (APN: 99-1250-33). The review was approved by the East County Board of Zoning Adjustments on February 23, 2023. Staff recommends that the Board adopt a resolution denying the appeal.

RECOMMENDATION:

East County Board of Zoning Adjustments (EBZA): On February 23rd, 2023, the EBZA unanimously approved the mandatory review of the existing Conditional Use Permit.

Planning Staff: Recommends that the Board of Supervisors deny the appeal and approve the review with revised conditions of approval.

PROJECT UPDATE:

This Board heard the appeal in May 2023 and continued the item for six months to provide staff and the involved parties additional time to develop measures that could be implemented to reduce the sound level from barking dogs which were impacting neighboring properties. Originally continued to a date certain in December 2023, the consideration of the appeal was continued to January so that the sound consultants for the permittee and appellant could present a consensus proposal.

A consensus letter (attached) outlines joint recommendations and areas of agreement from acoustical consultants representing both parties, demonstrating agreement that the installation of a sound barrier, particularly at the rearward property lines, would best ameliorate current sound levels. The consensus letter states that, with the installation of this sound barrier, the sound reaching adjacent neighbors would be reduced a minimum of 5dBAs (in some instances higher), which is considered significant and readily noticeable. The sound barrier selected is a specialized branded material (Acoustifence™) which can be best described as a heavy plastic material installed much like a traditional fence. As of this writing there were additional improvements being discussed between the parties, ostensibly to further reduce the noise

concerns, but Staff has not received anything definitive. An update from both parties is expected at the hearing on this item.
Other barriers such as a traditional wood fence or concrete block wall which would normally be installed between commercial and residential uses were not discussed in the consensus letter. The Board may also find useful that the Zoning Ordinance allows for the conditional approval of fence heights of up to twelve (12) feet. Staff recommends the implementation of measures that are supported by both parties and their inclusion in the conditions of approval. It's noted that the proposed sound reduction is not a guarantee to eliminate all nuisance noise or complaints, nor has the proposed solution been assessed with respect to the County's applicable noise ordinance. The consensus letter and the proposed fencing material is a reasonable approach to achieve a noticeable and significant reduction in intrusive noise, which was the direction given by the Board at the first appeal hearing.

Both parties have suggested additional conditions or changes to conditions. The appellants have proposed the staffing by the permittee of a 24-hour hotline for noise complaints. Staff recommends a receiving line during business hours, with a message line outside these hours. The permittee has suggested the removal of the mandatory review from the approval. Staff recommends the retention of this review, or at minimum a focused review to ascertain the continued state of good repair of the sound barrier and any other sound reduction methods.

Subsequent to the concurrence letter, the sound consultant for the appellant signed a separate letter (attached) representing their own opinions and conclusions. The letter provided these comments:

1. The addition of the fence should not exempt the kennel from complying with the noise ordinance.
2. The joint letter does not discuss the appropriateness of the Acoustifence as a noise barrier.
3. The joint letter only provides an estimate of noise reduction expected by the fence, without providing context of adequacy or the noise reduction.
4. Recommendations focusing on the noise reduction of the fence should not come at the expense of additional noise reduction measures:

    a. Staged releases of animals into the exercise yard
    b. Dealing with overly aggravated animals
    c. Continued prohibition on dogs outside at night
    d. Additional acoustical absorptive materials inside the kennel and activity yard
    e. Creation of dedicated staffed hotline or staff person to serve as liaison with neighbors

Staff continues to recommend the inclusion of previous conditions approved by the EBZA, which include several operational measures in addition to the physical sound barrier now proposed. Staff believes the Board should consider the proposed conditions a through e, above, and include them in the approval if warranted. Staff believes some of these proposed conditions would be part of a kennel's Best Management Practices, but may not be enforceable as conditions of approval.

BACKGROUND:

Originally approved in 1954, an animal kennel for dogs and cats has operated continuously at this location, with periodic increases to the authorized number of animals. The current number of 144 dogs and 50 cats was authorized in the mid-1990s. In 2012, the EBZA approved PLN2011-00075, Conditional Use Permit for the continued operation of the kennel. At that hearing the applicant's proposal to rehabilitate structures and construct new structures was presented and discussed. There was no opposition at the hearing and the application was approved unanimously. In the years succeeding the approval, the

applicant developed the site as proposed, with new administrative and kennel buildings, and a new exercise yard toward the rear of the property.

MANDATORY REVIEW:

With the exception of permits for telecommunications facilities, Conditional Use Permits carry no expiration, but rather are subject to periodic mandatory reviews. As part of the review Planning staff refer the review to relevant agencies and send courtesy notices to neighboring residents. When changes to the conditions of approval are contemplated, such changes are appropriately considered by the same body that originally approved the permit, in this case the EBZA. In this case, a mandatory review is recommended at ten years, which is not unusual. The Board may want to consider a shorter period if warranted, with a specific focus on the noise concerns.

CONCLUSION:

Staff believes the main objection to the kennel project is the sound emanating from the dog activities at the site. With the addition of a sound deflecting/absorbing material at the fence line and other operational requirements, many of the complaints received related to this kennel would be reduced, if not eliminated. While the two parties involved may have preferences for how to deal with the kennel noise, staff believes the consensus-based fencing material is a reasonable approach to address the noise issue. Staff recommends denial of the appeal and affirmation of the EBZA approval of the Conditional Use Permit.

The complete record is attached.

Very truly yours,

DocuSigned by:
Sandra Rivera
4C216765DCDF437...

Sandra Rivera, Director
Community Development Agency

Attachments**:**
Draft Resolution
Appeal Letter
December 15th 2023 Consensus Letter
December 27th, 2023 Salter Letter
Additional Correspondence

RESOLUTION NO. R-2024-_____

RESOLUTION UPHOLDING THE DECISION OF THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS APPROVING PLN2022-00211, REVIEW OF CONDITIONAL USE PERMIT PLN2011-00075, PERMITTING THE OPERATION OF A BOARDING KENNEL FOR 144 DOGS AND 50 CATS

WHEREAS, DAN GAMACHE / THE RANCH PET RESORT AND SPA ("Applicant" and "Permittee") filed application PLN2022-00211, REVIEW OF CONDITIONAL USE PERMIT, PLN2011-00075, for a boarding kennel for 144 dogs and 50 cats, in the 'R1-L-BE' (Single Family Residence, Limited Agricultural Uses, 5-acre MBSA) District, located at 4964 Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 99-1250-033-00; and

WHEREAS, the Planning Director determined additional conditions of approval would be necessary to address noise and other complaints, and that the East County Board of Zoning Adjustments, as the original approving body, would review the new conditions of approval; and

WHEREAS, the East County Board of Zoning Adjustments held a public hearing on the application at 1:30 p.m. on the 23rd day of February 2023, using the "Zoom Webinar" platform; and

WHEREAS, it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS, this application was in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 19, Section 15301 Existing Facilities; and

WHEREAS, the East County Board of Zoning Adjustments approved PLN2022-00211, review of Conditional Use Permit, PLN2011-00075, with new conditions of approval; and

WHEREAS, KATHARINE ERHARDT and KIMBERLY LARSON ("Appellants") did submit a timely appeal from the decision of the East County Board of Zoning Adjustments to approve the use permit review; and

WHEREAS, the appeal letter presented seven points of appeal and requested eight changes to conditions of approval including the construction of an engineered sound wall at the rear of the property, and a reduction in the number of authorized dogs; and

WHEREAS, on May 11, 2023 this Board did consider the appeal in a public hearing for which timely public notice was provided; and

WHEREAS, on May 11, 2023, this Board continued the hearing on the appeal to December 14, 2023, directing the Parties to meet and confer with Planning Department Staff to identify potential noise reduction measures for the boarding kennel. On December 14, 2023, this Board continued the appeal to January 11, 2024; and

WHEREAS, it satisfactorily appears from affidavits on file that proper notice of each public hearing was given in all respects as required by law; and

WHEREAS, on January 11, 2024 this Board did consider the appeal in a public hearing for which timely public notice was provided; and

WHEREAS, in written reports and oral presentation to the Board, the Applicant and County staff have responded to each assertion contained in the appeal based on past Conditional Use Permit approvals for the kennel, information from the property building permit history, noise studies, a consensus letter from sound consultants for the Appellants and the Permittee, and subsequent correspondence.

NOW, THEREFORE, BE IT RESOLVED that this Board hereby makes the following findings in support of issuing a Conditional Use Permit:

1. The use is required by the public need as evidenced by continued use since 1957 and the continued demand for quality kennel facilities for domestic animal companions in the Livermore area.

2. The use will be properly related to other land uses and transportation and service facilities in the vicinity as the site is in a zoning district where a kennel is a conditionally permitted use, and with conditions of approval will be compatible with adjacent agricultural and residential uses. The Health Care Services Agency approved an on-site water supply and private sewage disposal facilities for the use. Water service is available from Cal Water for the renovated facility. All other transportation and service facilities are available.

3. The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as conditioned herein. A solid sound-reducing fencing material is proposed at the property line which will provide a noticeable and significant reduction in intrusive noise, at a minimum of 5dBAs. Additional conditions proposed are designed to better control the noise generated by the kennel.

4. The use will not be contrary to the specific intent clauses or performance standards established for the R-1-L-BE District as the use is conditionally permitted as a limited agricultural use in an -L District, and is consistent with the Rural Density Residential Land Use Designation.

BE IT FURTHER RESOLVED that the Board of Supervisors hereby denies the appeal and upholds the decision of the East County Board of Zoning Adjustments. The kennel project is hereby approved with the following conditions of approval:

AUTHORIZATION

1. This permit authorizes the continued operation of a boarding and grooming facility for up to 144 dogs and 50 cats, on the property located at 4964/4960 Tesla Road, Livermore, CA, Assessor's Parcel Number 99-1250-033-00. This authorization includes approval of an as-built fence with incorporated privacy slats, with a height of eight (8) feet. This approval also includes fencing material to attenuate sound, as described in Additional Condition #6 below. This approval shall be consistent with plans marked "Exhibit A" dated January 4, 2024.

ADDITIONAL CONDITIONS FOR REVIEW TO CONTROL NOISE

2. The Permittee or their representative shall be on site at all times.

3. Permittee shall maintain telephone or other direct method of contact for calls to address noise, until 8pm each day. Upon receipt of after-hours notification of noise, Permittee shall diligently pursue

corrective measures.

4. All dogs shall be moved inside the kennel buildings by 8pm each day.

5. All dogs shall remain inside kennel buildings until 7am each morning.

6. Permittee shall install a noise barrier of type, dimension and location as depicted in the attached concurrence letter Figure 1, page 2. The final location and height may be adjusted by the Planning Director to improve sound attenuation. The fence height shall not exceed 12 feet.

GENERAL CONDITIONS

7. As needed, the Permittee shall secure and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:

   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

8. The Permittee shall maintain proper storage of dog food. The existing dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

9. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods, and other pet care supplies related to the board and care of animals on the site.

10. Permittee and property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul PLN2022-00211, this review of Conditional Use Permit, PLN2011-00075, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify Permittee of any such challenge.

11. Permittee, and their successors, shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.

12. This permit shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.

13. Mandatory Review. A mandatory review of this permit shall be conducted after ten years, by January 31, 2034. As a result of this review, an application for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the Zoning Ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

THE FOREGOING was PASSED and ADOPTED by a majority vote of the Board of Supervisors of the County of Alameda this 11th day of January, 2024, pursuant to the following vote:

AYES:

NOES:

EXCUSED:

ABSTAINED:

_____
NATE MILEY, PRESIDENT
BOARD OF SUPERVISORS

ATTEST:
Anika Campbell-Belton, Clerk
Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
DONNA R. ZIEGLER, COUNTY COUNSEL

By: DocuSigned by: Melanie O'Brien 2194A1F8C5644AD...
Melanie S. O'Brien, Deputy County Counsel

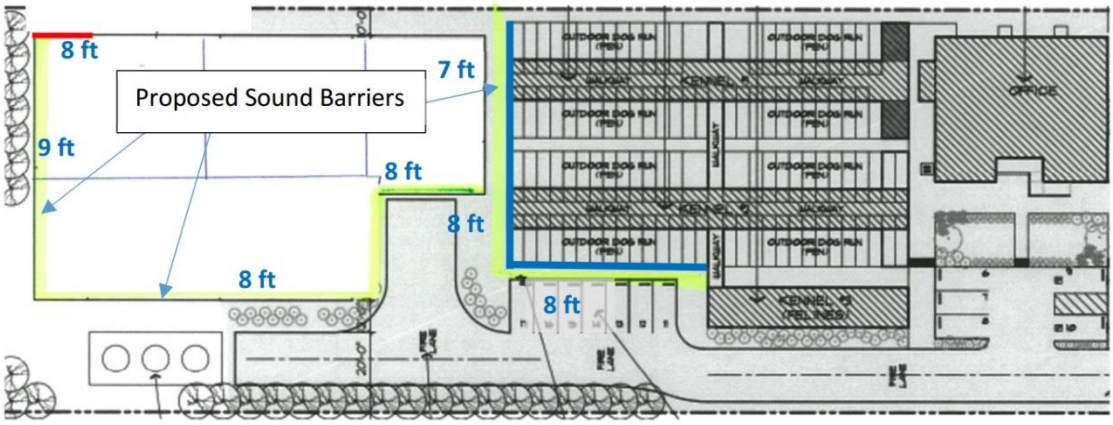
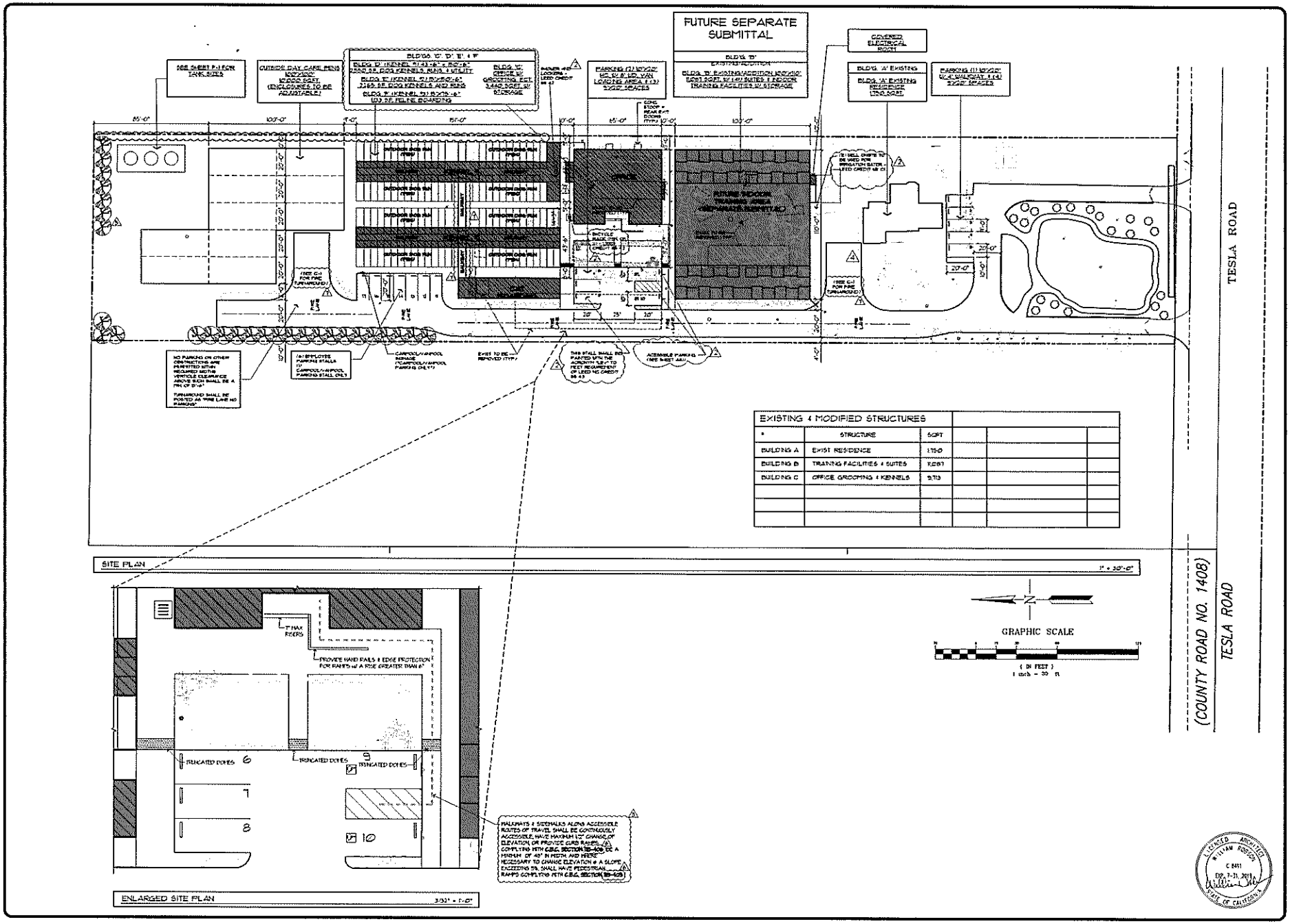
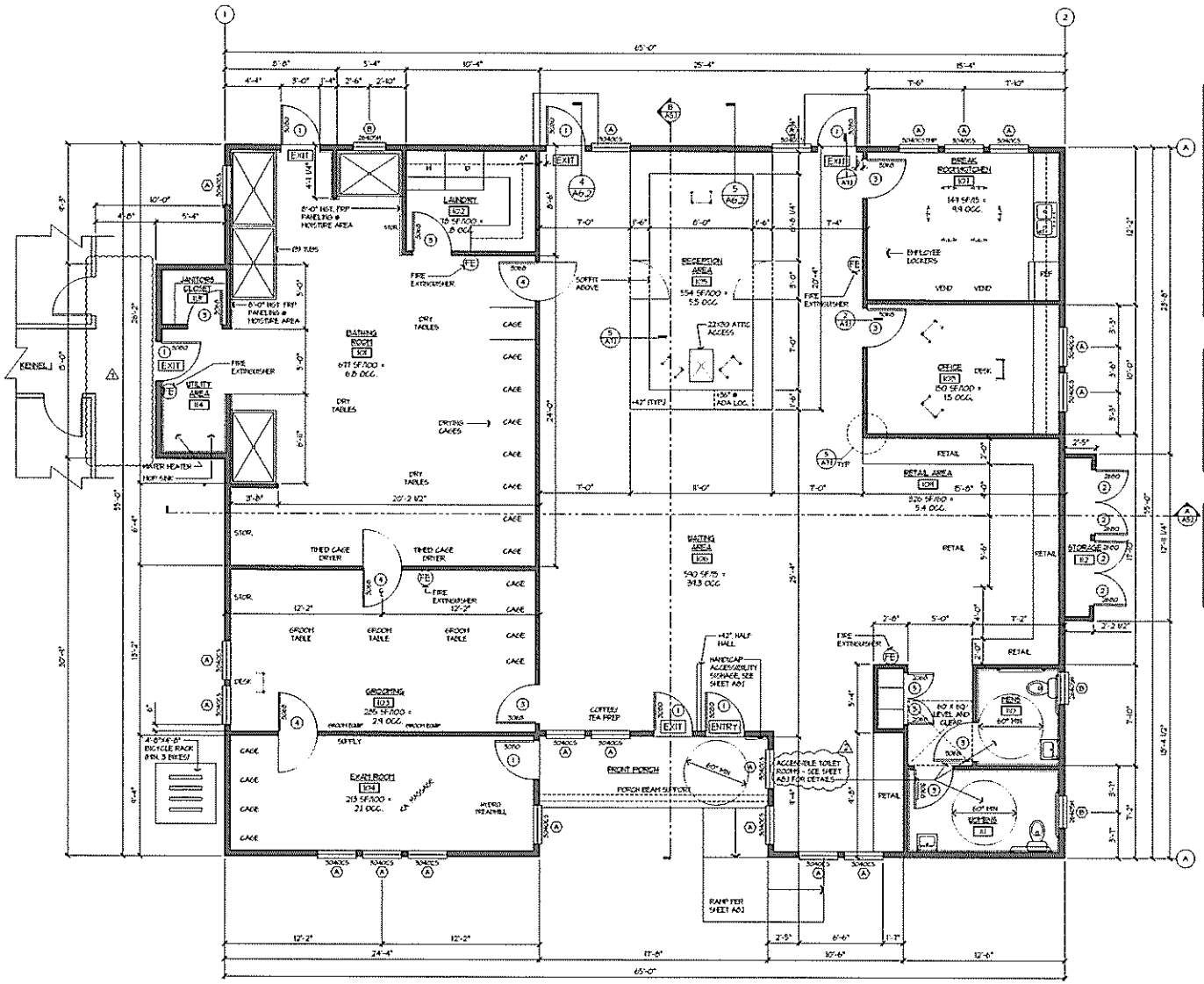


Figure 1 Site Plan with Proposed Sound Barrier Locations (yellow highlight or blue lines) with return (red) and heights (blue text),

EXHIBIT A, PLN2022-00211





OFFICE FLOOR PLAN

1/4" = 1'-0"

NOTE:
SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS, LOCATIONS AND GENERAL INFORMATION.

FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR FINISH						BASE	WALLS FINISH		FIN.	CEILING MAT.		FIN.	CLG HGT	REMARKS
		LAMINATE	CONC. COLORED	CARPET	TILE	VINYL COMPOSITION TILE	CONCRETE W/ CONCRETE SEALER		PAINT	CERAMIC TILE		PAINT	CERAMIC TILE			PART SYMBOLS L FLAT 2 SEMI-GLOSS CONCRETE NOTE (1) CONC. STAINED AND SEALED
K1	BATHING ROOM														10'-0"	PARTIAL BOXED OR BLOCK PLANK
K2	LAUNDRY															
K3	GROOMING															
K4	BATHROOM															
K5	RECEPTION AREA															
K6	WAITING AREA															
K7	BREAKROOM/KITCHEN															
K8	OFFICE															
K9	RETAIL AREA															
K10	MENS															
R1	WOMENS															
K2	STORAGE															
K3	ACCESS. TOILET															
K4	ATTIC AREA															

DOOR SCHEDULE

DOOR MARK	OPENING WIDTH	OPENING HEIGHT	DOOR INSULATION	DOOR TYPE	DOOR MATERIAL AND FINISH	GLAZING	FRAME TYPE	FRAME SIDELITE WIDTH	FRAME MATERIAL AND FINISH	FIRE RATING (IF APPLIED)	REMARKS	DOOR MARK
1	3'-0"	6'-0"	1-3/4"		HMP				HMP		—	1
2	2'-6"	6'-0"	1-3/4"		HMP				HMP			2
3	3'-0"	6'-0"	1-3/4"		HDW				HDW		FRENCH DOORS	3
4	3'-0"	6'-0"	1-3/4"		HDW				HDW			4
5	3'-0"	6'-0"	1-3/4"		HDW				HDW		GATE DOORS	5

WINDOW SCHEDULE

WINDOW MARK	WINDOW WIDTH	WINDOW HEIGHT	WINDOW TYPE	REMARKS
A	3'-0"	4'-0"	CS	
B	2'-6"	4'-0"	SH	

REVISIONS	DATE
1 PLAN CHECK 09.11.08	
2 PLAN CHECK 09.23.13	
3	
4	
5	
6 FIRE DEPT REVISIONS	12/02/14

Design O Tech Associates
professional design services
4408 BLACK AVENUE, SUITE 250 • PLEASANTON, CA 94566
PH (925) 323-4200

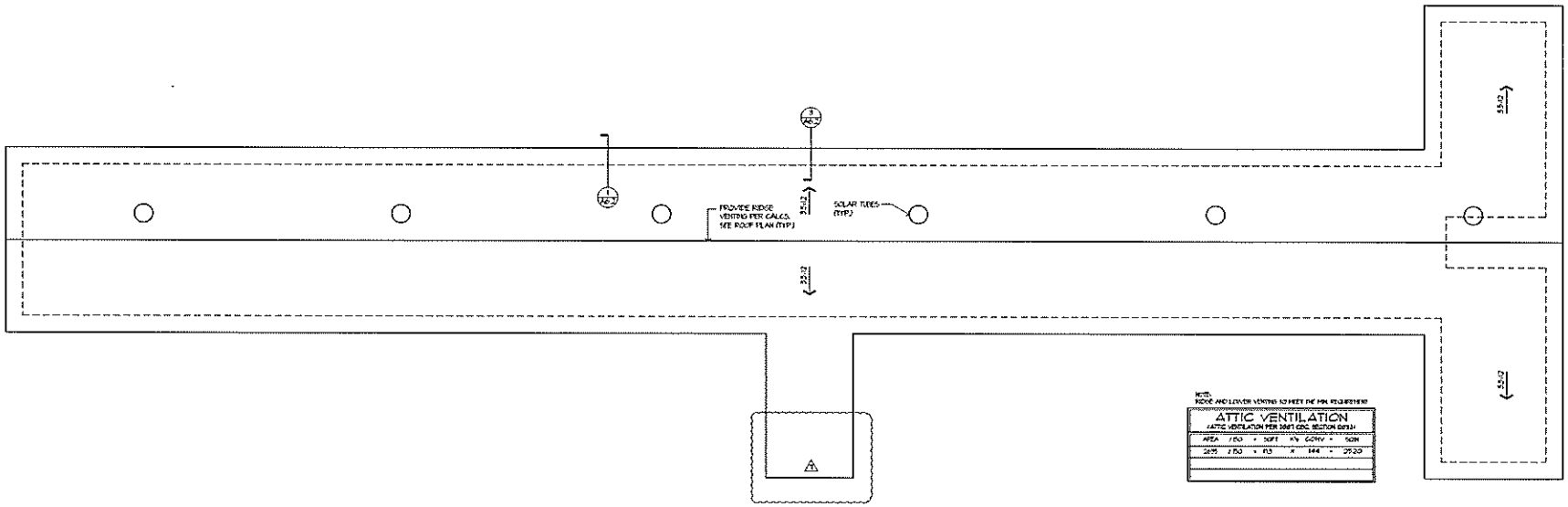
OWNER:
Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT LOCATION:
Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

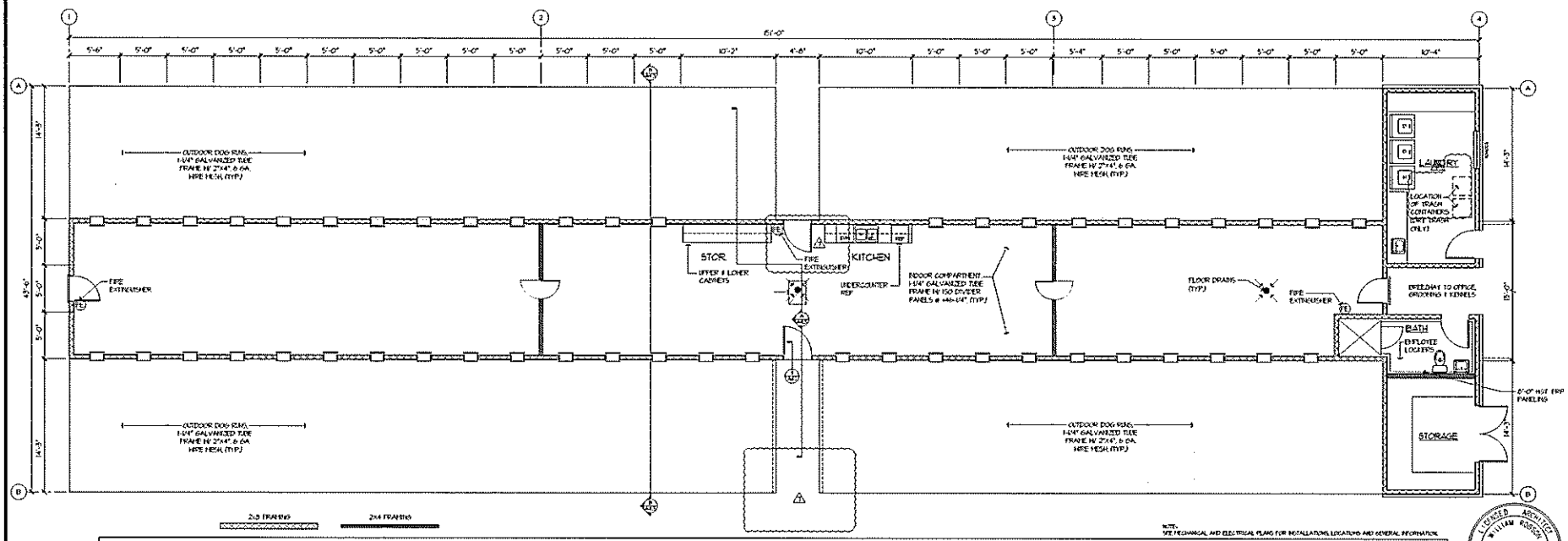
DRAWING TITLE:
Floor Plan (Office)

DRAWN: JOS/BSR
CHECKED: W.ROBSON
DATE: 06/30/14
SCALE: AS NOTED
JOB NO.: 08-008
SHEET: A2.1

LICENSED ARCHITECT WILLIAM ROBSON C 8491 DEC. 7-31-2015 STATE OF CALIFORNIA



KENNELS (TYPE-1) ROOF PLAN 3/16" = 1'-0"



NOTE: SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS LOCATIONS AND GENERAL INFORMATION.

KENNELS (TYPE-1) FLOOR PLAN 3/16" = 1'-0"

LICENSED ARCHITECT WILLIAM ROBSON C 8491 EXP. 7-31-2015 STATE OF CALIFORNIA

REVISIONS	DATE
2 PLAN CHECK 06-06-14	
3 FIRE DEPT REVISIONS	7/10/14

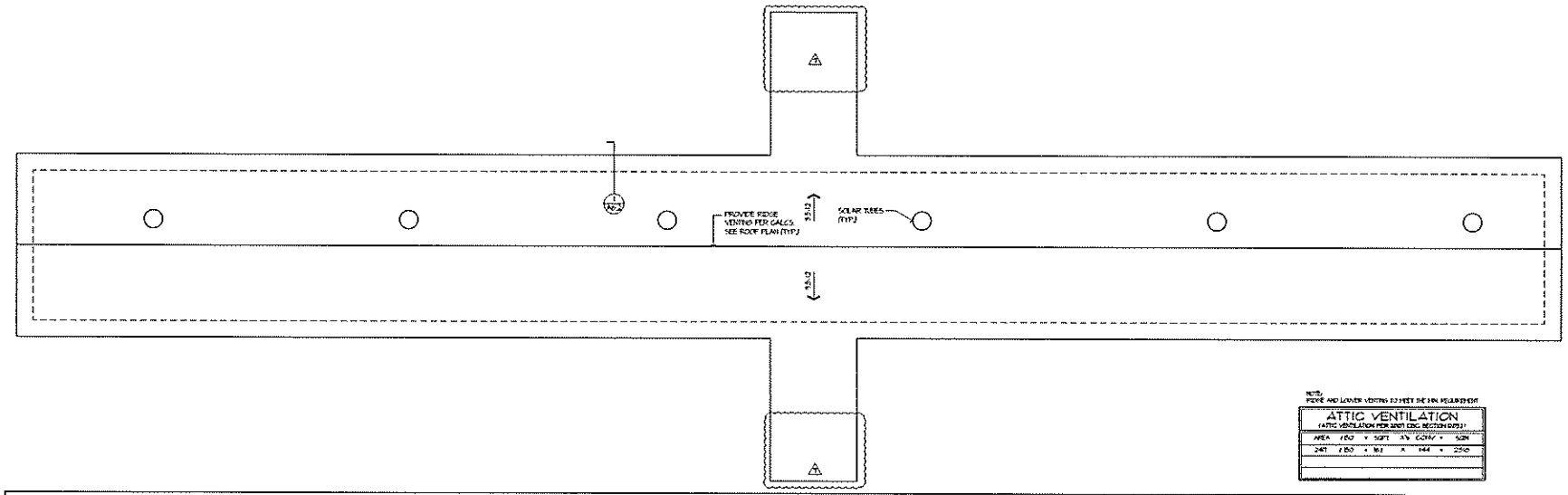
Design O Tech Associates
professional design services
1408 BLACK AVENUE, SUITE 250 ◇ PLEASANTON, CA 94566
PH. (925) 225-4822

OWNER: Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT/LOCATION: Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

DRAWING TITLE: KENNELS TYPE 1 FLOOR & ROOF PLANS

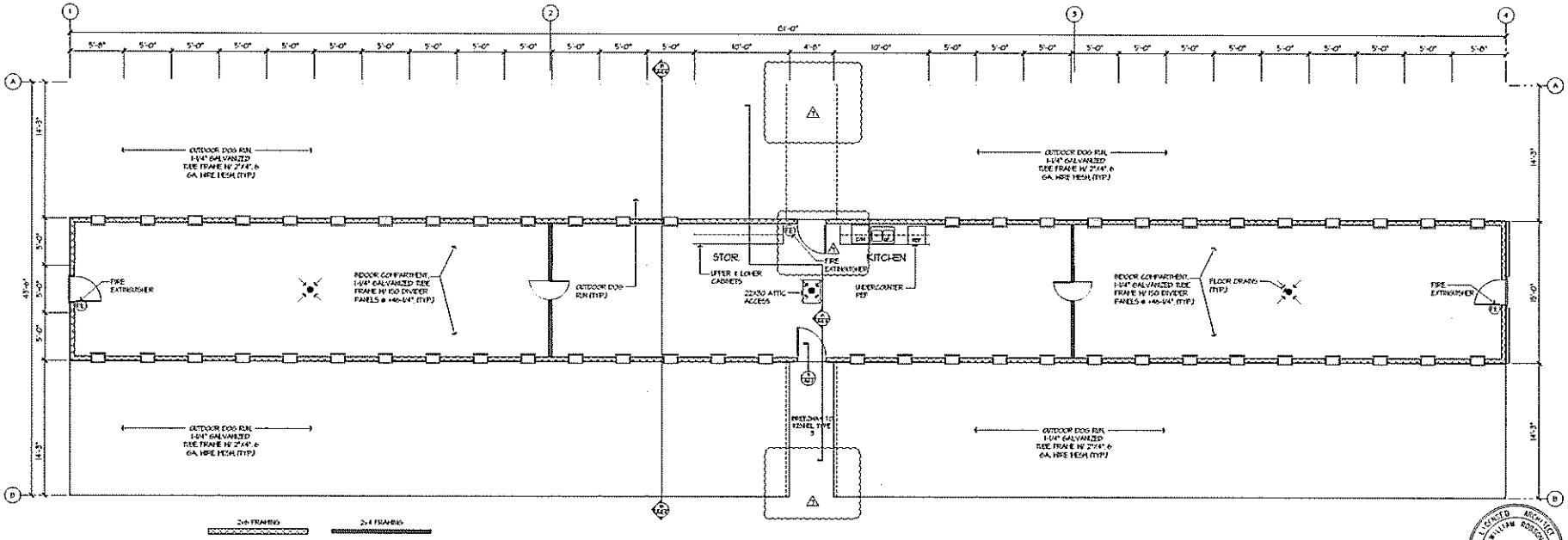
DRAWN: JOO/WR
CHECKED: W.ROBSON
DATE: 06/2014
SCALE: AS NOTED
JOB NO.: 98-009
SHEET: A2.2



NOTE:
PROVIDE RIDGE AND LOWER VENTING TO MEET THE 1/150 REQUIREMENT

ATTIC VENTILATION (ATTIC VENTILATION PER 2007 CBC SECTION 1203)							
AREA	/ 150	=	SQFT	X 1/2	CONV =	SQIN	
2411	/ 150	=	16.1	X	144	=	2316

KENNELS (TYPE-2) ROOF PLAN 3/16" = 1'-0"



NOTE:
SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS, LOCATIONS AND FEDERAL INFORMATION.

KENNELS (TYPE-2) FLOOR PLAN 3/16" = 1'-0"

LICENSED ARCHITECT WILLIAM ROBSON C 8491 EXP. 7-31-2015 STATE OF CALIFORNIA

	REVISIONS	DATE
1	FIRE DEPT. REVISIONS	12-02-14

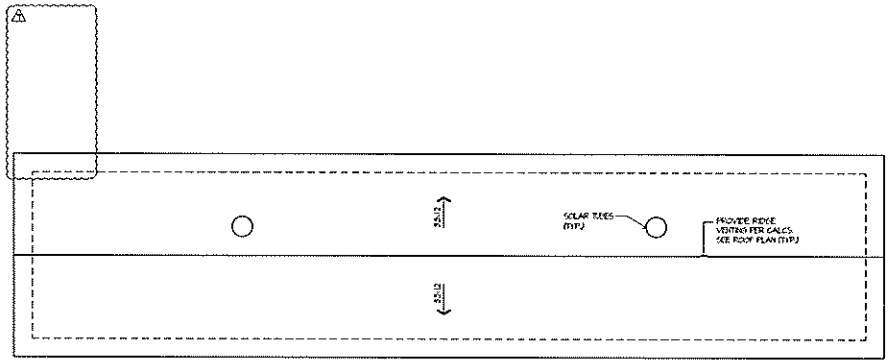
Design o Tech Associates
architectural design services
1458 BLACK AVENUE, SUITE 240 • PLEASANTON, CA 94566
PH: (925) 225-8255

OWNER:
Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT/LOCATION:
Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

DRAWING TITLE:
KENNELS TYPE 2
FLOOR & ROOF PLANS

DRAWN: JOS/BSR
CHECKED: W.ROBSON
DATE: 06/30/14
SCALE: AS NOTED
JOB NO.: 06-009
SHEET: A2.3

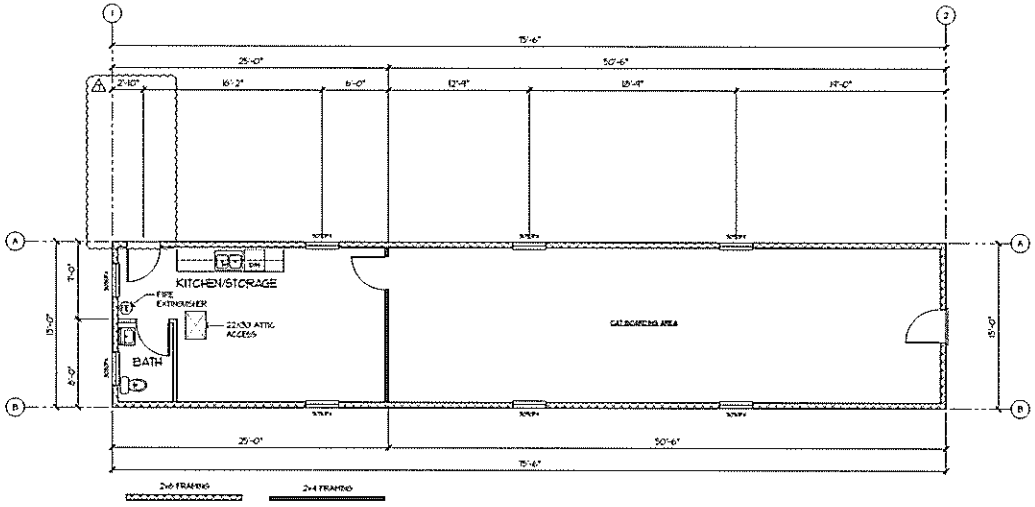


NOTE:
RIDGE AND LOUVER VENTING TO MEET THE MIN. REQUIREMENT.

ATTIC VENTILATION
(ATTIC VENTILATION PER 2007 CBC, SECTION 1203.2)

AREA	1,150	÷	150	=	7.7	CONV.	=	5.28
864	1,150	÷	144	=	8.0			6.01

CAT BOARDING, (KENNELS TYPE-3) ROOF PLAN 3/16" = 1'-0"



NOTE:
SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS, LOCATIONS AND GENERAL INFORMATION.

CAT BOARDING, (KENNELS TYPE-3) FLOOR PLAN 3/16" = 1'-0"

LICENSED ARCHITECT WILLIAM ROBSON C 8491 EXP. 7-31-2015 STATE OF CALIFORNIA

REVISIONS	DATE
1 FIRE DEPT. REVISIONS	12/02/14

Design o Tech Associates
architecture design services
1436 BLACK AVENUE, SUITE 350 O PLEASANTON, CA 94566
PH: (925) 223-4800

OWNER:
Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT/LOCATION:
Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

DRAWING TITLE:
KENNELS TYPE 3 FLOOR & ROOF PLANS

DRAWN: JOC/SER
CHECKED: W.ROBSON
DATE: 06/20/14
SCALE: AS NOTED
JOB NO.: 06-009
SHEET: **A2.4**

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

P L A N N I N G D E P A R T M E N T

Sandra Rivera
Agency Director

Albert Lopez
Planning Director

224 West Winton Ave
Room 111

Hayward, California
94544-1215

phone
510.670.5400
fax
510.785-8793

www.acgov.org/cda

Agenda Item # 8 May 11, 2023

May 4, 2023

Honorable Board of Supervisors
County of Alameda
1221 Oak Street, Suite 536
Oakland, CA 94612

Dear Board Members:

SUBJECT: **APPEAL BY KIMBERLY LARSON AND KATHARINE ERHARDT OF THE APPROVAL BY THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS OF PLN2022-00211, MANDATORY REVIEW OF CONDITIONAL USE PERMIT, PLN2011-00075, PERMITTING A BOARDING KENNEL FOR 144 DOGS AND 50 CATS** – Review of existing Conditional Use Permit on a 2.9 acre parcel located at 4960/4964 Tesla Road, Livermore (APN: 99-1250-33). The review was approved by the East County Board of Zoning Adjustments on February 23, 2023. Staff recommends that the Board adopt a resolution denying the appeal.

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BACKGROUND:

Originally approved in 1954, an animal kennel for dogs and cats has operated continuously at this location, with periodic increases to the authorized number of animals. The current number of 144 dogs and 50 cats was authorized in the mid-1990s. In 2012, the EBZA approved PLN2011-00075, Conditional Use Permit for the continued operation of the kennel. At that hearing the applicant's proposal to rehabilitate structures and construct new structures was presented and discussed. There was no opposition at the hearing and the application was approved unanimously. In the years succeeding the approval, the applicant developed the site as proposed, with new administrative and kennel buildings, and a new exercise yard toward the rear of the property.

MANDATORY REVIEW:

With the exception of permits for telecommunications facilities, Conditional Use Permits carry no expiration, but rather are subject to periodic mandatory reviews. As part of the review Planning staff refer the review to relevant agencies and send courtesy notices to neighboring residents. When changes to the conditions of approval are contemplated, such changes are

appropriately considered by the same body that originally approved the permit, in this case the EBZA.

East County Board of Zoning Adjustments (EBZA): On February 23, 2023, the EBZA approved Condition Use Permit PLN2022-00211 with conditions. During the review numerous members of the public commented on the level of noise from the kennel including dog barking being heard overnight. Two noise studies were conducted in January and February of this year. A consultant hired by the permittee performed a study in January, and the Alameda County Health Department conducted a noise study in February. The studies (attached) concluded levels from the kennel, while audible, are within acceptable limits. To limit evening and nighttime noise disturbance, the EZBA approved several conditions requiring all animals to be inside the kennel from 8pm – 7am.

At the time of the EBZA hearing, the kennel provided overnight boarding to Alameda County Sherriff's Office's (ACSO) K9 animals on an as needed basis. The K9s are occasionally left outside overnight due to handling instructions from the ACSO and as such the EBZA approved Condition #4:

4. All dogs shall be moved inside kennel buildings by 8pm, with exemptions for K9 dogs that are currently under contract, for the length of that contract. At the end of the current contract, all dogs shall be moved inside kennel buildings by 8pm. The Planning Director shall conduct an administrative review after one year of this approval (February 23, 2024) to ascertain compliance with this condition.

Subsequent to the EBZA review, the ACSO informed staff that K9 animals would no longer be boarded at the kennel. With the presence of K9 units no longer an issue, staff recommends amending the wording of Condition #4 to the following:

4. All dogs shall be moved inside kennel buildings by 8pm

The EBZA also approved conditions requiring additional landscaping at the back of the property to serve as additional sound barriers and required the Permittee to provide a method of contact for noise complaints at all hours. Reference to the Noise Ordinance in Title 6 of the Alameda County Ordinances was removed from the conditions on staff recommendation as not applicable to the use and location. Unrelated to the kennel operation, the permit authorization was amended to provide for a privacy fence, eight feet in height, constructed at the eastern and northern property lines. All other approved conditions remained the same from the 2012 EBZA approval.

BASIS OF APPEAL:

The appellants submitted a timely appeal with seven points listed below, with the staff response *in italics* as follows:

1. The adopted review conditions do not address daytime noise.

   After hours noise is of prime concern and the focus of the approved conditions of approval. To aid with noise buffering, new conditions approved by the EBZA require additional landscaping consisting of drought tolerant trees at the rear (northern boundary) of the property.

2. The applicant stated that all dogs would be kept indoors during evening and night hours, but this has not been the case.

   The conditions approved by the EBZA at the latest hearing would have the dogs remain indoors until 7am, and return to inside facilities by 8pm.

3. The kennel did not have a contract with the Alameda County Sheriff, as represented by the applicant. The presence of K9 dogs, which kennel staff were instructed not to handle directly, was cited as the reason these dogs remained outside after hours.

   Communication received by Planning staff from the Sheriff in October of 2022 indicated that the Sheriff contracted with the (kennel) over the last four years to provide kenneling services for its K9 units. After more recent communication from the Sheriff, Staff understands that the use of a purchase order has been terminated.

4. A sound study commissioned by the applicant used recordings that took place over 800 feet from the kennel.

   Recordings for the sound study conducted by the consultant at the behest of the permittee were made from a location about 560 feet from the property line and about 685 feet from the kennel buildings. These measurements were taken from a location in the Buena Vista Avenue right- of-way as close as feasible to the residence of the appellants. A separate sound study conducted by the Department of Environmental Health using recordings gathered from two locations on the appellants' property.

5. The Alameda County Sheriff, Animal Control, has been called out to the property 50+ times, and has cited the facility for a violation of 5.08.060 Nuisance Barking. Animal Control has not been able to contact the applicant due to the presence of a gate at the front of the facility.

   The Sheriff is the enforcement agency for standards under section 5.08.060. The Sheriff and the Department of Environmental Health are the enforcement agencies for the noise ordinance, section 6.60. Planning staff interprets the Noise Ordinance as not applicable in the East County, nor to kennels boarding pets under use permits with conditions addressing noise.

6. Previous Conditional Use Permits were approved with the installation of sound meters at the property line. This condition should have been used for the approval.

   During a previous hearing in 2000, the placement of a sound recording device at the property line was discussed to resolve noise disputes between the then owners of the kennel and the owners of the winery next door. Equipment costs would be shared between both parties. Staff did not recommend this condition for the mandatory review, as results from two sound studies recently conducted did not find the noise to reach nuisance levels.

7. Many of the neighbors feel the nuisance noise from the kennel is worse than ever. The appellants and others favor additional conditions addressing nuisance noise levels.

   The two sound studies conducted did not find the current noise levels to be at thresholds for moderate or serious annoyance, or acceptable decibel levels, respectively. At the 2012 EBZA

hearing, the applicant presented the application with the proposed renovations and new kennel buildings, with no objections were raised at the hearing.

The appellants suggest the following conditions listed here, with staff responses in italics:

1. A 24-hour phone hotline to address after hours barking by a responsible party.

   Current conditions require a number to contact until 8pm with voicemail/message after hours.

2. Designated outdoor exercise time rather than a 13-hour time block during daylight hours.

   This request pertains to kennel operations of the kennel and staff is unaware if this is feasible. On site visits staff found daytime barking noise as likely to come from the outdoor areas of the individual kennels as from the outdoor exercise area.

3. A reduction in the number of authorized dogs.

   The facility has been authorized for the current number of dogs since the mid-1990s.

4. A professionally engineered sound wall or other acoustic enclosure of the kennel.

   Additional measures for acoustic enclosure were not recommended by staff as the noise levels were not found to exceed acceptable levels by either of the two noise studies completed.

5. Annual review of the Conditional Use Permit to ensure compliance with the conditions.

   Conditional Use Permits typically do not require compliance reviews in a one year period.

6. Building Permit submittals should not be approved until after this appeal is heard.

   No current building permits are being requested for the facility.

7. Removal of all elevated features of the outdoor exercise areas.

   This request pertains to operations of the kennel and the design of the current facilities. By reducing the elevation of individual animals this measure may have some small effect toward reducing barking noise as perceived from properties and locations northward of the subject property.

CONCLUSION:

The Planning Department provided recommended changes to the conditions of approval, and the EBZA approved a set of conditions with certain changes. Staff recommend denial of the appeal and affirmation of the EBZA approval of the Conditional Use Permit review, with revisions to Condition #4.

The complete record is attached.

Very truly yours,

DocuSigned by:
Sandra Rivera
4C216765DCDF437...

Sandra Rivera, Director
Community Development Agency

Attachments**:**
Resolution
Appeal Letter

RESOLUTION NO. R-2023-_____

RESOLUTION UPHOLDING THE DECISION OF THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS APPROVING PLN2022-00211, REVIEW OF CONDITIONAL USE PERMIT PLN2011-00075, PERMITTING THE OPERATION OF A BOARDING KENNEL FOR 144 DOGS AND 50 CATS, ADOPTED AT THE BOARD OF SUPERVISORS OF THE COUNTY OF ALAMEDA HEARING OF MAY 11, 2023

WHEREAS DAN GAMACHE / THE RANCH PET RESORT AND SPA filed application PLN2022-00211, REVIEW OF CONDITIONAL USE PERMIT, PLN2011-00075, for a boarding kennel for 144 dogs and 50 cats, in the 'R1-L-BE' (Single Family Residence, Limited Agricultural Uses, 5 acre MBSA) District, located at 4964 Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 99-1250-033-00; and

WHEREAS The Planning Director determined additional conditions of approval would be necessary to address noise and other complaints, and that the East County Board of Zoning Adjustments, as the original approving body, would review the new conditions of approval; and

WHEREAS the East County Board of Zoning Adjustments did hold a public hearing on said application at the hour of 1:30 p.m. on the 23rd day of February 2023, using the "Zoom Webinar" platform; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application was in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 19, Section 15301 Existing Facilities; and

WHEREAS, the East County Board of Zoning Adjustments approved PLN2022-00211, review of Conditional Use Permit, PLN2011-00075, with new conditions of approval; and

WHEREAS, Katharine Erhardt and Kimberly Larson did submit a timely appeal from the decision of the East County Board of Zoning Adjustments to approve the use permit review; and

WHEREAS, the appeal letter presented seven points and of appeal and requested eight changes to conditions of approval including the construction of an engineered sound wall at the rear or the property, and a reduction in the number of authorized dogs; and

WHEREAS, on May 11, 2023 this Board did consider the appeal in a public hearing for which timely public notice was provided; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS in written reports and oral presentation to the Board, County staff has responded to each assertion contained in the appeals based on past Conditional Use Permit approvals for the kennel, information from the property building permit history, and technical information from two noise studies performed in the vicinity.

NOW THEREFORE

BE IT FURTHER RESOLVED that this Board hereby makes the following findings in support of issuing a Conditional Use Permit:

1. The use is required by the public need as evidenced by continued use since 1957 and the continued demand for quality kennel facilities for domestic animal companions in the Livermore area.

2. The use will be properly related to other land uses and transportation and service facilities in the vicinity as Health Care Services Agency approved an on-site water supply and private sewage disposal facilities for the use. Water service is available from Cal Water for the renovated facility. All other transportation and service facilities are available.

3. The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as conditioned herein. Additional conditions proposed are designed to better control the noise generated by the kennel. Two independent noise studies found noise levels recorded on the subject property as well as adjacent properties to be within acceptable noise levels.

4. The use will not be contrary to the specific intent clauses or performance standards established for the R-1-L-BE District as the use is conditionally permitted as a limited agricultural use in an -L District, and is consistent with the Rural Density Residential Land Use Designation.

BE IT FURTHER RESOLVED that the Board of Supervisors denies the appeal and upholds the decision of the East County Board of Zoning Adjustments, finding the following:

<u>AUTHORIZATION</u>

1. This permit authorizes the continued operation of a boarding and grooming facility for up to 144 dogs and 50 cats, on the property located at 4964/4960 Tesla Road, Livermore, CA, Assessor's Parcel Number 99-1250-033-00. This authorization shall extend approval for an as-built fence with incorporated privacy slats, with a height of eight (8) feet. This approval shall be consistent with plans marked "Exhibit A" dated May 27, 2022.

<u>ADDITIONAL CONDITIONS FOR REVIEW TO CONTROL NOISE</u>

2. Permittee or representative on site at all times.

3. Permittee shall maintain telephone or other direct method of contact for calls to address noise, until 8pm. Upon receipt of after-hours notification of noise, Permittee shall diligently pursue corrective measures.

4. All dogs shall be moved inside kennel buildings by 8pm.

5. All dogs shall remain inside kennel buildings until 7am.

6. Permittee shall install additional landscaping at rear of property consisting of drought tolerant trees with spreading habit.

GENERAL CONDITIONS

7. As needed, the applicant shall secure and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:

   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

8. Maintain proper storage of dog food. The dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

9. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods, and other pet care supplies related to the board and care of animals on the site.

10. Permittee and property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul PLN2022-00211, this review of Conditional Use Permit, PLN2011-00075, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify Permittee of any such challenge.

11. Permittee, and their successors, shall comply with all Federal, State, and Local Laws, Regulations and Alameda County Ordinances.

12. Mandatory Review. A mandatory review of this permit shall be conducted after ten years, by February 23, 2033. As a result of this review, an application for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the

zoning ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

End of Conditions

THE FOREGOING was PASSED and ADOPTED by a majority vote of the Board of Supervisors of the County of Alameda this 11th day of May, 2023, pursuant to the following vote:

AYES:

NOES:

EXCUSED:

ABSTAINED:

_____
NATE MILEY, PRESIDENT
BOARD OF SUPERVISORS

ATTEST:
Anika Campbell-Belton, Clerk
Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM:
DONNA R. ZIEGLER, COUNTY COUNSEL

By: DocuSigned by: Katie J. Hall DA808277C6F24CB...
Kathleen J. Hall, Deputy County Counsel

RECEIVED

MAR 0 3 2023

CLERK, BOARD
OF SUPERVISORS

March 3, 2023

Clerk, Board of Supervisors

1221 Oak St. Suite 536

Oakland, CA 94612

Re: Appeal of Conditional Use Permit Review for The Ranch Kennel PLN-2022-00211

Dear Board of Supervisors

I would like to appeal the Planning Commission and East County Board of Zoning Adjustments (EBZA) decision made on February 23, 2023 regarding The Ranch Pet Resort and Spa dog kennel in unincorporated Livermore, owned and operated by Dan and Michael Gamache. I am one of several neighbors that have both complained about the noise and testified at the conditional use permit hearing on February 23, 2023.

BRIEF HISTORY:

As some background, the original kennel has been at this location for several decades. It was previously sold, and is under new ownership. The current owner Dan Gamache, completed a large expansion and redesign in 2020. Since 2021 there have been higher noise levels with longer noise duration to the point it has become unbearable for the vast majority of the residents in the neighborhood.

Currently there are approximately 144 dogs at the facility. The newly erected addition includes a front office that blocks Dan's residence from the majority of the noise disruption and also pushed all the kennel and exercise yards out to the rear of the property – significantly closer to the nearby residences.

The dogs at this facility bark all day long and into the night. During the 2012 Conditional Use Permit submittal process, Dan stated that the noise would be even less of a problem after the expansion. Instead, the opposite is true. There is far more noise. Noise that's louder, longer duration; with more dogs causing the noise.

APPEAL ISSUES:

1. The adopted Conditional Use Permit (CUP) does not address the daytime noise issues that the neighborhood has been dealing with for the past year except to suggest the planting of drought tolerant vegetation to offset the barking of 144 dogs. Even when Alameda County Planner Damien Curry was asked by the EBZA if "drought tolerant vegetation" makes any difference in the sound, he said it largely does not. It is unclear why the Planner would suggest a solution that he himself knows doesn't work.

2. Kennel owner Dan Gamache stated in his permit application that all dogs would be kept indoors at night. However, this has not been the case. Additionally, the Ranch Kennel has been housing Alameda County Sheriff's (ACSO) K9's which cannot be put in at night for the past 4 years. Furthermore, most of the nighttime barking complaints do not even coincide with ACSO K9's stays, as non-ACSO dogs are left outside barking outside at night. However, Mr. Gamache testified and blamed the barking on the ACSO's K9's, which was knowingly factually incorrect. Please see Exhibit A-1.

3. Kennel owner Dan Gamache also completely factually misrepresented the actual dog boarding conditions they provide to ACSO in his permit application. Dan Gamache stated he has a contract with the kennel. Dan was ambiguous about when the contract would expire, because Dan doesn't have a contract with the ACSO's K9 unit and also has misrepresented his relationship with this government agency. Please see Exhibit A-2.

4. Dan Gamache commissioned a limited duration sound study, which was performed 800 feet away from the kennel. The study documented more than 3000 dog noises over the course of 65 minutes. However, AlCo Planner Damien Curry stated that this decibel levels could not be causing a disturbance. On the contrary, Alameda County Ordinance 6.60.020 defines "Noise Disturbance" without any reference to decibels. Instead, it states:

   ...Any sound as judged by any person empowered to enforce this chapter, which (A) endangers or injures the safety or health of human beings or animals, or (B) endangers or injures personal or real property, or (C) annoys or disturbs a reasonable person of normal sensitivity. The factors which shall be considered in determining whether a violation of (C) exists shall include, but not be limited to the following:

   - The relative sound level of the objectionable noise to the ambient noise;
   - The proximity of the objectionable noise to residential sleeping facilities or public camping facilities;
   - The number of persons affected by the objectionable noise;
   - The day of the week and time of day or night the objectionable noise occurs;
   - The duration of the objectionable noise and its tonal, informational or musical content;
   - Whether the objectionable noise is continuous, recurrent or intermittent;
   - The nature and zoning of the area within which the objectionable noise emanates.

5. Animal Control has cited The Ranch for violation of 5.08.060-Nuisance Barking. Animal Control has been called out to this location 50+ times in 2022 for barking complaints. After hours, they are unable to make contact with Dan Gamache because of a gate in front of the facility. Planner Damien Curry has sought guidance from the Animal Control Supervisor on both when Animal Control can ticket, and if the kennel is exempt from

the ordinance 5.08.060. The Supervisor for Animal Control's response was telling: "Kennels are not exempt from this ordinance." Furthermore, the Supervisor J Wills stated : "A citation is written when an officer is present for 5-10 min consistent barking or 1hr of intermittent barking". Unfortunately, Planner Curry did not reference this in their report, and I was only made aware of this after a public records request. Please see Exhibit B.

6. In the kennel's 2001 CUP review, EBZA even suggested installing sound meters on the property line in the hearing (and it was a condition of their 2001 CUP). It is unclear why in 2001, this was a CUP condition while there were no complaints to the kennel, but currently there are over 80 complaints, and this is not a requirement.

7. Many of the neighbors who testified at the EBZA hearing have been residents for this area at least as long as the kennel or even longer and all have said that the noise has never been this bad. We are asking the Board of Supervisors to put additional conditions in place to address the unintended noise issues created by this business' expansion.

Simple immediate actions the board could take include:

a. 24-hour contact number to address after hours barking consistent with other kennels in the area to a responsible party available after hours.

b. Designated outdoor time frame consistent with other kennels in the area and not a 13-hour block of time

c. Reduction in the number of dogs permitted.

d. A professionally engineered sound wall or other acoustic enclosure of the kennel facilities.

e. An annual CUP review time to ensure these measures are effective at addressing the issues.

f. Any permit submittals for enhancements to the kennel facility should not be reviewed and issued until this appeal is ruled on.

g. Removal of all elevated areas of kennels.

h. Do not waste AlCo Animal Control's scant resources policing a business with a chronic issue, with no end in sight.

Please consider this matter from the vantage point of the neighborhood and how the actual noise ordinance 5.08.060-Nuisance Barking was authored: "...C) annoys or disturbs a reasonable person of normal sensitivity. The factors which shall be considered in determining whether a violation of (C) exists shall include, but not be limited to: The relative sound level of the objectionable noise to the ambient noise;

- The proximity of the objectionable noise to residential sleeping facilities or public camping facilities;
- The number of persons affected by the objectionable noise;
- The day of the week and time of day or night the objectionable noise occurs;
- The duration of the objectionable noise and its tonal, informational or musical content;
- Whether the objectionable noise is continuous, recurrent or intermittent;
- The nature and zoning of the area within which the objectionable noise emanates.

Our neighborhood seems to hit all those listed factors. Particularly under the lens of how a reasonable person would act to having to listen to more than 3,000 [separate] dog noises in just over an hour in a random slice of time. Yet for the vast majority of days, the noise level rises and falls, stays long into the night into our bedrooms, and then we awaken to it every morning. It is too much for the neighborhood to continually endure. These dogs were not the AlCo Sheriffs K9's and Dan Gamache misrepresented the conditions on his permit. This situation is simply not acceptable.

Thank you for your consideration into this matter.

Sincerely,

Kim Larson

A1

Palmieri, Mario, CDA

From: Martin Inderbitzen <ndrbtzn@hotmail.com>
Sent: Thursday, October 6, 2022 12:37 PM
To: Curry, Damien, CDA
Subject: Re: Update and Courtesy Notice

Damien,
Mr. Gamache advises me that 99% of the dogs are brought inside every night. They have a few contracts with law enforcement agencies to board Service dogs and sometimes are not successful in putting the dog inside. Most of the time they are instructed to never enter the enclosure. Every night they attempt to lure the dog inside and then close the door as they enter, however sometimes are unsuccessful. We will obtain letters from the law enforcement agencies to provide with the application.

Thank you for the information on the additional noise complaint.

Marty Inderbitzen

REPLY TO:
MARTIN W. INDERBITZEN
ATTORNEY at LAW
P.O. Box 1537
Pleasanton, CA 94566
925-876-2091 Office Direct Line
ndrbtzn@hotmail.com

OF COUNSEL AT
PATTON SULLIVAN BRODEHL LLP
12647 Alcosta Blvd, Suite 430
San Ramon, CA 94583
Office: (925) 600-1800
Facsimile: (925) 600-1802
Direct Line: (925) 876-2091

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Thursday, October 6, 2022 9:56 AM

San Ramon, CA 94583
Office: (925) 600-1800
Facsimile: (925) 600-1802
Direct Line: (925) 876-2091

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Thursday, October 6, 2022 9:56 AM
To: dan@gamecheteam.com <dan@gamecheteam.com>; ndrbtzn@hotmail.com <ndrbtzn@hotmail.com>
Subject: Update and Courtesy Notice

Good morning - the attached courtesy notice for the review will be mailed today to area residents

I also received a call from a different neighbor (not Tim Johnston) who is also informing the county of the noise disturbance from the kennel

This review will take a little more than a month to complete, but there is something you should address immediately. That is the issue of dogs being left outside at night. That was never part of the proposal, under which dogs would be kept inside from evening to morning, with special soundproofing installed in the building.

Damien Curry
Alameda County Planning Department
510.670.6684

General Plan and Zoning information is now available online. Go here to access the Public Access Map (P.A.M.)

The Planning Dept is working normal business hours and remotely in compliance with the Shelter in Place Order issued by the County Public Health Officer

A-2

Begin forwarded message:

From: "McNaughton III, Daniel W., Sheriff" <dmcnaughton@acgov.org>
Subject: External Complaint #2023-014 - Livermore Ranch Kennels
Date: March 1, 2023 at 4:17:04 PM PST
To: "kterhardt@comcast.net" <kterhardt@comcast.net>

Good afternoon,

My name is Daniel McNaughton. I am a Captain with the Alameda County Sheriff's Office (ACSO) and oversee the Internal Affairs Unit, Civil Litigation, and California Public Records Act (CPRA) requests that that pertain to ACSO.

I am writing to acknowledge receipt of your Citizen Complaint received by my office via email on January 18, 2023, related to the Livermore Ranch Kennels located at 4964 Tesla Road. I wish to assure you I take all complaints seriously and ensure they are investigated thoroughly and impartially. However, my investigative capacity for this matter relates specifically to matters involving alleged misconduct of our personnel. I do not have the authority to alter zoning, conditional use permits, or even practices within other units. Additionally, I do not speak directly on behalf of the Sheriff related to any policy decisions. I am simply responding to the allegation of misconduct from an internal affairs perspective.

I have personally looked into this matter. I have reviewed all calls for service related to noise complaints at the Livermore Ranch Kennels and reviewed invoices related to dates and duration of stays. I further verified that the Livermore Ranch Kennel has a current operating license and the legal authority to operate under a conditional use permit issued by the East Alameda County Zoning Authority (EBZA). After doing so, I have concluded the ACSO has responded consistently and acted appropriately to all calls for service related to noise complaints arising from the Livermore Ranch Kennel and did not find any evidence to support an allegation of disproportionate treatment to this facility.

Therefore, I have determined any allegation related to misconduct of our staff is unfounded. This matter is closed, and will not be investigated further by Internal Affairs.

Nonetheless, I am very aware that you, as well as several other persons in your community, have legitimate concerns about the kennel related to a significant volume of noise complaints. I am further aware the EBZA recently held a public hearing related to its conditional use permit. I have learned that during this meeting, many citizens expressed the same concerns you have. I further learned the kennel owner alleged a K9 "contract" with ACSO and essentially blamed our dogs for the noise complaints. Regrettably, the ACSO K9 Sergeant that was going to attend was very ill and failed to inform anybody else of the hearing. To be clear, we do not have a contract with this facility, but occasionally utilize it, as well as other facilities, for temporary accommodations and strongly doubt we are the sole reason for any associated noise complaints.

I wish to genuinely express my understanding of how frustrating this issue must be for you and your neighbors. I also regret that the ACSO has been negatively associated with it. The ACSO does not want to be perceived as part of the problem, nor do we wish to be falsely perceived as having any special relationship with the kennel, which we do not. Moreover, we do not want to be used by the kennel as the reason for the noise complaints or be perceived as advocating for any exemptions to the kennels conditional use permit. Under no circumstances would we ever do so.

For these reasons, I am informed the K9 unit has instructed its handlers to no longer use the Livermore Ranch Kennel facility and to utilize other kennels, as necessary. We do not wish to contribute to a decrease quality of life in your community, however slight our contribution may or may not have been, but would rather be part of the solution.

I encourage you to continue to report any noise complaints associated with the Livermore Ranch Kennel to the Alameda County Animal Control Center during normal business hours, or via Emergency Services Dispatch during afterhours for a patrol response. I also strongly suggest you continue pursuing zoning and the conditional use permit process, as this has the best likelihood for success in my opinion.

Respectfully,

Captain Daniel McNaughton #1823
Alameda County Sheriff's Office | Internal Affairs
3 Park Place – 3rd Floor | Dublin, California 94568
Desk 510-208-9800
dmcnaughton@acgov.org

B

Palmieri, Marie, CDA

From:	Curry, Damien, CDA
Sent:	Tuesday, November 8, 2022 10:58 AM
To:	Wills, Jennifer L., Sheriff; Maldonado, Timothy L., Sheriff
Subject:	EBZA Hearing for kennel 12/8 @1:30

This review is on the agenda for the zoom hearing December 8 @ 1:30

Damien Curry
Alameda County Planning Department
510.670.6684

From: Wills, Jennifer L., Sheriff <jwills@acgov.org>
Sent: Tuesday, November 8, 2022 10:50 AM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Subject: RE: Use permit PLN2011-00075 Dog Kennel, Livermore

As far as I know there is nothing in the ordinance to allow exceptions for businesses.

Jennifer Wills
Alameda County Sheriff's Office
Animal Services Supervisor
(925)803-7042
jwills@acgov.org

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Tuesday, November 8, 2022 10:49 AM
To: Wills, Jennifer L., Sheriff <jwills@acgov.org>; Maldonado, Timothy L., Sheriff <tmaldonado@acgov.org>
Subject: RE: Use permit PLN2011-00075 Dog Kennel, Livermore

Does Animal control apply the same standards to a kennel facility?

Damien Curry
Alameda County Planning Department
510.670.6684

From: Wills, Jennifer L., Sheriff <jwills@acgov.org>
Sent: Tuesday, November 8, 2022 10:45 AM
To: Curry, Damien, CDA <damien.curry@acgov.org>; Maldonado, Timothy L., Sheriff <tmaldonado@acgov.org>
Subject: RE: Use permit PLN2011-00075 Dog Kennel, Livermore

Hello Damien,

Definitely let us know when the hearing is. Regarding 5.08.060, Animal Services will issue citations for violations if excessive barking is heard while we are present or at the request of a citizen. We will not issue a citation without hearing it unless the citizen is willing to appear in court where the burden of proof lies on them. Excessive barking is typically considered 5-10 minutes consistently or intermittently for 1 hour. Animal Services will take into consideration

surrounding stimuli and if the duration of barking is appropriate for said stimuli. Example : squirrel runs across fence line, dog barks but quiets after squirrel is gone or continues barking for 5 minutes.

Thank you,

Jennifer Wills

Animal Services Supervisor
(925)803-7042
jwills@acgov.org

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Monday, November 7, 2022 9:06 AM
To: Wills, Jennifer L., Sheriff <jwills@acgov.org>; Maldonado, Timothy L., Sheriff <tmaldonado@acgov.org>
Subject: FW: Use permit PLN2011-00075 Dog Kennel, Livermore

Jennifer and Tim, FYI there will probably be a (virtual) hearing next month regarding this facility and I'll ask for representatives of the Sheriff Animal Control and Canine units to be present.

How does Animal Control apply 5.08.060?

Damien Curry
Alameda County Planning Department
510.670.5684

From: Barbara Schulz <bbschulz@yahoo.com>
Sent: Sunday, November 6, 2022 9:59 PM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Subject: Use permit PLN2011-00075 Dog Kennel, Livermore

November 6, 2022

Mr. Damien Curry

Alameda County Planning Department

RE: Conditional Use Permit for The Ranch Pet Resort, Livermore

Dear Damien,

It has come to our attention that a conditional use permit for the dog kennel on Tesla Road in Livermore is up for renewal.

Before the final decision is made to renew or not, we would like to make you aware that the dog barking noise from the kennel has become excessive, uncontrolled and unacceptable. This kennel is approximately 0.3 miles from our home on Mc Laren Ct. Our backyard is adjacent to the vineyard in

Curry, Damien, CDA

From: Planning Info, CDA
Sent: Friday, March 3, 2023 7:50 AM
To: Curry, Damien, CDA; Lopez, Albert, CDA; Orduna, Rodrigo, CDA
Subject: FW: EBZA Meeting

Hello,

Forwarding this email.
Thanks.

Rose x56573

ALAMEDA COUNTY
Community Development Agency
Planning Department

From: P Lum <lumezplum@gmail.com>
Sent: Thursday, March 2, 2023 8:07 PM
To: Planning Info, CDA <planninginfo@acgov.org>
Subject: EBZA Meeting

Sheriff Sanchez, Supervisor Haubert, County Counsel Ziegler, and Planning Director Lopez,

Over the past 40 years, I have frequently visited the unincorporated areas of Livermore, specifically Buena Vista Avenue, with relatives who have raised three generations of "Livermorians" on two different parcels built in the 1920s. This is an absolutely beautiful area, but during the last two years has become almost unlivable due to the expansion and "improvement efforts" of The Ranch Pet Resort and Spa. As I hope you are aware, the neighbors' lives have been negatively impacted by the constant dog barking coming from the Ranch Pet Resort at 4964 Tesla Road which was recently debated at the East Alameda County Zoning Authority hearing on Thursday, February 23, 2023,

During the EBZA meeting, several community members spoke in support, but also strongly against the Ranch. The three board members debated the situation, based on the advice of deputy county counsel Katie Hall, who told the board members to be mindful of not putting the "contract" between the county and the Ranch in jeopardy and avoiding motions that would impact the contract. Well, in fact, there is no contract between the county and the Ranch and the erroneous advice of counsel completely skewed the outcome of the meeting.

Today, I was forwarded an email from Alameda County Sheriff's Office Captain Daniel McNaughton who stated there is no contract between the county and the Ranch. He went on to state that the Ranch owner, Mr. Daniel Gamache, alleged during statements in the hearing that he had a contract with the county and that he claimed he would be financially impacted if the EBZA board ruled against his current operating procedures. He even alluded to the fact that the County dogs may be the root of the problem as his staff has been instructed not to handle them and frequently allow them to roam outside throughout the night. Mr. Gamache left the possibility of the Sheriff's dogs causing the barking completely up in the air. The sheriff's office adamantly refutes Mr. Gamache's allegations.

Well, as of March 1, 2023, County K-9 handlers have been instructed by Sheriff's command staff not to utilize the boarding services at the Ranch.

In a nutshell, I urge you to declare the EBZA meeting as null and void and move the issue to the Alameda County Board of Supervisor on appeal for review based on inaccurate information that was presented at the EBZA meeting.

The information presented by the business owner, as well as the deputy county counsel, was completely false and/or inaccurate.

I urge you to agendize this item for a formal Board of Supervisors' meeting.

Thank you,

Patricia Lum

Curry, Damien, CDA

From: grodriguezl73@aol.com
Sent: Wednesday, May 3, 2023 7:08 PM
To: Katy Erhardt; Barbara Schulz; Ann Rodriguez; Robin Modlin; Genny Wilson; KK Larhardt; Curry, Damien, CDA; McNaughton III, Daniel W., Sheriff
Subject: 415 Barking Dog

Dear Friends and Neighbors

I hope this finds you all in good health and spirits. My dear wife and I just recently returned from a week long visit to beautiful Utah. We enjoyed Utah and I didn't hear any dogs barking, it was great. However, upon our return the 415 Barking Dog was back in full effect.

I never thought I would enjoy cold, wet and dark weather but that's when the dogs don't bark as much. Additionally, there are probably fewer dogs at the Dog Resort as fewer people are on vacation. As the warm weather approaches and we all want to enjoy our landscapes and yard chores the barking will only increase. As the summer months are in full bloom the Dog Resort will be full of dogs barking endlessly.

We must be vigilante in our efforts to be heard. We all agree there must be a compromise so the Dog Resort can be successful and prosperous and we as close neighbors can enjoy some peace and quiet.
The beat goes on or rather the brk goes on.

Thank you for your consideration.

DRAFT MINUTES OF MEETING
EAST COUNTY BOARD OF ZONING ADJUSTMENTS
February 23, 2023

REGULAR MEETING

CALL TO ORDER: Chair Eddy called the meeting to order at 1:33 p.m.
MEMBERS PRESENT: Chair Eddy, Members Souza and Imhof
MEMBER EXCUSED: None
OTHERS PRESENT: Planning Department staff Damien Curry
Taiwan McCullough, recording secretary
Katie Hall, County Counsel

PLEDGE OF ALLEGIANCE

OPEN FORUM - Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to two (2) minutes. The Chair instructed everyone on how to participate in open forum

Kelly Abreu said five and half months ago, this board kicked the can down the road and told staff to go away for six months and to give the applicant time to file permits and store 30 junk cars, used cars, inoperable cars, and cars waiting for repairs, and the place looks like a wrecking yard, and it would take 10,000 square feet to store these cars in an indoor space. There is a central portal for permits and the permits are not there. The Planning Department said permits must be consistent with the general plan. Ag use does not include storing inoperable cars. If it is an ag building, they do not need a permit, they can put hay, ag tools, but inoperable vehicles are not an ag thing, so that makes it hard. Talking about modifying measure D and the definition for ag building. Please make sure that ag building does not permit junk vehicles. The fees on this case are being waved. Just want to make sure that this board does not forget this item. The permits are not there and have a feeling that people lost track of the case.

Adopt Findings Authorizing Remote Teleconference Meetings for the East County Board of Zoning Adjustments - Staff Recommendation: Adopt the findings that the board meetings will be held by teleconference in accordance with the Brown Act, due to state and local measures to promote social distancing. **Action Item**

Member Imhof moved to accept the findings. Member Souza seconded the motion.

Damien Curry conducted the roll call. Yeas: Chair Eddy, Members Souza and Imhof. Motion carried 3/0.

NEIGHBORHOOD PRESERVATION AND ZONING ORDINANCE ABATEMENT - None

ALCOHOLIC BEVERAGE SALE REGULATION ADMINISTRATIVE HEARING - None

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS – January 26, 2023

Member Souza moved to approve the minutes of January 26, 2023, as submitted. Member Imhof seconded the motion.

Damien Curry conducted the roll call. Yeas: Chair Eddy, Members Souza and Imhof. Motion carried 3/0.

Field Trip Report

The Chair asked Katie Hall, County Counsel, to speak on the field trip.

Katie Hall, County Counsel, said she reviewed the documents on the purpose of the field trips, and this was created in 2002 to give the board members an opportunity to view the properties rather than just view the photos provided in the staff report. The board members may also ask technical questions from staff. Engagement with the property owner is up

to the property owner's discretion. The property owner may refuse the field trips. The field trips were designed for the board members to attend. They may enter with the property owner's consent. They may take photos with consent of the property owner. Members of the public may attend, but to comply with the Brown Act, no discussion may occur during the field trip. They may ask informational and technical questions. During the public hearing the public may ask questions and have a discussion.

Member Souza asked if Brown Act rules apply. County Counsel said yes if there is a quorum. The administrative code says the board may have field trips. The field trips may be noticed, or board members may individually view the property and report to other board members. All board members do not have to be together, but if visiting the site together it needs to be noticed.

Regular Calendar

PLN2022-00211, MANDATORY REVIEW OF CONDITIONAL USE PERMIT PLN2011-00075 – GAMACHE – Consideration of additional conditions of approval for an existing boarding kennel for 144 dogs and 50 cats, for property in the "R1-L-B-E" (Single Family Residential, Limited Agricultural Uses, 5-acre minimum building site area, 150' median lot width, 30' front yard) District, designated "RDR" (Rural Density Residential) under the East County Area Plan (ECAP), located at 4964 Tesla Road, 490 feet east from Buena Vista Avenue, Livermore area of unincorporated Alameda County, designated Assessor's Parcel Number: 099-1250-033-00. This project is categorically exempt under CEQA pursuant to Section 15301 Existing Facilities**. Staff Planner: Damien Curry, Action Item**

Damien Curry presented the staff report. He said this is the review of the conditional use permit for the property located at 4964 Tesla Road. The review for this permit is required after ten years. There are changes to the original conditions of approval. The kennel has been permitted since the 1950s. There have been subsequent approvals in 1991, 1996 and 2001. In 2012 there were proposed improvements and there was no opposition at the time. Subsequent building upgrades and construction were done, and the building was completed three years ago. Recent complaints included wastewater treatment, the complaint was received by Zone 7 and Environmental Health. The applicant has been in contact with both agencies. Both agencies have no issues with the review going forward. There was a complaint about the eight-ft fence height. Staff is recommending a 12-ft fence. Noise complaints began in August 2021. There could have been a reason for the increase in noise complaints, the upgrade of the facility and lessening of COVID restrictions. Two noise studies were completed, one commissioned by the applicant and one by the Health Department responding to a noise complaint. The findings for both studies were that the noise was below the objective criteria established by the World Health organization and local noise ordinances. He spoke on the additional conditions. Timing of egress and ingress of the dogs to the outdoors spaces. There are some complications with dogs from the Sheriff's Office and other agencies because staff is instructed not to handle these dogs. One of the conditions is to have an onsite representative that may be contacted if problems arise. One of the conditions is requiring landscape installation at the rear of the property which include trees and have more of a buffer between the facility and neighboring properties. Other conditions that were considered but not recommended were sound barrier installation which may not have a significant effect on noise, it is white noise to calm dogs on site, a sound level recording device, and reduction of review period. Staff recommendation is that this board consider the staff report and public testimony, including attached reports, consider the recommended conditions of approval added to control and reduce noise generated by the kennel, and approve the review of the Conditional Use Permit as recommended by staff, consistent with drawings marked "Exhibit A" dated November 10, 2022, and on file with the Alameda County Planning Department.

Member Souza would like the applicant to respond to the comment on the special service dogs for law enforcement firms. Where are they kenneled on the property? The Chair asked if the canines have to be locked up and cannot be handled. Damien said kennel staff is instructed not to handle the canines. The Chair asked if there are separate rules for them. Damien said yes.

Public comment was open. The Chair said everyone is allowed two minutes.

The applicant, Dan Gamache, said when they have a typical customer, they check the dog at the front lobby and staff will take the dog and the same will be when the customer comes back to get the dog. With law enforcement the police officers place the dog in the kennel, and they get the dog and walk them out. The dogs are boarded. He said they make every attempt to lure them at night to bring them in. Staff is not allowed to touch them and there are cases that they are out all day and night. Last year the average was one per night all of 2022. Member Souza asked if the law enforcement organizations that bring the dogs in offer any remedies or way to bring the dogs in, a particular command, etc. Mr. Gamache said no. He said they have tried different commands, but it has not worked.

The Chair said that they are looking at a building at the front of the property. Mr. Gamache said they have hired an engineer to look at the site to have more enclosures. He said the original plan has been changed to use the entire building to mitigate 50% of all outdoor activity. Half of the number of dogs will be indoors and the other half outside. This will dampen any noise outside. The Chair asked if this has been approved by Planning. Mr. Gamache said it was approved by Planning in 2012 and he said he is not sure how long it will take for processing of building and the other agencies approval. The Chair asked if August 2021 is when the remodel was complete in the back area. Mr. Gamache said it was completed in March 2020. The Chair noted that during shelter in place, there were not enough pets, and then in August of 2021 got back to full capacity as prior to the pandemic. Is this correct? Mr. Gamache said from 2017 to the beginning of 2020, the facility was operating at 30 to 40%. In 2021 the demand was back and at the same time getting staffing was difficult during a couple of years. The Chair said the kennel has been in operation for so long and people are complaining that they did not know there was a kennel in their back yard until 2021 or the last couple of years. What is the significant difference that happened? Is it bigger? Mr. Gamache said some people got used to the boarding facility operating at 30% to 40% during construction. But prior to construction it was consistent to what it is now. Maybe people got used to what it was in 2017, 2018 and 2019. Member Souza asked about the hours of operation. Mr. Gamache said Saturdays it is 9 to 3, closed on Sundays and Monday to Friday 7 to 7.

Public comment was open.

Kevin Johnston said Buena Vista has been his family's home for three generations until the spring of 2021 when the kennel was made compatible to a residential area. Starting in the spring of 2021 and continuing to today the kennel produces constant noise through basically day and night causing a nuisance to the residential areas. The management is inadequate, and operation needs to be ceased until the facility noise is not heard in the vicinity. There are other areas of the facility that do not meet regulations and should not be ignored.

Kelly Abreu said so the question from board members, what was the difference between 2020 and 2021. He said for the answer just look at google. The applicant built 12,000 square feet of buildings and another 12,000 feet of kennel run and they were not there in 2020 and it was an empty one-acre field. And where do you get off getting the acoustics measurement at 2360 Buena Vista, it is 700 feet away and right next door is a winery and he thought that the purpose of Alameda County government is to protect land for orchards, farms vineyards and to provide a viable ag economy. Doing noise measurements on the east side, it is a bike lane. He said they should get out of the cars and walk down the bike lane and put the acoustic measure devices right there on the property line on the east side not the bike lane. So many crazy ideas here tonight such as using trees as a sound barrier. Caltrans has disproved this idea a long time ago. The fence needs to be masonry. The wood fence will not do anything for acoustics. Veterinarians are the ones that should be telling people how to handle dogs, these people are not veterinarians.

Joe Villa has been a resident in Livermore for quite some time. The professionalism and ownership at this facility and how they try to contain and control the animals are above and beyond. He said if he thought that the facility was not taking care of the animals, he would not take his animals to this facility. He has been using this facility for fifteen years. The facility has looked at all the details and that is why they have so many customers coming on a regular basis. Even law enforcement because they know how they take good care. A lot of time and thought has been put into this facility.

Katie Earhart said after a public records request which not all the information is contained in the staff report, contains reference from Alameda County Environment Health, Animal Control and Mr. Curry describing how loud the kennel is. With all that she can't imagine why the conditions recommended are so lenient and vague. Animal control has noted that dogs barking continuously for five minutes to ten minutes. What other businesses would be permitted to operate in

a residential area with all kinds of noises at all hours and have their permit renewed with so many complaints over the last year. This business has been unbearably disruptive for over a year and the owner and staff has done absolutely nothing. When remodel was done the applicant said it would improve the noise, and all dogs would be inside. Based on the information all the neighbors support the business and the neighbors are not supporting this business. This is affecting neighbors sleep, and mental health and property values. All letters of support come from customers or staff. It is a nightmare to live next to this 24-hour barking dog soundtrack. She said her family was at her house during Thanksgiving and had to end it early due to four hours of constant barking. Bought the rural residential property for respite from jobs, she is a firefighter, and this past year has been a very disruptive year in her life because of these dogs. She is a new mother and works 48 hours straight. She said the business is no longer in compliance with what they had promised.

Kelly Kimbal said she brings her four dogs to the facility regularly and in her lifetime has never enjoyed such a professional experience as in this ranch. Staff has gotten better over the years. She realizes as she listens to other speakers that there is a disconnection between what residential/ag means. Being next to a winery and vineyards, this is a perfect use for the land. It is an ag facility and has dogs. Maybe the problem is that there are homes nearby.

Kim Larson lives on Buena Vista and said her experience has been similar to most of the community residents speaking today. Noise has increased significantly since the expansion. She is frustrated with the County's response saying that nothing can be done. She lives in a rural residential area and the problem is that there is a kennel nearby. If she had applied to have 150 dogs in her backyard barking all the time, neighbors complaining and property values diminishing, she can't believe that a governing body would approve the application. The conditions of approval do exactly that, the sound study was done by the applicant and according to decimal noise levels no action is needed. She proposed an amendment to the conditions to include a construction sound wall engineered and acoustic outdoor spaces, a 24 hour contact for a person onsite, limit outdoor activities similar to other kennels in the area, or limiting number of dogs, and noise meter at the property line to make sure they are held accountable, a shorter review time to make sure that measures are being followed and not waiting ten years to view them again. She asked the board to listen to the community. She said they live in the community 24 hours a day.

Brian O'Keele has lived on Tesla Road since 2006. He has been around the old kennel for a long time. In the past there probably were not a lot of animals and did not hear the noise. The new facility was built. He said he does not think that the facility is being managed right. He said the dogs bark constantly. It is not respectful to people that live nearby who must put up with the barking. It is a beautiful facility but it is not managed right. It is not right for the neighbors to have to listen to barking 24 hours a day, it is constant. The board needs to consider the application.

Stacey Gilbert said she is a local realtor and she also takes her dog to this kennel. She remembers when this was a smaller kennel and there was noise back then as well, the facility was run down. It has always been a kennel and the noise was always there. When the people bought homes next door, the kennel was there and were they not told by a realtor that there was a kennel. Were they not aware that the kennel was there? There should have been a disclosure. The family runs this facility well. They do a good job. They have added value. There are not many kennels left.

Resident of the south end of Buena vista asked that when the sound test was conducted were there any canine dogs being walked on site. Damien said he does not have that information. The resident said she hears a pattern, when one dog starts barking the other dogs start barking. If one of the canine dogs sees an animal they start barking. If the dogs are not supposed to be outside, than they need to be inside. During the sound recording how many dogs were boarded. Damien said the noise study commissioned by the applicant says over 100 dogs were at the kennel. She asked if the County was made aware of the noise study time. Damien said no. She would like to see a special arrangement for the canine dogs because she thinks that is the problem.

Kim has been taking her dog to this facility for thirty years. She would recommend the facility to anyone. Mr. Gamache is extremely responsive to anything that is going on with the facility. There are not too many places where a dog may be boarded. There are not options. This is a great facility and addition to the community. She mentioned that people buy homes next to a school, or a little league field and then they complain about the noise or people dropping children first. The facility has been there since the 60s and it is foolish not to expect things to change.

Tony E noticed a lot of people speaking about the kennel and service, but the barking is constant. The narrative of the hours does not reflect the noise. He asked for more stringent method on noise control. Long time residents that have said that the barking has increased expeditiously and it is miserable to be in the area. The noise is the main complaint.

Matt resident on Buena vista and brings all his animals to the facility and staff is great. Realtors should be disclosing the information about the kennel. He does not feel that needs to go to public hearings. It is like people that buy next to an airport and then complain about the engine noise. This is an established business.

Tim Johnston longtime resident of Buena vista. Lives in a home that is 100 years old, the neighbors have been here a while. Comments from someone that use the facility, do not speak to the noise. The need for the facility does not have bearing on the noise. The attorney for the kennel said they are offering dog training and it is a use that should be allowed which is not exempt from CEQA. It is a new use. He said he does not know the difference between Sheriff's dogs and other dogs. This is a nuisance. This facility is a major problem to the local community.

Bob H has also been in Livermore close to 40 years and neighbors to the ranch kennel on the other side of the vineyard. He can hear the noise from time to time. The people that are on the call are residents of Buena vista. Mr. Gamache runs a great facility. He has taken all his dogs to this facility. He understands the noise complaint, but the noise is not a problem to him.

John Schultz wanted to make two points. He lives a third of a mile away, his house backs to the vineyard. The problem is the noise not the quality of service. The issue is the noise. He asked that the testimony from other people should be taken with a grain of salt. The decibel level does not matter for the noise study. Dog barking is annoying and can't purely be measured with decibels.

Darleen said she has lived here since 1951 and there has been a lot of changes. Not disputing that the facility is nice. During thanksgiving she called the facility and asked them to do something about the noise. There were 74 dogs and it was loud. She said it was going to be a loud weekend. The owner is aware of it. She understands that the kennel was there before and they need to solve this problem. Not saying to get them out of here, but get rid of the noise.

Sue, resident of Buena Vista, has been there a long time. Every aspect of her life is affected by the constant barking. Her blood pressure raises, and she cannot sleep at night. The affect on her health is dramatic and for many of her neighbors. Totally understand that it is a nice facility, they employ more than fifty people, but they are not doing a great job for the neighbors. It is out of control. During thanksgiving break there was not a moment when we did not hear dog barking. Someone mentioned that when living next to an airport one should expect loud noises. That is not correct t and there is a procedure for airports. Please stop the noise and do something to help the neighbors.

Rodriguez lives on Thomas Court in Livermore and said this is a beautiful facility. He is listening to the complaints and noticed that the kennel put a piece of plastic over the chain link fence. It is like putting a band aid over a gunshot wound. It does not do anything for noise. The dogs live on cement floor and the noise bounces off. The kennel must consider the neighbors, they need a sound wall and do something reasonable.

David lives west of the kennel, the noise problems are not limited to Buena vista or Tesla. The sound carries over the vineyards. As other have pointed out, the noise can't be measured. It is continuous, day and night and there has been a dramatic increase since the upgrades were done. it is a widespread problem that effects a large area.

Donna said she generally walks in the neighborhood and it is very loud and the coyotes like to go there and join in. The coyotes are not as annoying. She said she moved in the neighborhood in 2012 and the increase in noise has been significant. She asked if the complaints include the ones made to the Animal Control in Livermore. Maybe some people might not know that it is County and those complaints should also be counted.

Marty Inderbtzen thanked Damien for the report. First of all, the dogs have been there a while and Mr. Gamache made substantial improvements. The sound study has established that it is below the sound ordinance. Trying to do the best

and what can be done about the noise. It does not seem to be a problem at night and have looked at the complaints. Only seven were after 8:00 p.m. Mr. Gamache is trying to do the best he can and has spent funds on building the facility. This facility provides service to the Sheriff's and other police emergency services as well.

Patricia Lung said she has been visiting Buena Vista where family has lived since 1921. People are not complaining about the facility, it is the noise. There are simple things that can be established. The noise study is another issue. It was conducted 600 feet away from the source. It should have been at least 50 feet. The staff report says there is no noise problem to the neighbors. The last issue is the Sheriff's Department, they are the enforcing body of this facility.

John Fredrick lives half a mile away. Walks by there twice a day and will say that the plastic they put up does not work. They should consider something else along the wall. The big issue is at nighttime when the neighbors hear the noise the most. Regarding comments that we should have known about the kennel, we did not know that the kennel was here.

Laurie said as far as the noise goes Mr. Gamache has done everything he can. She wanted to reiterate that the information about the kennel should have been disclosed. Dog barking to her is okay. Knows where Buena vista is in comparison to the kennel. Is it that bad, what if it was close to the airport, it is what it is. The complaints are ridiculous.

The Chair wanted to ask Mr. Gamache regarding the plastic, was it for privacy or noise. Mr. Gamache said it was for safety and not noise. The Chair asked sound walls and what it would take to install something like that. Mr. Gamache said they are focusing on getting operations better. Have not explored measures that would do sound dampening. The Chair asked about County approval for the front portion. He said he is anticipating turning a packet to Building soon and will be contacting Fire and Health Department within the next three months.

Public comment was closed.

Member Imhof asked staff about hours of operation, is it 8:00 pm. During the summer. Damien said yes, the dogs are supposed to be in by 8:00 p.m. Member Imhof asked how come the canines have to be at this facility and not somewhere else. Someone needs to look at the jail and board the dogs there. He said he has been at this facility. He does not use this facility. He does not like dogs barking. He said the hours should change to 7:00p.m. instead of 8:00p.m. He has been on Buena Vista a few times and heard a lot of barking, but not after dark. Maybe I was lucky. Maybe the county could put up a noise monitoring for a month, a week and see what they find. Damien said he did invite a representative from the Sheriff's Office and his understanding is that the canine is specific to the handler and they are boarded at this facility when the handler is on vacation, otherwise it would be home with the officer. Member Imhof said maybe the Sheriffs can build a facility. They have a lot of land. It would not take much. Damien said regarding the recording, Planning does not handle sound equipment or noise monitoring. In this case Environmental Health responded to a complaint and did a recent investigation and his understanding is that they do not have the equipment to leave it at the place.

Public comment was open.

David, Environmental Health, said they do not have the equipment to leave it at the site, could go for a site visit to take recordings. Member Imhof said the reason he is asking is that he did not hear any noise at night. There is an easier way to do than sitting in his truck and listen.

The Chair asked Mr. Gamache asked how his facility/business would be affected if he lost the canine contract. Would it be a financial hit? Mr. Gamache said these dogs are important to the community and he is not sure how he could get out of the contract. The Chair said just trying to get to a solution. He asked how long the contract is. Mr. Gamache said it goes to the end of the year.

Public comment was closed.

Member Souza thanked everyone that called in today and wrote letters. From everything she heard and read everyone wants the same thing. A peaceful coexistence that includes neighbors and the kennel. She said she is looking at the conditions to address the issues and not burden the facility. This is a highly valued service. The operation has been there for decades and so have the residents. Need to come to a consensus. The permittee has tried to address the concerns. He takes it seriously and it sounds like he wants to do more. She asked about the CEQA exemption and the quiet hours. The quiet hours one place says 10 and another says 8. Damien said is it supposed to be 8:00 p.m. The facility is exempt from CEQA because it is an existing facility. Member Souza asked about the canines. Damien said it is up to the facility to not service canines. Member Souza said hate to see the loss of revenue, but it needs to be addressed. A lot of the residents say it is keeping them awake at night. She asked about planting of trees and does it help mitigate noise. Damien said trees do help in residential uses with traffic noise. Member Souza asked about having direct contact to call for complaints after 8:00 p.m. Damien said it could be a direct call until 8:00 p.m. and an e-mail after 8:00p.m. The permittee would address it that the next day. Member Souza commented that it does not address or provide the caller with remedy that night. She said if there is noise in her neighborhood, she calls law enforcement. Is this what the neighbors would have to do. Damien said yes. Member Souza asked about having a permittee on site all the time. Damien said the permittee or representative would be on site to address large issues that may occur. Member Souza noted that the applicant is trying to build an indoor facility for dogs' activities and will the permit be expedited. Damien said this would be up to the Building Department. Member Souza asked what the duration of the conditional use permit is. Damien said typically it is ten years with a period review. There are shorter permit periods, however longer periods are for recreation facilities. Member Souza said if something is going on then it could be brought back to this board, otherwise it would have a ten year permit, correct? Damien said yes. Imhof asked how many canine dogs are on the site. Damien said the applicant may address that question.

Public comment was open.

Mr. Gamache said they do not have more than five at one time.

Public comment is closed.

Member Imhof said five is not a large number. County Counsel said if the board wants to limit the time of dogs being outside is fine, but the board may not limit the type of dog from outside activities. County Counsel said the board may say "all dogs…" but not "all dogs but blue dogs…" Member Souza said that is how it is written. The conditions says, "all dogs shall be moved by 8:00 p.m. with exception to canine". County Counsel said you may allow the exception if the permittee has done this for five years and the board wants to continue that condition. She said the board may not say that the permittee may not have canines at the facility. Member Imhof said the neighbors complained about dogs being outside. County counsel said it is within the means of this board to say so many dogs may stay outside but not specific to canine. Member Imhof said the contract expires at the end of the year. County Counsel said this board may say "until the contract expires the canine dogs may stay outside and if the dogs are barking the sheriff's needs to be contacted." She does not want wording that affects the contract. Discussion ensued amongst board members about language to be included in the motion regarding the contract and quite hours.

Member Imhof moved to approve PLN 2022-00211 with the following modifications: 1. A one year review, or whenever the contract expires, 2. Quiet time is 7pm instead of 8pm and 3. Absolutely no outside dogs. County Counsel said to modify the language to allow canine dogs until the contract expires. She said condition #4 would read: all dogs shall be moved inside kennel by 700 p.m. with exception of canine dogs, due to restrictions on handling to be revised in six months. The Chair said the board does not know the when the contract expires and why not do a one-year evaluation and keep the time at 8:00 p.m. Member Imhof said what if he extends the contract then this will not work. The Chair said the applicant will know the expectation and he will have some protocol to have the dogs in at 8:00p.m. and during the review could ask for 7:00 p.m. Member Imhof asked about including "no dogs outside" in the recommendation. County counsel advised the board not to include the wording in the motion.
Member Souza asked what is the purpose of the one-year review? County counsel said this is, so his business is not interrupted. Right now, there is an exception that he can keep the canine dogs outside and then during the one year

review the board may change the conditions. Member Souza said why not communicate this today. The problem is to have this applicant come back before this board, it took a lot of time for the applicant to get ready for this and he is trying to build a facility. Every distraction takes him away from doing what this board is asking him to do which is to reduce the noise. County Counsel said could add a condition that the exception for canine dogs will be in place for one year and any contracts entered subsequent will be restricted. Member Imhof said in one year we can verify what has been done. The Chair said a one-year review and then a ten year term. This gives a piece of mind to all the people that are complaining about the noise and making sure that the applicant is doing what he is supposed to do. Member Souza said how about a 15-year term. Member Imhof said 15 years is too long and it could be an administrative review instead of a public hearing. County Counsel suggested language for the condition to read "all dogs shall be moved inside kennel building by 8 p.m. with exception for canine dogs that are currently under contract at the time of this review". Member Souza said she likes the idea of the administrative review. The board should also extend the term to 15 years. Member Imhof said things can change and the board may need to stay on top of this. Member Souza said if there is an issue it could come back to this board.

Member Imhof re-phrased his motion. Member Imhof moved to adopts staff's recommendation with an amendment to condition #4 that says, "all dogs shall be moved inside kennel building by 8 p.m. with exception of canine dogs for the length of any current contract as of the date of this hearing due to restriction on handling." The administrative review to be done within one year. The Chair seconded the motion. Damien wanted to clarify the motion.
Damien Curry conducted the roll call. Yeas: Chair Eddy, Members Imhof and Souza. Motion carried 3/0.

STAFF COMMENTS & CORRESPONDENCE – None

BOARD ANNOUNCEMENT, COMMENTS & REPORTS – The Chair wanted to talk about the junkyard mentioned by Kelly Abreu. Damien said he will find out and get back to the board members. Member Imhof asked if the meeting will be live at the Pleasanton location. Damien said it will be live but not sure where it will take place.

ADJOURNMENT – The Chair adjourned the meeting at 3:46pm

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

STAFF REPORT

TO: EAST COUNTY BOARD OF ZONING ADJUSTMENTS

HEARING DATE: FEBRUARY 23, 2023

GENERAL INFORMATION

APPLICATION: PLN2022-00211, Review of Conditional Use Permit, PLN2011-00075

OWNER: Gamache, Daniel

APPLICANT: Livermore Ranch Kennels / Daniel Gamache

PROPOSAL: Review of an existing Conditional Use Permit to operate a boarding kennel for 144 dogs and 50 cats, with additional conditions of approval recommended by staff.

ADDRESS AND SIZE OF PARCEL: 4964/4960 Tesla Road, Livermore, CA, Assessor's Parcel Number 99-1250-033-00; 2.9 acres.

ZONING: R1-L-BE (Single Family Residential, Limited Agricultural Uses, 5-acre MBSA) District.

GENERAL PLAN DESIGNATIONS: This site lies within the boundaries of East County Area Plan, designated Rural Density Residential (RDR).

ENVIRONMENTAL REVIEW: This project is Categorically Exempt from the requirements of the California Environmental Quality Act; Article19, Section 15301, Class 1, (Existing Facilities).

STAFF RECOMMENDATION

Staff recommends the East County Board of Zoning Adjustments consider the staff report and public testimony, including attached reports, consider the recommended conditions of approval added to control and reduce noise generated by the kennel, and approve the review of the Conditional Use Permit as recommended by staff, consistent with drawings marked "Exhibit A" dated November 10, 2022 and on file with the Alameda County Planning Department.

PARCEL ZONING HISTORY

January 8, 1955, the 61st Zoning Unit established "A" (Agricultural) zoning for the district.

June, 1954, Conditional Use Permit, C-408, allowed for the operation of a kennel for 26 dogs and cats, with expiration in one year.

April 5, 1969, the 864th Zoning Unit, reclassified the subject parcel and the vicinity from the Agricultural District to the "R-1-L-B-40" District.

August, 1955 through February, 1991, Conditional Use Permits: C-559, C-676, C-770, C-961, C-1496, C-1814, C-2541, C-3316, C-4344, C-5401, and C-5915 approved the continued operation of a kennel for dogs and cats. Permits allowed expansion of the facility to the current maximum of 144 dogs and 50 cats; C-5915 expired February 20, 1996.

February 14, 1996, Conditional Use Permit, C-6727, approved the continued operation of a boarding kennel for 144 dogs and 50 cats, subject to four conditions, with expiration on February 14, 2001.

August 8, 2001, Conditional Use Permit, C-7742, approved the continued operation of a boarding kennel for 144 dogs and 50 cats, subject to seven conditions, with expiration on August 8, 2011.

April 26, 2012, Conditional Use Permit, PLN2011-00075, was approved for the continuing operation of a boarding kennel for 144 dogs and 50 cats, subject to six conditions, with a mandatory review on April 26, 2022.

SITE AND CONTEXT DESCRIPTION

The rectangular parcel is 834 feet deep and 152-feet wide, with frontage on Tesla Road. There is a downward grade toward the rear of the property of less than 1%. A single-family dwelling is located about 175 feet from the front property line, with a swimming pool on the side yard. An administration building and three kennel buildings are farther back. Behind the kennel building are three exercise areas. The kennel buildings and exercise areas are of recent construction.

Adjacent Area: Located about 340 feet east from Buena Vista Avenue, the subject property is at the southeast corner of the Rural Density Residential designation in the immediate area. Parcels in the vicinity range in size from one to five acres, with vineyards on larger parcels directly east.

PROJECT DESCRIPTION

Under consideration is the review of Conditional Use Permit, PLN2011-00075, which permits the operation of a boarding kennel and grooming facility for 144 dogs and 50 cats. Condition of approval #6 of the approval requires a mandatory review after 10 years. The applicant proposes no changes to the project at this time. As part of this review, staff proposes additional conditions designed to reduce noise impacts on neighboring properties.

REFERRAL RESPONSES

Alameda County Fire Marshal: Responded on October 5, 2022 that no new fire conditions would be required.

Alameda County Sheriff's Office, K-9 unit: Issued a letter, received by staff on October 17, stating that the Sheriff regularly boards at the subject kennel, any one of 28 dogs that serve with the Sheriff in an official capacity. Kennel staff have been instructed not to handle Sheriff K9 unit dogs, at the risk of injury.

Alameda County Sheriff's Office, Animal Control: The Animal Control Division sent communications to CDA Code Enforcement on October 3, with following responses to staff. The unit has provided Planning Staff with call logs for the property, which are included with the report.

Alameda County Department of Environmental Health, OWTS Division: is conducting an ongoing review of the project site. Additional requirements that may be proposed by DEH staff will be made part of the conditions proposed by staff.

Alameda County Department of Environmental Health, Noise Division: conducted sound recordings on a neighboring property on Buena Vista Avenue on February 9. Planning staff have requested a conclusive report which is expected to be provided in a timely fashion.

Alameda County Zone 7 Agency: has indicated that the subject property is under the jurisdiction of the Alameda County Environmental Health Department (DEH)

STAFF ANALYSIS

Boarding kennels have been permitted at the subject property since 1954, with a 1966 permitted expansion to the current total of 144 dogs and 50 cats. In April 2012, the EBZA approved conditional use permit, PLN2011-00075 for the continued operation of the same number of dogs and cats, at a hearing in which there was no opposition. This latest conditional use permit does not expire, but is subject to periodic mandatory review. As part of this review staff are recommending additional conditions for incorporation into the approval. Because the EBZA is the decision-making body for this use permit, Board consideration of and action on the conditions of approval is proper. While the purpose of this review is only for the consideration of additional conditions and does not include permit revocation, members could also consider the authorization as part of the approval conditions.

Subsequent to the April 2012 approval, the applicant undertook extensive property renovations, including new onsite septic, new kennel buildings and receiving area, and new exercise areas at the north end of the property. The construction of the new kennel buildings incorporates soundproofing material, with 2x6 rather than 2X4 framed walls to accommodate the additional thickness of the soundproofing. Boarded animals are provided with indoor spaces that feature heated flooring, as well as outdoor spaces that are accessed through a port that is left open during daylight hours, and closed for evening hours. Per the applicant, staff levels are augmented during morning and afternoon transition times to reduce the time needed to complete feeding and cleaning activities that are often associated with increased sound levels at the kennel.

Conformance with the General Plan

The parcel lies within the boundary of the East County Area Plan, originally adopted by the Alameda County Board of Supervisors in 1994, and later amended with modifications reflecting provisions of Alameda County Initiative Measure D. Under this Plan the property is designated Rural Density Residential. This designation permits a kennel as a limited agricultural use, as defined under conditionally permitted uses in the "-L" District.

Conformance with the Zoning Ordinance

The subject property is within the "R-1-l-B-E" District, which allows for a single-family residence as a primary use and accessory uses pursuant to the definition of limited agriculture. As a conditional use, Alameda County Ordinance section 17.26.040 (*Conditional Uses*) permits under subsection (B) a kennel with a permit approved by the Board of Zoning Adjustments. Section 17.04 (*Definitions*) refers to a "kennel" as "any premises where more than six dogs or more than twelve (12) cats, over the age of weaning, are boarded, kept, or otherwise maintained." The continued operation of the subject facility is, therefore, allowed under the Zoning Ordinance as a conditional use.

County Noise Ordinance

Considering the Alameda County Noise Ordinance, prohibited noise disturbances described in section 6.60.050(B)(2), which include "…Animals and Birds. The keeping of any animal or bird, as pet or livestock, which causes frequent or continuous noise plainly audible at a distance of fifty (50) feet from such animal…" may not be applicable for "… activities which are governed by conditional use permits or other permits issued by the county, if those permits expressly regulate or control the amount of noise or sound which may be generated by the activities which are governed by the permit."

It is staff's opinion that the enactment of conditions specifying the timing of canine ingress and egress from kennel buildings, and the installation of additional landscaping, are designed to control the amount of noise or sound generated by the kennel and are designed to control the amount of noise generated by the kennel.

Recent Kennel History:

As supported by the attached call log from the Sheriff Animal Control Division, the noise complaints for the kennel have occurred mainly over the past two years. There is no one specific time of day during which complaints were received. As part of a facility upgrade, the permittee has added indoor and outdoor area for each animal, which has resulted in taller buildings, closer to the rear property line. While the kennel buildings incorporate acoustic materials in the construction, staff have taken note of the amplification of sound from outdoor areas adjacent to buildings. Individual outdoor areas and exercise areas at the rear of the property are relatively recent additions to the facility. These renovations and upgrades, which follow proposals approved in 2012 and completed with building permits over the past several years, have effectively moved the animal boarding and activities closer to the rear property line, a possible factor increasing noise disturbances and complaints.

EBZA Field Trip

On February 9, a Field Trip was scheduled at the request of board members, in order for the members to find facts at the location. This Field trip was adjourned after approximately 10 minutes.

Noise Studies

From January 20 through January 25, a time frame that included the weekend of January 21 and 22, a consultant contracted by the permittee conducted noise measurements from locations both on and off the property as part of a noise study for the kennel facility. The study discusses types of noise and acceptable noise levels, and includes an analysis of recording data collected during the time frame in question. The study concluded that sound levels from the kennel, while audible, are within acceptable criteria for sleep disturbance, speech interference, and moderate or serious annoyance. This study is attached.

On February 9, the Alameda County Health Department conducted a noise study on an adjacent

property at 2360 Buena Vista Avenue. Two separate recordings were taken between 8:30 and 10:30. During the inspection County staff experienced noise at lower and higher levels. Analysis of sound volume from both recordings found levels to be within acceptable limits. The Study is attached.

On-site Wastewater Treatment

Responding to a complaint regarding treatment of stormwater and wastewater at the location, staff from Zone 7 Water Agency and the Department of Environmental Health, OWTS Division, met with the applicant on February 10. Both agencies provided clear direction on corrective action and communicated with the Planning Department that approvals for the corrective action will be issued administratively and outside of the Planning Review process.

Fence Height

In November 2022 Planning staff received a complaint of an 8ft tall fence. Staff observed these fence heights for sections bordering the recreation path to the east, and the rear property line. The fence does not interfere with neighboring properties, nor does it create a health and safety issue, such as interference with site distance for traffic entering the roadway on Tesla. Alameda County Zoning Ordinance Section 17.52.440(B) (*Fences, walls and hedges—Exceptions to height limitations*) allows a higher fence where the fence height is made "…a condition of approval of a conditional use or a variance pursuant to this title, provided that no such condition shall require or permit a fence having a height in excess of twelve (12) feet." Staff recommends the addition of the 8-ft tall fence to the authorization described under condition #1.

Use Permit Review

As part of the review of the use permit the Board has within its purview the examination of all current conditions of approval and consideration of additional conditions that may be added. In addition to previous conditions from PLN2011-00075, staff recommends the following conditions:

a. Permittee or representative shall be on site at all times.

b. Phone or other direct method of contact for the permittee for calls to address noise, until 8pm. Upon receipt of after-hours notification of noise, Permittee shall diligently pursue corrective measures.

c. Dogs to be placed inside kennel buildings by 8pm (exceptions for k9)

d. Dogs to remain inside kennel buildings until 7am

e. Addition of landscaping at rear of property consisting of drought tolerant trees with spreading habit. This vegetation is intended to 'soften' hard non-porous surfaces.

Conditions that were considered by staff but are not recommended at this time include the following:

- The use of music or calming sounds within the kennel. Staff does not recommend this condition as noise generated from inside the kennel buildings has been found to be within acceptable limits.

- Installation of baffling on ceilings of kennel buildings. Staff does not recommend this condition as noise generated from inside the kennel buildings has been found to be within

acceptable limits.

- Reduction of the mandatory review period. Staff does not recommend a reduction in the review period at this time, due in part to the results of two independent noise studies which have found the noise generated by the kennel to be within acceptable limits.

- The installation of a recording device at the property line to the rear of the kennel buildings, with retrievable data to verify compliance. Staff does not recommend the installation and maintenance of such a device as the results of two independent noise studies have found the noise generated by the kennel to be within acceptable limits.

Summary: In the past couple years, there have been considerable numbers of calls for service regarding noise from the subject facility. Two recent Noise Studies have not found noise levels to be above acceptable standards. Notwithstanding this information, and in order to reduce the noise generated by the kennel staff have included the conditions below for recommendation to the Board.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

1. Is this use required by the public need?

   Yes. The use is required by the public need as evidenced by continued use since 1954 and the continued demand for quality kennel facilities for cats and dogs in the Livermore area.

2. Will the use be properly related to other land uses and transportation and service facilities in the vicinity?

   Yes. The use will be properly related to other land uses and transportation and service facilities in the vicinity as Health Care Services Agency approved an on-site water supply and private sewage disposal facilities for the use. Water service is available from Cal Water for the renovated facility. All other transportation and service facilities are available.

3. Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood?

   No. Additional conditions proposed are designed to better control the noise generated by the kennel. Two independent noise studies found noise levels recorded on the subject property as well as adjacent properties to be within acceptable noise levels.

4. Will the use be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered?

   No. The use will not be contrary to the specific intent clauses or performance standards established for the R-1-L-BE District as the use is conditionally permitted as a limited agricultural use in an -L District, and is consistent with the Rural Density Residential Land Use Designation.

CONCLUSION
For this existing permitted boarding kennel, staff recommends the additional conditions of approval discussed in the staff report and listed in the attached resolution.

AUTHORIZATION

1. This permit authorizes the continued operation of a boarding and grooming facility for up to 144 dogs and 50 cats, on the property located at 4964/4960 Tesla Road, Livermore, CA, Assessor's Parcel Number 99-1250-033-00. This authorization shall extend approval for an as-built fence with incorporated privacy slats, with a height of eight (8) feet. This approval shall be consistent with plans marked "Exhibit A" dated May 27, 2022.

ADDITIONAL CONDITIONS FOR REVIEW TO CONTROL NOISE

2. Permittee or representative on site at all times.

3. Permittee shall maintain telephone or other direct method of contact for calls to address noise, until 10pm. Upon receipt of after-hours notification of noise, Permittee shall diligently pursue corrective measures.

4. All dogs shall be moved inside kennel buildings by 8pm, with exemptions for K9 dogs due to restrictions on handling.

5. All dogs shall remain inside kennel buildings until 7am.

6. Permittee shall install additional landscaping at rear of property consisting of drought tolerant trees with spreading habit

GENERAL CONDITIONS

7. As needed, the applicant shall secure and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:

   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

8. Maintain proper storage of dog food. The dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

9. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods, and other pet care supplies related to the board and care of animals on the site.

10. Applicant and property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul

PLN2022-00211, this review of Conditional Use Permit, PLN2011-00075, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

11. Mandatory Review. A mandatory review of this permit shall be conducted after ten years, by February 23, 2033. As a result of this review, an application for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

Figure 1 – Property and Vicinity circa 2009

Figure 2 – Property and Vicinity 2020

Figure 3 – Property with updated Exercise Area at rear

Figure 4 – View of Kennel from Tesla Road

Figure 5 –View from Kennel Entrance

Figure 6 –Kennel Interior

Figure 7 – Closure system for Kennel outside ingress

Figure 8 –Kennel Exterior

Figure 9 –Exercise Area

Figure 10 –Exercise Area

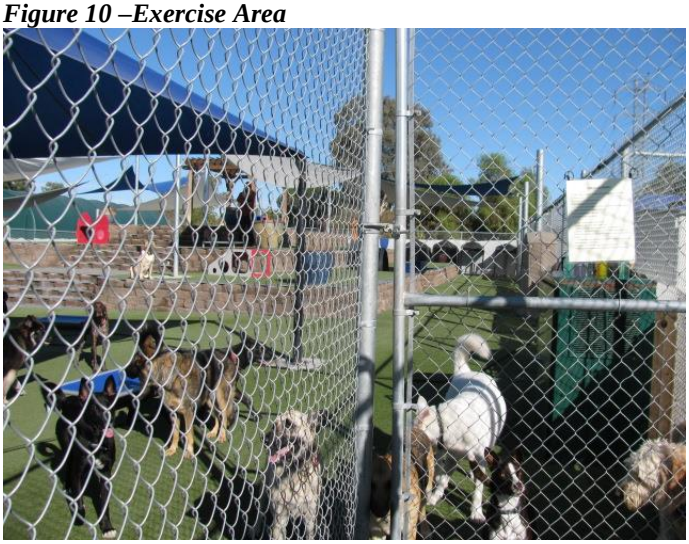


Figure 11 – Dog Grooming Room

Figure 12 – Property Line Bordering Recreation Path. Note Fence exceeding 6 ft height

ATTACHMENTS

Site Photos
Referral Responses (Includes call log from Animal Control)
Communication opposed to kennel
Communication in support of kennel
Previous approvals
Resolution and Minutes from August 8, 2001 EBZA Meeting
Resolution and Minutes from April 26, 2012 EBZA Meeting
Alameda County Noise Ordinance
Alameda County Ordinance pertaining to fences – exceptions to height limitations
Noise Study from Wilson Ihrig, January 2023
Noise Study completed at request of neighbor, Alameda County DEH, February 2023
Draft Resolution
Exhibit A Plans

PREPARED BY: Damien Curry, Senior Planner
REVIEWED BY: Rodrigo Orduna, Assistant Planning Director

ZONE 7 WATER AGENCY
Delivering Quality, Reliability and Safety

100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

January 13, 2023

Damien Curry, Planner
Planning Department
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, CA 94544

SUBJECT: Conditional Use Permit Review, PLN2022-00211
(Amending: Site Development Review, PLN2022-00211 dated November 18, 2022)
4964 Tesla Road, Alameda County
Zone 7 Referral No. 22-044

Dear Damien,

Zone 7 Water Agency (Zone 7) is amending the submitted comments to the "Site Development Review, PLN2022-00211" dated November 18, 2022 to include the following comments:

Onsite Wastewater Treatment Systems (OWTS, e.g., septic systems) – This site was grandfathered approval for non-residential use of OWTS for a pet grooming facility in 2011 with the following recommendations to be incorporated into Alameda County Environmental Health Agency's (ACDEH's) approval of the septic system:

1. ACDEH to provide oversight during the construction, operation and maintenance of the system;
2. ACDEH to require system performance monitoring that involves the monitoring of nitrogen removal;
3. ACDEH to require that connection of the facility to a public sewer be made within a reasonable amount of time from when such public sewer becomes available for connection; and
4. Any future expansion that might result in an increase in onsite wastewater loading, be referred to Zone 7 for further consideration.

It has been operating as a commercial property prior to Resolution 1165 which adopted policies in the 1982 Waste Management Plan and prohibits "the use of septic tanks for new development zoned for commercial or industrial uses". It also predates the 2015 ACDEH LAMP

introducing additional restrictions on nitrogen loading. Because the commercial use preexists waste management regulations, the site qualified as grandfathered for the type and amount of loading at the time of the Zone 7 2011 approval.

The upgrades to the property under plan PLN2011-00075 were reviewed by Zone 7 dated June 16th 2011 and subsequently approved in the Zone 7 commercial approval in December 2011. In reviewing the most recent CUP (PLN2022-00211), the type and amount of loading (10 employees, 144 dogs, and 50 cats) have not changed since the septic use approval in 2011 and, thus the approval is still valid. Should the loading change in the future, the property will be subject to a new approval process.

Also, this property resides in the Buena Vista/Greenville area of concern where elevated nitrate concentrations, greater than the State's maximum contaminant level allowable for drinking water, has been detected in some local wells in this area. Any additional onsite wastewater disposal over the loading permitted by Zone 7 may be subject to increased OWTS nitrogen loading restrictions for areas of concern.

For more information, please contact septics@zone7water.com.

Best regards,
Michelle

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Sandra Rivera
Interim Agency Director

Albert Lopez
Planning Director

224 West Winton Ave
Room 111

Hayward, California
94544-1215

phone
510.670.5400
fax
510.785-8793

www.acgov.org/cda

COMMENT REFERRAL REQUEST

Date: December 8, 2022
RE: Record PLN2022-00211 – Conditional Use Permit Review
Due Date: January 8, 2023

Alameda County Fire Department	CDA Code Enforcement
ACPWA Building Inspection Division	Alameda County Sheriff
Zone 7	Alameda County DEH

The following application with updated materials is referred to you for your recommendation on:

Review of existing Conditional Use Permit PLN2011-00075 for an existing permitted dog kennel, in the "R-1-L-BE" District, located at 4960/4964 Tesla Road, north side, north of the Mines Road northern terminus, unincorporated Livermore area of Alameda County, designated Assessor's Parcel Number: 099-1250-033-00.

This project is categorically exempt under CEQA pursuant to section 15301 (Existing Facilities)

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in preparation of a response to the application. Otherwise, please respond with no comment.

If you have any questions or comments concerning this matter, please feel free to contact me by telephone at 510-670-5400 or by email at Damien.Curry@acgov.org.

Regards,

Damien Curry

Damien Curry, Planner
Alameda County Planning Department

Cc: Dan Gamache
Martin W Inderbitzen

X No Comment

12/12/22 Date

No NEW CONDITIONS
these plans did NOT SHOW ANY CHANGES
Bernice L Lee

ZONE 7 WATER AGENCY
Delivering Quality, Reliability and Safety

100 North Canyons Parkway
Livermore, CA 94551
(925) 454-5000

November 18, 2022

Damien Curry, Planner
Planning Department
Alameda County Community Development Agency
224 West Winton Avenue, Room 111
Hayward, CA 94544

SUBJECT: Site Development Review, PLN2022-00211, 4964 Tesla Road, Alameda County Zone 7 Referral No. 22-044

Dear Damien,

In response to your referral letter regarding the subject project, we offer the following comments:

Water Supply

There are no existing nor planned Zone 7 water facilities at this project site.

Groundwater Management

Wells - Our records indicate that there are no wells in the project area. Please verify these results in the field and report any unknown wells to Zone 7 Water Agency. Also, please be advised that a Zone 7 drilling permit is needed for any water well or soil boring work that may be planned for this project. The drilling permit application and permit fee schedule can be downloaded from our website: https://www.zone7water.com/post/well-drilling-and-soil-boring-permits. For additional information please email wellpermits@zone7water.com.

Flood Protection

There are no existing Zone 7 flood protection facilities at this location.

Developments creating new impervious areas within the Livermore-Amador Valley are subject to the assessment of the Development Impact Fee for Flood Protection and Storm Water Drainage. These fees are collected for Zone 7 by the local governing agency: 1) upon approval of final map for public improvements creating new impervious areas; and/or 2) upon

issuance of a building or use permit required for site improvements creating new impervious areas. Fees are dependent on whether post-project impervious area conditions are greater than pre-project conditions. Applicant should provide plan sheet identifying all pre- and post-construction impervious areas, including driveways, parking lots, walkways, and other non-building structures, to fully quantify the impervious area totals.

If you have any questions regarding comments from Flood Protection, please contact Jeff Tang at (925) 454-5075. If you have floodplain related questions, such as whether the project is located within a natural floodplain, please contact the Floodplain manager at the City.

In an effort to ensure that mailed notices and referrals from your agency make their way to the appropriate staff at Zone 7 in a timely manner, we are requesting that your databases / mailing lists are updated to reflect the following points of contact, specifically for routine development referrals and for CEQA / environmental reviews.

For CEQA / environmental review:	For development review / referral:
Zone 7 Water Agency **Attn: CEQA Review / Elke Rank** 100 North Canyons Parkway Livermore, CA 94551 ceqa@zone7water.com Staff contact: Elke Rank, erank@zone7water.com	Zone 7 Water Agency **Attn: Dev Referral / Junming Li** 100 North Canyons Parkway Livermore, CA 94551 referrals@zone7water.com Staff contact: Junming Li, jli@zone7water.com

If you have any questions, please do not hesitate to contact the person identified per section comments or me at (925) 454-5017.

Sincerely,

Junming Li

Junming Li
Junior Engineer
Water Supply Engineering

Enclosure
cc: Amparo Flores, Integrated Planning Manager

Date	Time	Event#	Unit
8/7/2021	6:24	210802363	ETS
9/28/2021	6:29	210910848	FS
10/8/2021	8:35	211002844	FS
10/15/2021	13:12	211005871	FS
10/26/2021	9:53	211010009	FS
11/24/2021	9:17	211109194	FS
1/28/2022	15:21	220109900	FS
2/1/2022	11:46	220111149	FS
2/17/2022	10:42	220206050	FS
2/22/2022	11:41	220207759	FS
3/14/2022	7:36	220305169	FS
3/22/2022	4:06	220308527 & 25	ETS & FS
5/18/2022	2:24	220506387	ETS
6/13/2022	7:19	220604814	FS
6/14/2022	8:02	220605201	FS
6/15/2022	8:50	220605603	FS
8/8/2022	10:04	2208080093	FS
8/9/2022	7:36	2208090051	FS
8/11/2022	9:19	2208110135	FS
8/12/2022	7:23	2208120070	FS
8/22/2022	13:21	2208220179	FS
8/23/2022	11:06	2208230203	FS
8/23/2022	21:21	2208230421	ETS
9/18/2022	23:04	2209180277	ETS & FS
9/24/2022	4:13	2209240041	FS
10/20/2022	10:42	2210200155	FS
10/24/2022	20:25	2210240241	ETS
10/28/2022	9:55	2210280098	FS
11/4/2022	17:37	2211040307	FS
11/6/2022	3:07	2211060038	ETS
11/6/2022	20:03	2211060253	FS
11/13/2022	7:50	2211130072	FS
11/16/2022	19:28	2211160341	FS
11/17/2022	10:17	2211170125	ETS
11/18/2022	17:59	2211180335	FS
11/18/2022	19:36	2211180360 & 61	ETS & FS
11/19/2022	7:31	2211190066	FS
11/20/2022	6:14	2211200055	ETS
11/20/2022	14:19	2211200170	FS

FS = Field Services which is Animal Control
ETS = Eden Township Station which are deputies

Curry, Damien, CDA

From: Wills, Jennifer L., Sheriff
Sent: Monday, October 3, 2022 12:59 PM
To: Labayog, Edward, CDA; Curry, Damien, CDA
Cc: Peters, Michael, CDA
Subject: RE: Tesla Ranch kennels

Hello,

Animal Services has received 16 complaints for barking at this kennel since the beginning of the year. A citation was issued on behalf of a citizen to the kennel owner on 3/22/22. There are multiple parties complaining and they all say it is primarily an issue at night. This has made it difficult for Animal Services as we are not on duty during this time and cannot issue a citation if we are not present for the barking. ACSO Deputies have responded a few times and have heard barking but were unable to make contact with the property owners. Also, our dispatchers have noted on occasion that they can hear barking in the background when on the phone with the reporting parties. We have been emailing the Community Policing Unit to see if they can speak with the owner as well. From Tesla, you cannot hear much however, the houses on the street behind them are hearing it very clearly. All reporting parties also say that this was not an issue until they expanded the business and began leaving dogs outside during the night. I am not sure if their CUP addresses any of these issues but the neighbors feel very strongly that they have not taken steps (soundproofing, kenneling inside etc.) that they possibly agreed to. Please let me know if there is anything more I can provide.

Thank you,

Jennifer Wills
Alameda County Sheriff's Office
Animal Services Supervisor
(925)803-7042
jwills@acgov.org

From: Labayog, Edward, CDA <Edward.Labayog@acgov.org>
Sent: Monday, October 3, 2022 9:41 AM
To: Wills, Jennifer L., Sheriff <jwills@acgov.org>
Cc: Peters, Michael, CDA <Michael.Peters@acgov.org>
Subject: RE: Tesla Ranch kennels

Greetings,

Would you mind sharing the citations you issued to them so far? I can forward them to the planner working on this case.

Please see the planning case below. The assigned planner is Damien Curry 510 670-6684 Damien.curry@acgov.org

Type	PLN2022-00211	System Date	9/23/2022
Record Type *	Planning	Received / Initiated *	9/22/2022
Record # *	_Planning Case	Determined Complete	
Sub Type		Effective Date	
Parent Record		Decision Date	
		Mand. Review / Exp	
		Hearing Date	
Description *	Conditional Use Permit for the ten year review of the CUP permit issued April 26, 2012.		
Addresses *	4964 TESLA RD, LIVERMORE, CA 94550		
APN(s)	099 125003300		

Regards,

Edward J. Labayog
Assistant Planning Director
Code Enforcement Manager

ALAMEDA COUNTY | Community Development Agency
Planning Department
224 W. Winton Avenue, Room 111 • Hayward, CA 94544
Office 510-670-6556 | Fax 510-785-8793
edward.labayog@acgov.org | www.acgov.org/cda

From: Wills, Jennifer L., Sheriff <jwills@acgov.org>
Sent: Thursday, September 29, 2022 12:45 PM
To: Labayog, Edward, CDA <Edward.Labayog@acgov.org>
Subject: Tesla Ranch kennels

Hello Edward,

We are continuing to get weekly complaints regarding the barking at the kennels on Tesla. We have requested the Community Policing Unit also get involved by speaking to the owners. The neighbors are asking for updates and the kennel is potentially looking at it's second citation. Is there any update on the CUP review or if Zoning has had any other contact with them?

Thank you,

Jennifer Wills
Alameda County Sheriff's Office
Animal Services Supervisor
(925)803-7042
jwills@acgov.org

December 22, 2011

Mr. Russell Handzus
Alameda County Health Agency
1131 Harbor Bay Parkway,
Second Floor
Alameda, CA 94502

Re: Septic System Review for Livermore Ranch Kennel, 4964 Tesla Road, Livermore, California

Dear Russ:

We've reviewed all of the information provided for the proposed onsite wastewater treatment system for the Livermore Ranch Kennel facilities located at 4964 Tesla Road, near Livermore (APNs: 099-1250-033-00), and offer the following comments and requests:

1. The current mixed commercial and residential septic tank use on this 2.9 acre parcel is "grandfathered in" with regard to Zone 7's Wastewater Management Plan (WMP) policies since the kennel was operating prior to the 1982 WMP.
2. Based on the onsite wastewater loading estimate and the projected nitrogen removal of the proposed onsite treatment system, both provided by Tim Johnston, Acorn Onsite, Inc., we believe that the project will result in a nitrogen loading that is less than the current onsite loading, and very close to that of a single-family rural residential unit, which is Zone 7's goal for new commercial systems.
3. Because the commercial septic system use pre-dates the 1982 WMP, and the project will likely result in a reduction of onsite nitrogen loading from the "grandfathered" amount, no variance or other Zone7 approval will be necessary for the proposed improvements.

However, Zone 7 Water Agency staff respectfully requests that the following conditions be incorporated into Alameda County Environmental Health Agency's (ACDEH's) approval of the septic system improvements, should it be granted:

1. ACDEH to provide oversight during the construction, operation and maintenance of the system;
2. ACDEH to require system performance monitoring that involves the monitoring of nitrogen removal;
3. ACDEH to require that connection of the facility to a public sewer be made within a reasonable amount of time from when such public sewer becomes available for connection; and
4. Any future expansion that might result in an increase in onsite wastewater loading, be referred to Zone 7 for further consideration.

Please call me at (925) 454-5071 if you have any questions regarding these comments and requests.

Sincerely,

Matt Katen, CHg
Principal Geologist
Groundwater Section

cc: Ron Torres, Alameda Co. Health Dept, QIC 30440
Dan Gamache, 4964 Tesla Road, Livermore, CA 94550
Tim Johnston, Johnston Contractors, 2288 Buena Vista Avenue, Livermore, CA 94550

Curry, Damien, CDA

From: Tan, Samuel
Sent: Monday, November 21, 2022 4:29 PM
To: Curry, Damien, CDA
Cc: Tam, Alan, PWA
Subject: Re: Livermore Ranch Kennels 4960/4964 Tesla Road

Damien,

Looking closer, it appears that these permits were finaled on BLD2020-00540 (completion permit).

In observance of Thanksgiving, our office will be closed on November 24 - 25, 2022.

Samuel Tan, P.E.
Supervising Plans Checker

Building Inspection Department | Alameda County Public Works
Office: (510) 670-5557
samuelt@acpwa.org

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Monday, October 24, 2022 9:30 AM
To: Tan, Samuel <Samuelt@acpwa.org>; Tam, Alan, PWA <alant@acpwa.org>
Subject: RE: Livermore Ranch Kennels 4960/4964 Tesla Road

Ok I'm meeting with the applicant tomorrow. I'll let him know he has unresolved business with the Building Department

Damien Curry
Alameda County Planning Department
510.670.6684

From: Tan, Samuel <Samuelt@acpwa.org>
Sent: Monday, October 24, 2022 8:34 AM
To: Curry, Damien, CDA <damien.curry@acgov.org>; Tam, Alan, PWA <alant@acpwa.org>
Subject: Re: Livermore Ranch Kennels 4960/4964 Tesla Road

Damien,

It appears that applicant renewed the permit several times (per BLD#'s you noted) but the work was neveral finaled.

Samuel Tan, P.E.
Supervising Plans Checker

Building Inspection Department | Alameda County Public Works

Office: (510) 670-5557
samuelt@acpwa.org

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Thursday, October 20, 2022 11:58 AM
To: Tan, Samuel <Samuelt@acpwa.org>; Tam, Alan, PWA <alant@acpwa.org>
Subject: Livermore Ranch Kennels 4960/4964 Tesla Road

Good morning – were the Building Permits finaled for the work done on this property? I found the permit numbers noted below. The CUP PLN2011-00075 is under review, referral attached

BLD 2012-02660
BLD 2015-03788
BLD 2016-01341

Damien Curry
Alameda County Planning Department
510.670.6684

Alameda County Sheriff's Office

Santa Rita Jail
5325 Broder Boulevard, Dublin, CA 94568-3309

Gregory J. Ahern, Sheriff

Director of Emergency Services
Coroner - Marshal

To whom it may concern:

The Alameda County Sheriff's Office (ACSO) has contracted with The Ranch Pet Resort and Spa (4964 Tesla Rd, Livermore) over the last four years to provide kenneling services for our Canine Unit. The ACSO Canine Unit is comprised of 28 canine teams with various disciplines. Eight of our canine teams are comprised of K9 used for apprehending dangerous fleeing felons. Due to this specialized apprehension training and to reduce the risk of possible injury; ACSO has instructed The Ranch Pet Resort and Spa staff to not have any contact with these particular K9's while being kenneled.

Anthony King #1977 | Sergeant
Alameda County Sheriff's Office
Santa Rita Jail | Force Training and Compliance
Patrol/Narcotic K9 Unit
5325 Broder Blvd. **|** Dublin, California 94568
Office: 925-551-6508**|** aking@acgov.org
Cell: 510-390-2234

ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

PLANNING DEPARTMENT

Sandra Rivera
Interim Agency Director

Albert Lopez
Planning Director

224 West Winton Ave
Room 111

Hayward, California
94544-1215

phone
510.670.5400
fax
510.785-8793

www.acgov.org/cda

COMMENT REFERRAL REQUEST

Date: October 5, 2022
RE: Record PLN2022-00211 – Site Development Review
Due Date: November 8, 2022

Alameda County Fire Department	CDA Code Enforcement
ACPWA Building Inspection Division	Alameda County Sheriff
Zone 7	Alameda County DEH

The following application with updated materials is referred to you for your recommendation on:

Continued operation with modifications to equipment of an existing telecommunications facility, in the "R-1-L-BE" District, located at 4948 Tesla Road, north side, 50 feet northwest from Mines Road, unincorporated Livermore area of Alameda County, designated Assessor's Parcel Number: 099-1250-033-00.

This project is categorically exempt under CEQA pursuant to section 15301 (Existing Facilities)

Receipt of your comments by the indicated due date will enable the inclusion of relevant information in preparation of a response to the application. Otherwise, please respond with no comment.

If you have any questions or comments concerning this matter, please feel free to contact me by telephone at 510-670-5400 or by email at Damien.Curry@acgov.org.

Regards,

Damien Curry

Damien Curry, Planner
Alameda County Planning Department

Cc: Dan Gamache
Martin W Inderbitzen

_____ No Comment

10/5/22 Date

NO NEW FIRE CONDITIONS OR COMMENTS

Bernie L. Lee

Monica Mile
[redacted]

November 12, 2022

Alameda County Planning Department
399 Elmhurst St., #140
Hayward, CA 94544

RE: The Ranch Pet Resort and Spa

To Whom It May Concern,

I am reaching out to express how wonderful our experience with The Ranch Pet Resort and Spa has been over the past year. I am an owner of a young, rambunctious Pitbull-mix named Wynton and a calm, loving senior Chihuahua-mix named Duchess. As a Livermore resident with a daily commute to Oakland, my time spent providing exercise and stimulating activities for our two dogs can be limited. By taking Wynton and Duchess to The Ranch twice a week for daycare, I have peace of mind that they are receiving care, supervision, and opportunities to engage with other dogs and people while I am at work. Wynton loves to spend time following around other dogs in the big dog park as he runs and sniffs around. Meanwhile, Duchess is a spectator of all the action going on in the little dog park, often preferring to be held by the wonderful staff members throughout the day.

The staff at The Ranch are thoughtful, engaging, and flexible in meeting each pet's needs. For example, Wynton would often become anxious (jumping, whining, pulling, etc.) when waiting in the lobby to be taken back to the dog parks during our morning drop-offs. We developed a routine to make this process less stressful. I would go in while leaving both dogs in the car, check them in, and grab a leash from The Ranch. I would then go and get Wynton while a staff member waited for us to return by the door leading to the yard. Wynton and I would literally then run through the lobby, I would hand off Wynton to the staff member by the door, and he would go to find fun and adventure with his friends! This simple action greatly helped us manage our morning drop-offs.

I have nothing but valuable things to say about The Ranch Pet Resort and Spa, along with the wonderful employees. I am excited to hear about all the wonderful plans they have to take their services to another level and look forward to seeing those plans come to fruition! We all feel very lucky to have The Ranch as part of our community!

Best regards,

Monica Mile
[redacted]

Gmail

The Ranch Pet Resort

Cheryl Cook-Craig <[redacted]> Sat, Nov 12, 2022 at 3:49 PM
To: "[redacted]

Alameda County Planning Department,

We are writing in regards to the Ranch Pet Resort. Our Golden Retriever Enzo loves the place, and we do too! The Ranch offers an extremely valuable and reasonably priced service to our pet community. The Ranch is a safe and clean environment, is well supervised and offers an excellent place for our energetic puppy to thrive . Enzo gets lots of attention and love from the staff and he benefits from the socialization with other dogs. We feel very comfortable leaving our beloved pup in the Ranches care.

Thank you!

Stuart abd Cheryl Craig
and Enzo

Gmail

I love the place

Virginia Yuan [redacted] Wed, Nov 9, 2022 at 4:23 PM
To: WeLoveThe[redacted]

Hi, The Ranch pet resort is the place I have been looking for so long for my dog to stay or play. I had a chance to have a tour to see the place a couple of weeks ago. It was super clean and the staffs were so friendly and helpful. It's our first choice for my dog. We are still on the waiting list for the dog to stay and hopefully we will have a chance to let my dog stay at a comfortable and safe place!

Virginia Yuan

Sent from Yahoo Mail for iPhone

Gmail

The Ranch

kavitha reddy Koppolu <[redacted]> Fri, Nov 11, 2022 at 11:05 AM
To: "WeLoveTheRanch@gm[redacted]anch@gmail.com>

Hi,

I have left my dog Coco at The Ranch a couple of times so far (about 10 days each) and I must say she was in a very happy state when I went to pick her up. She was clean, well fed and looked happy.

The staff at The Ranch sent me pictures of her a couple of time during her stay and I was able to call them and enquire about her.

Thank You,
Kavitha

Gmail

Why the Stark family loves The Ranch Pet Resort and Spa

Laura Stark <[redacted]
To: WeLoveThe[redacted]
Cc: Laura Stark[redacted]

Fri, Nov 11, 2022 at 11:41 AM

Dear Alameda County Planning Department,
We have brought our two dogs, Miley and Romeo, to The Ranch Pet Resort and Spa for grooming services for over five years. Miley is a German Shepherd, and Romeo is a long-haired Dachshund (Romeo is blind and requires special handling).

The Ranch Pet Resort and Spa staff have always provided excellent care and services and treated my pets as if they were their own.

It has been so great to see how they remodeled and modernized their facility (a hundred % improvement), and now their business is growing. They have a beautiful water park for the dogs and even provide kenneling services for cats, which are very hard to find. They are our go-to grooming and doggie, daycare provider. I love how they play with the dogs, giving them so much attention while keeping them safe.

I'm hoping you'll consider them for their request. They are an asset to Livermore as a very trusted animal care provider.

Thank you.

[redacted]

Gmail

Accolades

Julianne Gable <[redacted]> Fri, Nov 11, 2022 at 10:07 PM
To: WeLoveTheRa[redacted]

Alameda County Planning Department,

We were so thrilled to find The Ranch Pet Resort and Spa to board our cat Tiger for an extended vacation this summer. He was treated like family, they fed him appropriately (another place we used before overfed him, and we had to work to get him back in shape!), and they appropriately administered his daily medicine. We also splurged and gave him some special attention, which I'm sure he thoroughly enjoyed.

It can be tough sending away a fur baby while on vacation, since they have very few ways to tell you upon return that their stay went well. However, all signs from our cat were that he had a grand old time!

We truly feel fortunate that The Ranch is in the area and have already made reservations for another upcoming family vacation. The Ranch is outstanding!

Regards,
The Gable Family

Gmail

Alameda County Planning Department

Barbara Samans <[redacted]> Sat, Nov 12, 2022 at 7:39 AM
To: "welovetheranch[redacted]nch@gmail.com>

Planning Commission: The Ranch is a great place for our dogs to stay I=when we are out of town. It's always been clean and there is a variety of things for our dog to do when they stay. Provate walks, spraying foundations of water on the hot summer months, TLC with one on one for those who need that, and it's all well organized with a groomer on grounds and loving caring staff. Recent renovations of the Covid years have done the place a great service. It's a fun place for our dog to stay. Clean and organized.
We need this in Llvermore at it's current location as always. Provides a great service fro us in our little end of the Valley!'

Barbara samans at [redacted]

Gmail

Alameda Planning Department

Martha Porritt <[redacted]>
To: WeLoveThe[redacted]

Sat, Nov 12, 2022 at 9:52 AM

To : Alameda Planning Department,

The Ranch Pet Resort is our most favorite and only place
We take our Dog Mako. He is treated very well. The staff
Is kind and helpful always.
At times we have had him stay an extended time. When we have gone
On long trips.
Needed to be given medication once and the went well.

Everyone at The Ranch Pet Resort is wonderful.
Our dog is loved there and he never looks back when
We drop him off.

Yours,
Martha Porritt

Gmail

My rescue dog Ralphie

Kate Preston <[redacted]> Fri, Nov 11, 2022 at 10:20 AM
To: WeLoveTheRanch@gmail.com

Hi,

I adopted a terrier mix at Pleasanton Humane Society in April of this year. For those who have adopted before, you just never know what behaviors or personalities you're going to get sometimes!

The Ranch has been so great. I don't have to go through "social testing" again and again. They just say, come on in! They are very patient and work with each dog on an individual basis while effortlessly socializing at my dog's pace. The place is clean. The staff is consistently warm and engaging. Ralphie gets the attention he loves!

Please don't change a thing. We really appreciate all that The Ranch has to offer!

Sincerely,

Kate Preston
Livermore, CA

Gmail

The Ranch Pet Resort and Spa - Livermore, CA

Orlando <[redacted]> Fri, Nov 11, 2022 at 8:48 AM
Reply-To: [redacted]
To: "WeLove[redacted]mail.com>

To: Alameda County Planning Department

This email is in regards to the renewal of the Permit for the The Ranch Pet Resort and Spa, located in Livermore.

We kennel our dog there anytime we go away and are unable to bring him. The staff is always friendly, loving to the dog and professional. They always return messages and follow up with emails.

The facially is impeccable, I would stay there. Our dog once we drive up the drive way he gets so excited. That to me speaks volumes, if he were scared and did not enjoy the facility he would not get out of the car and become timid. I love that when you check in they go over medications, emergency contact etc. When we come back and pick him up it seems like he doesn't want to come home.

As you know our pets are like family and I never want to leave my dog in a dirty, unsafe environment. That is why once we have travel plans I contact The Ranch immediately to book a reservation. They are busy, so when they are unable to accommodate our dates, then I have to search for family members to watch our dog. I would not bring him anywhere else.

I hope this brief email helps you to realize how important this *facility* is to our family.

If you would like to contact me my number is [redacted]

Kind Regards,

Elsa B. Tavares

Gmail

The Ranch Pet Resort

Bryan <[redacted]>
To: We[redacted]

Fri, Nov 11, 2022 at 8:17 AM

Alameda County Planning Department - I'm writing in support of the Ranch Pet Resort in Livermore.

This is a wonderful facility with top-notch service. I've been taking my dog there for many years and am continually impressed with the facility and the wonderful owners and staff that are extremely nice and helpful. We are always greeted with a warm welcome and our dog loves the facility.

In addition, we have referred many friends to the Ranch Pet Resort and I'm confident they share my same thoughts and feelings about the Ranch Pet Resort. In summary, the Ranch Pet Resort is a fantastic place and is by far our 1st choice for all our dog needs.

Thank you

Bryan Plotts
[redacted]

Gmail

The ranch

Raquel Nieves <[redacted] Fri, Nov 11, 2022 at 6:59 AM
To: "welovetheran[redacted]theranch@gmail.com>

Alameda County Planning Department.

We have been taking our dogs Charlie and Lucy to The Ranch Pet Resort. The people and service are top notch and one of a kind. Our dogs love going there! I am a pediatrician and so when I work, the best part is that I am at peace knowing when I drop them off there. I have tried other daycares in the area, but now, I don't even do that anymore because The Ranch is just the best! We are so grateful to have a place like that where the dogs can run around and play with each other and be monitored and supervised so well. I have never had a problem. I can't imagine any other place that I would want to take my dogs.

Best Regards,

Raquel

Gmail

Alameda planning committee

dmjtstone [redacted] Thu, Nov 10, 2022 at 9:46 PM
To: WeLove

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
To whom it concerns,
The Ranch is an amazing place to board our fur babies. They are amazing. They go above and beyond caring for our treasured ones. The business was very safe during Covid and they are very careful to insure that all pets have all their vaccines. We board our Mija there many times during the year and feel very safe doing so. The staff is amazing and so very responsible.
Thanks, Debbie Livingstone

Gmail

Alameda planning committee

dmjtstone <[redacted]>
To: WeLove[redacted]

Thu, Nov 10, 2022 at 9:46 PM

Sent via the Samsung Galaxy S20 FE 5G, an AT&T 5G smartphone
To whom it concerns,
The Ranch is an amazing place to board our fur babies. They are amazing. They go above and beyond caring for our treasured ones. The business was very safe during Covid and they are very careful to insure that all pets have all their vaccines. We board our Mija there many times during the year and feel very safe doing so. The staff is amazing and so very responsible.
Thanks, Debbie Livingstone

Gmail

We Love The Ranch

Danita O'Keefe <o[redacted]
To: WeLoveTheRa[redacted]

Thu, Nov 10, 2022 at 9:25 AM

To the Alameda County Planning Department,

As a long time Livermore Ranch customer I cannot begin to tell you how much having them as part of our community and our family means to us.

Our dog is part of our family and when we have to travel and leave him we want to make sure that he is well cared for and happy while we are gone. The Ranch does this and more!

We hope they can continue to provide their services for many years to come.

Gmail

For the Alameda County Planning Department

Ellie Poczik <e[redacted] Thu, Nov 10, 2022 at 7:27 PM
To: "WeLoveTh[redacted]eLoveTheRanch@gmail.com>

To: Alameda County Planning Department

I just want to express how much we love the Ranch Pet Resort. We have a very "high energy" dog. When we are out of town, I really appreciate that he can go to the ranch and have plenty of space to run around and play with his friends. The staff is very friendly and clearly loves dogs. It took me a long time to find a kennel I felt comfortable with in the area and I LOVE the Ranch.

Thank you,
Ellie Poczik

Gmail

Ranch Permit

Richard Butler <[redacted]> Thu, Nov 10, 2022 at 6:43 PM
To: WeLoveTheRa[redacted]parman <[redacted]>

I am a Livermore resident and live near the Ranch. My dog Bailey often uses their day care and overnight camping. Before I used this service, I requested a tour of the facility and was very happy with the day and night set up for their clients.
Bailey loves the Ranch and gets excited as we drive in the driveway. In my opinion as a customer, this is a caring, well run, facility for day and night pet care. My dog is a family member that I expect a loving environment with excellent care for her. I feel that she gets this at the Ranch.

Rich and Ana Butler
[redacted]
[redacted]@yahoo.com

Sent from Yahoo Mail for iPhone

Gmail

Livermore Ranch Kennel

Marianne & Peter Lee [redacted] Thu, Nov 10, 2022 at 4:41 PM
To: WeLoveTheRanch[redacted]
Cc: livermoreranchkennels@gmail.com

To the esteemed staff:

I wanted to share my experience with the team that has been boarding and grooming my dog, Oreo.
I've had positive experiences with this establishment and have recommended it to my friends who love their fur babies.
The staff is amazing and really listen to me when I have voiced my concerns about my dog being boarded.
They ensure my concerns are noted and taken care of in a positive manner.
Michael Gamache has personally helped me when I've checked Oreo in or out a few times and has been professional, positive and supportive.
His staff reflects his passion and professionalism as well.
I'm glad this business is located in Livermore and I wish them a long and successful career.

Gmail

The Ranch Pet Resort and Spa

Mariela Oetinger <[redacted]> Thu, Nov 10, 2022 at 3:47 PM
To: "WeLoveTheRa[redacted]veTheRanch@gmail.com>

To Whom It May Concern,

This letter is to address the wonderful service that we have received for our dog for boarding him during our vacation. Our dog is usually shy with other dogs, but with the Ranch staff's patience, he is more friendly to dogs and he is happy when we bring him there.

We love the open space our dog has to play in and it is a great value for the service.

Thank you,
Mariela Castro
[redacted]

Gmail

The Ranch Pet Resort

Kerri Hunter <[redacted]>
To: WeLoveThe[redacted]

Thu, Nov 10, 2022 at 3:38 PM

Hello Alameda County Planning Department,

Our Border Collie, Tasha, has been a customer at The Ranch for several years now and she has always received such great care while staying with them. There are very few options in the Bay Area for boarding facilities as nice, clean and safe as The Ranch. We are very, very particular where we board her and have been so pleased with our experiences there.

Border Collies have so much energy and need a lot of play time, exercise and socialization and The Ranch provides all of that. They also do a great job grooming her at the end of her stay!

The staff has always been very responsive, friendly and professional and they seem to really connect with the dogs. My family and I feel very fortunate to have such a great facility nearby and it provides us a lot of peace of mind when have to leave town.

Kind Regards,

[redacted]

Gmail

We love The Ranch

Anthony Burns <[redacted]> Thu, Nov 10, 2022 at 2:20 PM
To: "welovetheranc[redacted]eranch@gmail.com>

Dear Alameda Planning Department,

We are writing to show our support for The Ranch in Livermore. For the past year we have entrusted our pet with the Gamache family and the loving crew at The Ranch.

The facility consistently provides a caring, playful, clean and watchful environment for our pup. The staff are courteous and respectful. My children who think of their dog as a family member, wouldn't entrust her with anyone else when we leave town.

The Ranch is a wonderful business run by great people. We consider ourselves lucky to have been referred to them and they are an asset to our community.

Respectfully,

The Burns family

Gmail

The Ranch Pet Resort

Sally Porfido <[redacted]> Thu, Nov 10, 2022 at 1:38 PM
To: WeLoveTheRanch@gmail.com

They provide a safe and much needed service for the growing number of us who need boarding, grooming, training and general safe care for our dogs and cats. Please let them continue just as they are.
Sally & Roy Porfido

Sent from my iPhone

Gmail

Care For My Mia

Patricia Watchmaker <[redacted]> Thu, Nov 10, 2022 at 11:43 AM
To: WeLoveTheRanch@[redacted]

I have a medium sized Snoodle and have left my love
In the care of the Ranch. My dog received EXCELLENT
Care and Love. I'm thankful we have a doggie care
Center here in Livermore.

Gmail

Alameda County Planning Department

Mark Misencik <[redacted]>
To: WeLoveTheRa[redacted]

Thu, Nov 10, 2022 at 10:16 AM

To Whom it may concern

We used the Ranch for the first time this fall to board our two dogs for a week. Prior to boarding them the Ranch offered a free play date to see if there would be any issues with our dogs getting along with other dogs during the day. Great policy and when we picked them up they were a pair of tired but happy pups as they played all day.

The Ranch offers a great facility and services. As we have major travel plans we fully intend to continue using their services and recommend them to our friends.

Regards

Gmail

Alameda County Planning Project

Julie Moreno [redacted] Thu, Nov 10, 2022 at 9:51 AM
To: WeLoveTh[redacted]

To whom it may concern at the Alameda County Planning Project;

I just wanted to write in and express our deepest LOVE for the The Ranch. Our Rottweiler Mack has spent several days at The Ranch either while we have taken family vacations or just a playdate for the day. The staff is awesome, the grounds are impeccably clean, the grooming services are great, and we love seeing the videos that are posted with all the dogs playing. After dropping Mack off, we always walk away with such a feeling of comfort knowing our beloved pooch is in great hands. We have had nothing but FANTASTIC experiences at The Ranch and would highly recommend them hands down, over any other local dog boarding facilities.
We will continue to bring Mack to The Ranch because of their professionalism and great service from the moment you walk in the front doors and are greeted by their warmness, to the end of his stay. We truly feel he is loved while he's with them...we appreciate The Ranch so much!

Sincerely

Gmail

The Ranch Pet Resort-Livermore

Dani Fletcher <[redacted] Thu, Nov 10, 2022 at 9:19 AM
To: "WeLoveTh[redacted]eLoveTheRanch@gmail.com>

Hi Permit Team,

I hope that you provide the permit needed to keep the Pet Ranch in Livermore active, they have always been the best care, customer service, cleanliness, organization and team members excellent!

I have been taking my animals there for many years and pray you authorize their permit needed.

Thank you so much and feel free to call me, email me, text if you need more information.

Dani Fletcher

CHRISTIE'S

[redacted]

Gmail

We Love The Ranch Kennel

DENNIS LOPES [redacted] Thu, Nov 10, 2022 at 8:59 AM
To: "WeLoveThe[redacted]oveTheRanch@gmail.com>

This email is to let you know how happy we are to have the Ranch Kennel in Livermore. The have great staff that is always helpful, professional, polite, and caring. The facilities are state of the art. Our German Shepard loves visiting for a play day in their day care facilities. She gets super excited when we pull into the driveway. We have boarded her in the Kennel for as long as 2 weeks. She is always well cared for and is comfortable and safe in her home away from home. This is the best facility and staff in the County and we would not go anywhere else.

Gmail

Alameda County Planning Department

[redacted] Thu, Nov 10, 2022 at 8:50 AM

Dear planning department,

I understand you are reviewing the permit for The Ranch kennels. We are homeowners and longtime residents of Livermore. Our dog LOVES The Ranch and so do we. We have been going there for 8 years for daycare, kennel and grooming services. When we turn on Tesla to make our way to The Ranch, Zeek begins to "speak" loudly and will not sit still. He cannot wait to get in and back to the play areas. I couldn't imagine leaving Zeek anywhere else. It is truly his home away from home. They take amazing care of our fur babies there. The staff are kind and considerate. They go out of their way to ensure our pets safety and make them feel protected and comfortable in their home away from home. The staff is wonderful and seem very happy, so I believe The Ranch is also an important part of the employment community as well.

I appreciate you taking the time to hear from us directly about this and do sincerely hope you renew their permit very quickly. We would be devastated if we couldn't take our dog there anymore.

Best Regards,

Lisa & Bill Pretto

Gmail

We love The Ranch!

[redacted] Thu, Nov 10, 2022 at 8:39 AM

To: Alameda County Planning Department:

We are sending this email to let you know how much we appreciate and depend on The Ranch in Livermore. We consider ourselves so lucky to have found this unique facility and to have become part of their community.

We love our two dogs and consider them to be part of our family. We have been dog owners for our entire adult lives and this is the first time we have felt comfortable enough to entrust the care of our dogs to a commercial facility. That's how much we love The Ranch. The staff is incredible and we are consistently amazed at the level of care and love our dogs are shown. And it shows in the behavior of our dogs. They are visibly benefitting from being able to spend time with other dogs in a safe, controlled, and comfortable environment.

We look forward to being a part of The Ranch "family" for many years to come!

Regards,

Rick and LeAnn Clinton

[redacted]

Gmail

Alameda County Planning Department

[redacted] Thu, Nov 10, 2022 at 8:50 AM

Dear planning department,

I understand you are reviewing the permit for The Ranch kennels. We are homeowners and longtime residents of Livermore. Our dog LOVES The Ranch and so do we. We have been going there for 8 years for daycare, kennel and grooming services. When we turn on Tesla to make our way to The Ranch, Zeek begins to "speak" loudly and will not sit still. He cannot wait to get in and back to the play areas. I couldn't imagine leaving Zeek anywhere else. It is truly his home away from home. They take amazing care of our fur babies there. The staff are kind and considerate. They go out of their way to ensure our pets safety and make them feel protected and comfortable in their home away from home. The staff is wonderful and seem very happy, so I believe The Ranch is also an important part of the employment community as well.

I appreciate you taking the time to hear from us directly about this and do sincerely hope you renew their permit very quickly. We would be devastated if we couldn't take our dog there anymore.

Best Regards,

Lisa & Bill Pretto

Gmail

My Experience

Bob Boni [redacted] Thu, Nov 10, 2022 at 8:29 AM
To: WeLove[redacted]

Alameda Country Planning Department,

The Ranch is a valuable asset to me, my pet, & my friends. Three times a year I visit close friends, who are handicapped. My visit allows their spouses to visit family for the week I am there. Visits take me to Las Cruces, Nashville, & Scottsdale, each year. During this time, I always leave my dog(Lola) at the Ranch, & she is happy when I leave her & pick her up. It gives me peace of mind that Lola is well taken care of when I am away. Without the services of The Ranch being available to me, would have a very negative impact on my life.

With Respect,
Bob Boni
[redacted]

Gmail

My lab

DONNA Seishas <[redacted]> Thu, Nov 10, 2022 at 7:18 AM
To: WeLoveTheRa[redacted]

I have gone to many kennels with my dog always going home upset about the way my dog was treated. Left for hours in a kennel. Thank God I found the Ranch. Finally I can leave my pet knowing he is happy.

Gmail

The Ranch Pet Resort and Spa

Patti Grace <g[redacted]
To: WeLoveThe[redacted]

Thu, Nov 10, 2022 at 7:17 AM

I wanted to thank all of your staff for taking such great care of my girl 'Madi'.

I had to leave her for 10 days in October. First time ever! I was a little concerned!

But, from my phone call, to my visit and interactions with staff…I felt completely at ease with putting my precious girl in there extremely capable hands!

I saw videos everyday of how much fun she had. Loved all the interaction she had and the play area with all its fun things to do! She came home a very satisfied pup!

The cleanliness and professionalism of this facility is wonderful!

I had a great vacation and so did Madi!

Thank you all for loving our pets and providing such great safe environment! Gave me peace of mind!

Sincerely,

[redacted]
Sent from my iPhone

Gmail

A great service in our community!

Christopher Hasey <[redacted] Thu, Nov 10, 2022 at 7:14 AM
Reply-To: Christopher [redacted]
To: "WeLoveTheRanch@gmail.com" <WeLoveTheRanch@gmail.com>

We are the owners of a very high spirited Boarder Collie. NOT the kind of dog you can just shove into a yard with 10 other dogs and ignore. We have struggled with other boarders over the years whose business model is 'a big fenced yard with 20 dogs running around'.
The Ranch is the ONLY kennel we have found in the area that offers the kind of service we need to match our dogs temperament. Without thier brand of tailored caring boarding services it would be a struggle for my family to leave town for a vacation, and it would have been a challenge to find a place for our dog when we had a family emergency that required us to drop everything and go.

They provide a valuable community service, in a clean, friendly, caring way. Please allow them to continue.
Respectfully,
Chris and Kim Hasey
Sent from Yahoo Mail on Android

Gmail

Casting my vote for a Ranch Pet Resort

Scott Lambert <[redacted] Thu, Nov 10, 2022 at 6:27 AM
To: "WeLoveThe[redacted]veTheRanch@gmail.com>

Clean, professional, caring, efficient, reasonably priced, and offering a nice array of services… the popularity of this business is a testament to its many satisfied customers. Very glad they are here.

If it time for a permit approval from the county, I cannot imagine that there would be any question here.

Gmail

We need The Ranch

Dawn H. <[redacted]>
To: WeLove[redacted]

Thu, Nov 10, 2022 at 5:55 AM

To Whom It May Concern:

We are writing to express our gratitude for The Ranch in Livermore. Not only does The Ranch give us peace of mind when we need to board our pets, it also gives us flexibility around our work responsibilities. We have jobs that require working in the office, at times for extended hours. The Ranch gives us a safe place that allows us to be away from our pets for up to 12 hours a day. We also appreciate being able to support a local business that is thriving.

We respectfully ask that The Ranch be allowed to continue offering its valuable services to the community.

Thank you,
Dawn Hasemann

Gmail

Reference for the Ranch

Gena Crites <[redacted]> Thu, Nov 10, 2022 at 4:05 AM
To: WeLoveThe[redacted]

Dear Sir/Madam,

I have used the Ranch to board my dog when I would go out of town. They so seriously cared about her well being and even would call me with an update each day on how she was doing. Their facilities are extremely clean and my experience has always been positive.

Sincerely,
[redacted]

Sent from my iPhone. Message not proofed for errors.

Gmail

To Alameda County Planning Department

Poonam Dhanwani <[redacted]
To: WeLoveTheRanch[redacted]

Wed, Nov 9, 2022 at 11:35 PM

To ,

Alameda County Planning Department

I am writing to let you know , how much our family loves the Ranch Pet resort. This is the only place where we feel our dog Maximus is the happiest. Its his second home.

We are able to take vacations as a family while we can rely on the doggy boarding services provided by this place. There are days when Maximus needs his additional exercise to vent out his energy, and sending him to the ranch pet resort for all day play, gets us just that. We avail their pet grooming services regularly for Maximus.

We truly are very happy with their services and are grateful for the city to let them continue and grow.

Please feel free to contact me if you have any questions

Thanks

Gmail

We Love The Ranch!

Tracy White <[redacted]> Wed, Nov 9, 2022 at 11:32 PM
Reply-To: Trac[redacted]om>
To: "WeLoveT[redacted]WeLoveTheRanch@gmail.com>

Hello,

We have used The Ranch many times to take good care of our beloved dog when she wasn't able to go with us on trips. She always had fun, we were confident that she was safe, and after several days of socializing with other dogs, we always had her bathed before we picked her up. It's been a great option for our family to have access to a trusted facility that we have confidence in.
There is another place closer to us, but in order to leave your dog overnight, they have to come for "playdates" on a regular basis, and we simply cannot afford to do that. We started out at that place, but found that The Ranch better suites our needs, has a great facility, has great grooming services, and we can watch our dog on the "dog cam" when we miss her too much!

Sincerely,
Tracy White

Gmail

The Ranch

Lisa Hornett <[redacted]
To: WeLoveThe[redacted]

Wed, Nov 9, 2022 at 9:47 PM

Alameda County Planning Department-

I understand you are reviewing the operating permit for The Ranch and want you to know what a great place it is. I wouldn't trust my furry family member to just anyone. The Ranch provided excellent care in a very clean and professional atmosphere to my older dog. I hope they are able to continue to provide their services to the Livermore community.

Thank you for your time,
Lisa Hornett

Sent from my iPhone

Gmail

Alameda County Planning Department

KAREN RILEY <[redacted] Wed, Nov 9, 2022 at 9:12 PM
To: "WeLoveTheR[redacted]oveTheRanch@gmail.com>

I have been taking my dogs to the Ranch for many years for grooming. I have special needs pups and the groomers are very accommodating and careful with my pups. My old Pug boy, who passed last August at 16 years old, was was deaf, mostly blind and had a throat issue. I had complete confidence with the staff that he would be pampered and that proper care would be taken with him.

I also have a little Pug mix who has anxiety issues which I have been working to improve since I adopted her 7 years ago. In December 2021 Elly started going to day care at the Ranch to continue working on her issues. The staff first did an assessment to be sure day care was a good fit for her. The day care experience has done a great deal to improve her confidence in herself, around other dogs and around different people.

Karen Riley

Gmail

Alameda County Planning Department

Kathy ridout <[redacted]> Wed, Nov 9, 2022 at 8:58 PM
To: WeLoveThe[redacted]

I have been taking my dog the Ranch for years. Even before the new building. It has been a great kennel. I recommend it to everyone who needs care for the pet. It is a beautiful place for people and animals. The city and county should be grateful to have such a nice place.
Kathy Ridout

Sent from my iPhone

Gmail

County Planning Department

Krista Ladner <[redacted]>
To: WeLoveThe[redacted]

Wed, Nov 9, 2022 at 8:55 PM

Dear Alameda County Planning Department,

I'm writing to let you know what an incredible business The Ranch is and what they mean to our family. 7 years ago, we rescued a 4 month old German Shepherd with loads of energy. We knew from prior experience that we needed to find some way to both socialize our new puppy and give her a safe place to unload all her energy. The trainer we hired recommended The Ranch to us. We checked them out, had an evaluation done and soon after, our girl was attending day care a couple of times a week.

About a month into day care, our girl was diagnosed with hip dysplasia on her right hip. She'd limp from time to time when she got too sore or get a little snippy if other dogs bothered her in her hip area. The entire staff at The Ranch were aware of her condition and they would keep a close eye on her on her sore days. They kept such a great eye on her that I never worried about her playing too hard. If they noticed her over-doing it, they'd pull her from group play and give her an extra rest. And I always received a call or a run down of the day when I picked her up. To this day, the staff at The Ranch continue to do this and it's been 7 years.

The Ranch is the only place that I will board our dog or take her for grooming. They treat our girl like she is one of their own. They post photos of her playing and always return all of my check up calls. They even made me aware of a potential ear infection once when she was getting her ears cleaned. Sure enough, a visit to the vet confirmed the ear infection.

It's been incredible to watch this business grow over the last 7 years. The facility has been completely renovated, the dog parks expanded and a water park has been added. The kennels for boarding are amazing with heat floors, A/C, and cots for the dogs with blankets provided! It's literally a 5-star hotel for dogs! The daycare schedule is now full and boarding has become so popular that if you don't book early, they end up being totally full! What hasn't changed is the outstanding customer service, the friendliness of the staff, and the way they care for our sweet girl. We vacation with complete peace of mind that our precious furry family member is well cared for and spoiled! There is no other business that I would trust with our dog. The Ranch is her second home and we wouldn't know what to do without them!!

Sincerely,
The Ladner Family

Gmail

Alameda County Planning Department

Collette Ricks [redacted]n> Wed, Nov 9, 2022 at 8:47 PM
To: "welovetheranch@gmail.com" <welovetheranch@gmail.com>

Attn ***Alameda County Planning Department***

I would like to let you know what a blessing The Ranch Pet Resort & Spa has been to my husband and me (and our pup, Ranger). We got Ranger during the pandemic, and need an option for boarding and occasional daycare for him. He loves other dogs, and I know that the only way he would be happy while we need to be away, is if he is able to be with other dogs. I am incredibly thankful to The Ranch Pet Resort & Spa for the care that they give Ranger. Even though Ranger is an occasional attender, they always know his name as I drive up to drop him off, and they help him to feel cared for and comfortable. I honestly don't know what I would do without The Ranch. They are a lifesaver and a place I know I can count on, that will take care of my sweet Ranger. Thank you for listening.

Sincerely,

Gmail

Alameda Planning Commission Department

Janice Hir[redacted]
To: WeLove[redacted]@gmail.com

Wed, Nov 9, 2022 at 8:25 PM

To Alameda Planning Commission Department,

We recently boarded our 4 cats at The Ranch Resort and we are extremely pleased with the service we received, and the excellent care of our cats. This was our second time boarding the cats there.
Everyone at The Ranch Resort has always been so helpful, so pleasant and so willing to give our cats a caring and compassionate experience there. I have both times brought food for the cats and the staff has always been very willing to follow my requests regarding feeding. The Ranch also offers a playtime schedule for your pets, which is a nice option if you want to take advantage of it.
I highly recommend The Ranch Resort for boarding pets. The building is so very clean and beautifully maintained and the entire staff are so very gracious and I always feel very welcome and know my cats will get excellent and loving care.
I plan on taking my cats there in the future anytime I need to board them.

Sincerely,
Janice Hirt

Gmail

Alameda Planning Commission Department

Joe & Janice [redacted] Wed, Nov 9, 2022 at 8:19 PM
To: WeLoveTh[redacted]

To Alameda Planning Commission Department,

We recently boarded our 4 cats at The Ranch Resort and we are extremely pleased with the service we received, and the excellent care of our cats. This was our second time boarding the cats there.
Everyone at The Ranch Resort has always been so helpful, so pleasant and so willing to give our cats a caring and compassionate experience there. I have both times brought food for the cats and the staff has always been very willing to follow my requests regarding feeding. The Ranch also offers a playtime schedule for your pets, which is a nice option if you want to take advantage of it.
I highly recommend The Ranch Resort for boarding pets. The building is so very clean and beautifully maintained and the entire staff are so very gracious and I always feel very welcome and know my cats will get excellent and loving care.
I plan on taking my cats there in the future anytime I need to board them.

Sincerely,
Janice Hirt

Sent from my iPad

Gmail

We Love the Ranch

Jennifer Jordan [redacted]
To: WeLoveTheR[redacted]

Wed, Nov 9, 2022 at 8:16 PM

To whom it may concern,

We take pet ownership very seriously in our family. Our dog, Lexi, was adopted about 10 years ago from a local shelter and struggles with anxiety. The Ranch in Livermore is the only pet boarding facility that we feel comfortable and safe with looking after Lexi while we travel. It has been the familiar faces at check-in, the notes kept on her previous stay and reviewed each visit, and the warmth and care from the staff to make Lexi feel less anxious as she adjusts to the environment (likely while experiencing past trauma activated from her history with shelters) that made us feel comfortable booking her stays at The Ranch. Please know that the family-operated business is a necessity in the area for our loved and anxious pets.

All the best,
[redacted]

Gmail

The Ranch Pet Resort

X Y <[redacted]> Wed, Nov 9, 2022 at 8:00 PM
Reply-[redacted]
To: "WeLoveTheRanch@gmail.com" <WeLoveTheRanch@gmail.com>

Dear Alameda County Planning Commission.

The Ranch Per Resort is the best kennel, daycare, and grooming facility within 50 miles.

I traveles extensively for my employment. I used a few places in the Tri-Valley area. I then bought a home in Brentwood and tried a few out here as well.

I always came back to The Ranch Pet Resort. They have caring staff, attention to detail with food and medicines, and care very well for the animals entrusted to them.

I learned that my family had been using The Ranch for decades before me when my Air Force father would getstationed overseas. We would come to live in the family home in Livermore. At that tiem they would picup our dog at the airport and quarentine as needed.

So for decades this business has been a benefit for so many. A very well run and trusted organization.

Thank you for your time in reading this.

Catherine Ott

Sent from Yahoo Mail on Android

Gmail

The Ranch Pet Resort, Livermore

Serena Fields [redacted]
To: WeLoveThe[redacted]

Wed, Nov 9, 2022 at 7:55 PM

To whom it may concern at the ***Alameda County Planning Department:***

We understand that The Ranch's permit to operate is currently under review. As long time customers of this wonderful family owned business, and residents of Livermore, we wanted to send this email to express our strong support for The Ranch!

We have been sending our pup, Cooper, to The Ranch for the last four years or so and it has been amazing to watch this business get better and better with each year! Aside from the beautiful pet care amenities, the staff are friendly, responsible and it is very apparent that they all LOVE our pets.

We hope this email can be added to the public record and the business file for The Ranch, as we are just so thrilled to have a safe, caring and well cared for resort for Cooper to be while we are away. We also love to see family owned businesses, such as The Ranch, continue to thrive!

Thank you,

Serena & John Fields
Livermore residents & The Ranch customers
([redacted]
S[redacted]com

Sent from my iPhone

Gmail

We love the Ranch

Gish Arribas <[redacted]> Wed, Nov 9, 2022 at 7:26 PM
To: WeLoveTh[redacted]

We continue to utilize The Ranch for our dog's boarding. They provide excellent pet service with their updated and well-maintained facilities. We look forward to continuous service from them.

Sincerely,

Arribas Family

Gmail

Alameda County Planning Department

Danelle Willey <[redacted]> Wed, Nov 9, 2022 at 7:18 PM
To: WeLoveTheR[redacted]

Alameda County Planning Department,

I am writing in regards to the Ranch Pet Resort and Spa. We have had nothing but wonderful experiences when we have put our dog there. She had a great time and we felt confident that she was safe and receiving excellent care while we were gone. Of course, we never want to be away from our fur baby, but we know when she is there she is treated like one of their own pets. And that allows us to leave her there and not worry about anything. She came home happy, healthy and was not afraid to go back, even was excited about going back. We would love to be able to continue to have the Ranch to send her to for a vacation while we also take time needed away.

Thanks,
Danelle Van Metre

Gmail

Letter for the planning department permit

Bernadette [redacted]
To: WeLoveT[redacted]

Wed, Nov 9, 2022 at 7:17 PM

Alameda County Planning Department:

We have left our dog SANTI (5 yr old male Rottweiler) at the Ranch many times now for boarding and baths and he usually loves to be dropped off and seems to be happy when we pick him up after a vacation.

The staff are friendly and seem to like him and we feel confident to leave him in their care.

We live in Tracy and appreciate having a place like the Ranch to board our boy. It's hard to trust kennels with your pet and this place is a great asset in our community. I was referred to them by my neighbor who leaves her cocker spaniels with the Ranch as well.

Please renew their permit . They are a special & unique place we need. Thank you

[redacted]

Gmail

Alameda County Planning Department

Janie Wright <[redacted]> Wed, Nov 9, 2022 at 7:14 PM
To: WeLoveThe[redacted]

We absolutely love the grooming service we receive at the Ranch. Pepper always comes home looking fantastic

Wayne & Janie Wright

Sent from my iPhone

Gmail

Alameda County Planning Department

JIM ORLAND[redacted] Wed, Nov 9, 2022 at 7:10 PM
To: WeLoveTh[redacted]

To whom this may concern at the Alameda County Planning Department:
The Ranch pet facilities is a gem of a business for Livermore. We have entrusted the Ranch with our most loved family members. The Ranch was highly recommended by our friends, we will be recommending the Ranch to all our friends. The facility and staff are outstanding. They do a great job and facilities like this are in such great demand we hope it will be around for a long time to come. The location is great, and the setting is perfect.
We have discovered a lot of great business since we have come to the Ranch, making it a pleasure when we need to take our "girls" to the Ranch. We come from Millbrae to bring them so frequently need a break after the drive and Livermore is lovely.
Long live the Ranch!
Lori and Jim Orlando
Andi and Peaches.

Sent from my iPhone

November 9, 2022

Alameda County Planning Department,

The Ranch Pet Resort and Spa in Livermore has been providing grooming, doggy daycare and boarding for our dog Oliver since he was a puppy, which is 2 ½ years. They do a very professional job; they are skilled at what they do, and our dog is very happy. They provide an invaluable service.

The Ranch grooms our dog monthly with bath, brush, nail trimming, deshedding, ear cleaning and teeth brushing. The groomers do a phenomenal job keeping our boy looking and feeling his best.

The doggy daycare provided allows Oliver to socialize with other dogs in a safe environment. The play area and water park is like an amusement park for dogs and it keeps our very active boy busy allowing him to make new friends. The wranglers ensure that all the dogs are well cared for as well as post videos and pictures on social media for owners to watch which is a fantastic way to see our boy while he is in their care.

The boarding at The Ranch is top notch and the amenities allow our boy to relax and rest as if he was at home. The packages offered allow play time during the day, personalized attention, and the love he needs while we are away.

We love The Ranch and trust them with the care of our dog, Oliver.

Thank you,

The Moreno's

Kris, Mark, and Oliver

Gmail

Love the ranch

psgamache@comcast.net <[redacted]> Wed, Nov 9, 2022 at 6:50 PM
To: WeLoveTheRanch@gmail.com

The Ranch is a wonderful facility for kenneling a pet. They are top notch in every way. I've never seen a cleaner well maintained facility. They do a great service for valley pet owners.

Sent from my iPad

Gmail

Alameda county planning department

Rachel Clar[redacted]
To: WeLove[redacted]

Wed, Nov 9, 2022 at 6:50 PM

Hello Alameda county planning department,

We love the Ranch Pet Resort! The staff are friendly and seem to really care about our family and our dog. We board our dog at the Ranch when we have overnight guests at our home. He always comes home happy and healthy. Because our dog is territorial at home, without the ranch we wouldn't be able to have overnight guests. Knowing that our dog has a safe and healthy place to stay when we have overnight guests has been a huge relief. The ranch and their staff have really been a blessing for our family.

Best regards
Rachel Clark

Sent from my iPhone

Gmail

Ranch pet resort

darcy Van Valkenb[redacted]
To: WeLoveTheRan[redacted]

Wed, Nov 9, 2022 at 6:30 PM

To Alameda County Planning Department,

We have been entrusting our two dogs to The Ranch Pet Resort for many years now. The staff is caring and professional, and we can take a vacation knowing that our dogs are well cared for.

We are so fortunate to have a family owned, top notch facility right here in the Tri valley. We hope that they stay right where they are , doing just what they are doing , for years to come!

Sincerely,
Darcy Van Valkenburgh

Gmail

Praise

Daniel Hennings [redacted] Wed, Nov 9, 2022 at 6:14 PM
To: "welovetheranch[redacted]mail.com>

The Ranch is one of Livermore's strengths. The facility, care, and the kindness they show is unmatched. I wouldn't trust anyone else. Please approve any and all things relating to the recertification for The Ranch.
Thanks,
Daniel Hennings
281-627-0222

Gmail

Praise

Daniel Hennings [redacted] Wed, Nov 9, 2022 at 6:14 PM
To: "welovetheranc[redacted]il.com>

The Ranch is one of Livermore's strengths. The facility, care, and the kindness they show is unmatched. I wouldn't trust anyone else. Please approve any and all things relating to the recertification for The Ranch.
Thanks,
Daniel Hennings
281-627-0222

Gmail

Cody Spatz

Molly Spatz <[redacted]>
To: WeLoveTh[redacted]
Cc: Molly Spat[redacted]

Wed, Nov 9, 2022 at 6:07 PM

The Ranch - and Staff- are the best! I have been bringing Cody (our beloved Lab) here for a couple of years and could not be happier!

The facilities are clean and organized. The staff is friendly, accommodating and welcoming. I feel safe everytime I bring Cody.

He LOVES it here. He starts jumping around the car as soon as we get off the freeway.

Thank you for giving us a special place to bring our loved pets!

Warmly,
Molly Spatz

Gmail

Planning Dept email

Rebecca Johnson <[redacted]> Wed, Nov 9, 2022 at 6:06 PM
To: WeLoveTheRanch[redacted]

TO: Alameda County Planning Department

Hello,
Our dog Ollie loves the Ranch! He is always excited when he knows he is going to go 'play'. Whenever he stays for an extended period, he has obviously been well cared for. They even give medicine when needed. We really rely on the Ranch for boarding, grooming, and just daycare socialization. We also really appreciate the video log of Ollie's daily activities.

Please don't hesitate to reach out to [redacted]

Thank you,
Ollie's family

Gmail

Re: The Ranch Needs Your Help

Jill Meyers [redacted] Wed, Nov 9, 2022 at 6:03 PM
To: welovethe[redacted]

Dear Alameda County Planning Department,

The Ranch Pet Resort & Spa is a vital part of the community and plays an essential role in Livermore. I have lived in Livermore for 20 years and have been taking my dogs to this kennel for about 15 years or more. I can't imagine not having this service available to me so close to my home.

My dogs have always been well care for at The Ranch. The Ranch staff is professional, the facility is clean, and it allows me to travel in peace, knowing that my dogs are always safe and protected.

[redacted]

On Nov 9, 2022, at 2:53 PM, The Ranch Pet Resort <welovetheranch@gmail.com> wrote:

View this email in your browser

The RANCH pet resort & spa

To our Valued Clients,

The Ranch Pet Resort and Spa loves to provide for the needs of our clients and their pets, and we want to continue to do just that!

At this time, we need a quick favor from you.

*We are asking our valued clients to write an email to the **Alameda County Planning Department** sharing stories or information on how The Ranch, its staff, facility, or services have made a positive impact on you and your beloved pets.*

The Alameda County Planning Department is reviewing our permit, a standard operating procedure, and we want to make sure that our business is able to continue to meet your needs without any impact or changes to the way we operate.

We want the planning department to feel the love from our community and to continue to provide unparalleled fun to your beloved pets in a one-of-a-kind, safe environment with professional staff and top-notch services.

*Please address your emails to the **Alameda County Planning Department** and email them to WeLoveTheRanch@gmail.com. **We need the emails as soon as possible, please.***

Thank you in advance for your support! Your pets truly do make coming to work a dream come true!

Fondly,
-The Gamache Family & Staff

Looking for More Information?

More tail-wagging information can be found at The Ranch Pet Resort and Spa, the #1 veterinarian recommended overnight care, dog day care, and grooming facility in the Bay Area

Our Services 🐾

Dog Boarding

Dog Daycare

Dog Grooming

Cat Boarding

Learn More

New Customer Free First Night!

We can't wait to welcome your pet to their new home-away-from-home. The first night's free!

Discount subject to availability and cannot be combined with other offers. Lodging discount applies to first-time customers only and is valid for any lodging accommodation selected.

Reserve a Stay

Our mailing address is:
The Ranch Pet Resort
4964 Tesla Rd
Livermore, CA 94550-9530

Gmail

Support for The Ranch

Robin Cleveland <[redacted]> Wed, Nov 9, 2022 at 5:14 PM
To: WeLoveTheRa[redacted]

Dear Planning Department,

We have been taking our dog, Fionnlagh, to the Ranch since he was just 7 months old and he loves it there! We are a very frequent and regular client as we travel a fair amount and would be unable to do so if we didn't have the peace of mind knowing that he was in such capable and caring hands in our absence!

We also have him attend daycare a couple days a week so we can work outside our home. Finn can't wait to get out of the car and to the play yards to see his friends-both four-and two-legged!

The Ranch has also provided some amazing training with Finn that has helped him adjust and adapt whoever we go.

The owners and the staff are always willing and able to help with anything he (or we) need.

Our daughters and families both also bring their dogs for daycare and for boarding for vacations. Our family would be at a huge loss without this facility and service.

There is no other place or service and staff like theirs anywhere in the East Bay. We hope they will be around for many years to come!

[redacted]

Sent from my iPhone

Gmail

Alameda County Planning Department letter

Allyson Collins [redacted]
To: WeLoveTheR[redacted]

Wed, Nov 9, 2022 at 5:11 PM

To: Alameda County Planning Department
Re: The Ranch Pet Resort & Spa

I would like to sing the praises and tell what an amazing impact, The Ranch Pet Resort & Spa has had on my family & pet, Scout.

After trying many different boarding and day care options & almost giving up, I was recommended by a fellow dog owner to try The Ranch.

I toured a clean facility with knowledgeable staff. I knew my dog would be taken care of & have a large enough kennel to make her stay safe & comfortable. Many other facilities did not have a large enough kennel for my 140 pound Great Dane to turn around in, let alone be comfortable in. The Ranch's caring staff and thoughtfully planned out facilities make it easy to part with our beloved family member for a time.

As the Almaden County Planning Department, I hope you know what a wonderful asset The Ranch Pet Resort & Spa is to the community around them.

Warm regards,
Allyson Collins & family

Gmail

Alameda County Planning Department

David Thomas <[redacted]>
To: WeLoveTheR[redacted]

Wed, Nov 9, 2022 at 5:09 PM

To ***Alameda County Planning Department***

I am writing this letter in support of The Ranch Pet Resort in Livermore. We have been taking our dogs there since we moved to Livermore approximately 9 years ago . The Ranch has always made us feel extremely comfortable when leaving our dogs allowing us to travel .

The Gamache family and staff are extremely professional and passionate about their services . Their expanded facility is very comforting and stress free for our dogs.
We are very thankful for the services they provide to us and our referred friends.

Thank you

[redacted]

Gmail

The Ranch

Diane Veca [redacted] Wed, Nov 9, 2022 at 5:05 PM
To: "welovet[redacted]lovetheranch@gmail.com>, [redacted]

Alameda County Planning Department,

I have been using The Ranch Pet Resort and Spa in Livermore for two+ years and have been totally pleased with their service. My 12 year old terrier loves spending time there. I have boarded him probably 7 times in two years. Four of those were for a full 8 days. I had complete confidence in the staff and knew they would take care of everything requested. Food, meds, playtime, bedtime. I could call and ask for an update on how he was doing, someone always got back to me, and I could check social media and see for myself.

I also appreciate that you use their bedding and any extras. No one brings things from home. The site is always clean. And, the staff helps you as soon as possible. It can get busy but they always acknowledge you and get to you in order.

I also use The Ranch for my pups grooming. He goes monthly and we have his skin allergy under control.
They let me know when his grooming is done and then he goes and plays in the park until I pick him up.

Mike and staff are great. And they really do love the Dogs.

Sincerely, Diane Veca

Gmail

Raves for The Ranch Pet Resort

Stacey Xenakis [redacted]com> Wed, Nov 9, 2022 at 4:41 PM
To: WeLoveTheR[redacted]

Dear Planning Department:

I just recently picked up my furry family member after spending the weekend at the Ranch. My pointer pup has been staying at the ranch for several years. She doesn't hesitate at drop off so I know she's getting good care. Their service is invaluable to us as we are confident she is in a good place when we need to travel. There aren't many boarding facilities to choose from in the area. Plus I have found their facility is impeccably clean, the kennels are large, staff is friendly and they provide all day outdoor play. They are our first go to for care and I hope they will remain in the Livermore Valley.

Sincerely,
Stacey Xenakis & Zoe the GSP

Sent from my iPhone

Gmail

Alameda County Planning

TRICIA ANDERS[redacted] Wed, Nov 9, 2022 at 4:38 PM
To: WeLoveTheR[redacted]

Dear Alameda County Planning I had the opportunity to board my dog at the Ranch in Livermore and truly appreciated their kindness and professionalism towards myself and my dog. I visited the facility a couple times before deciding to board my dog there and I believe they run a clean professional and humane facility. It's not easy to leave your pet/family member with someone else but I felt comfortable trusting the Ranch with my dog.

Sincerely
Patricia Anderson

Sent from my iPhone

Gmail

Livermore Ranch

brian chinn [redacted]> Wed, Nov 9, 2022 at 4:37 PM
To: "welove[redacted]lovetheranch@gmail.com>

To whom it may concern:

Livermore Ranch is a valuable community asset for dog owners.
They offer lots of boarding, grooming, doggie day care & other services that are used by pet owners.
Their facility is clean and uses modern concepts for boarding and grooming.

Sincerely, Brian Chinn

Gmail

The Ranch Pet Resort and Spa (attached copy of the letter)

S Bishop <[redacted] Wed, Nov 9, 2022 at 4:32 PM
To: "welovethe[redacted]
Cc: S Bishop [redacted]

Wednesday, November 9, 2022

To: Alameda County Planning Department
399 Elmhurst St #140
Hayward, CA 94544

Re: The Ranch Pet Resort & Spa / Gamache Family & Staff

To whom it may concern,

My name is Sonia Bishop and I have been a resident in Livermore since 2004. During this time, I have had three dogs. Marnie, a twenty-pound terrier mix. Samuel (deceased) a bull terrier-labrador retriever mix and Kuro Inu a Bernadoodle (Bernese Mountain dog – standard poodle). I would like to share why I trust the Gamache Family and their staff with my pets.

In 2012 we adopted Marnie. At this time The Ranch Pet Resort and Spa was known as Livermore Ranch Kennels. Me and my children had planned a staycation and needed some one to care for her while we were gone. I had passed by the facilities multiple times and had not seen any complaints of animal cruelty. My other reason for choosing them was the kennels were extremely close to my home – we can walk there in twenty minutes. I set an appointment to tour the facilities, see where she was staying and how the would make sure my little diva would be cared for and safe. They day came for us to drop our little girl off and when we returned she did not want to leave. Due to her happiness and that she was well cared for I decided to make them my kennel of choice.

Two years pass and my eldest son brough home Samuel the lab mix. Sam was a senior dog. When we took him in he was nine and we were not sure how well he would adapt to our home or other dogs. Him and Marnie hit it off well. Another staycation came up and what I loved about the staff at the ranch is that you can do an assessment that includes one free day of play to determine what is the best care plan for your dog. Sam was not cool with being in the big play area but he was comfortable with Marnie. So they suggested that him and Marnie share a room since they usually slept in the same bed together and had private supervised play time twice a day for thirty minutes.

Fast forward a few years and I get news that they had petition to expand the facilities and remodel the kennels with state-of-the-art equipment, and a new playground that included water play and agility courses and other doggies favorites like ladders, steps, slides and hills. Unfortunately, by the time the new facility was complete we had lost same to kidney cancer at age fifteen. However, Marnie continued to go

to daycare and we used their grooming service too.

In 2019 to 2020 was a hard year for my family. It began with the loss of my father and eighteen other aunts, uncles and cousins. None were casualties of the Covid pandemic. During this time my mother lost her beloved german shephard Adam to bloat – who was supposed to start play days at the ranch. In addition, I developed medical issues that impeded on my quality of life and forced me to apply for SDI. It was suggested to me to look for a service dog. In July of 2021 I adopted a three-month-old bernadoodle and named him Kuro Inu (black dog in Japanese). My mother was present during the adoption process and when she learned that his brother was the last in the litter, she decided to take him as well. He was named Mr. Buddy. They have been a delighted addition to our family because they are helping us through the grieving process. However, my mother does travel a bit and she is also in her late seventies and occasionally is down due to medical issues. If I am able I do dog sit for her as she recovers from illnesses or vacations but when I am not able to we needed to find a place she trust with her baby. I suggested Livermore Pet Resort. I set up a tour and she loved how neat, clean and modern the facilities were. She also liked how informed the staff was and that they also had a full service grooming center and training. We set up Mr. Buddies free play day and assessment. My mom was so impressed she signed her dog up for daycare and a fifteen day in house training. She is quite satisfied with everything. This is saying a lot for my mother because unlike me she lives in Oakland Hills by the Zoo. It actually works for us because I can drop and pick him up and if there is an emergency it is convenient for me to get to him.

As far as the staff they are personable and prompt in notifying you if there is an issue with your dog. When Mr. Buddy was at daycare one day the keeper noticed he began limping, they pulled him from play and immediately did an assessment. They noticed his two front joints near his paw were swelling. They called us multiple times until they finally reached us. We went and picked him up and they took us into a private room and showed us what they found. The good news is that is was not any type of injury that was due to fall, or entanglement with another dog. We found out that Mr. Buddy had an autoimmune condition and is doing just fine now that he has been on a treatment regimen.

In addition to the excellent care my pets receive, I also like how The Ranch provide daycare for public agency and military dogs. I also like how they proved animal rescue housing, they once had a tortoise who tickled my mother to death because she never had seen a tortoise run before. They also do care for cats and occasionally birds.

I really do hope that you will allow them to keep their operation permit, because my dogs have known only The Ranch as their other home. They are excited everytime we pull up and they are calm and comfortable with their staff. I have tried to use other facilities for Kuro Inu but he will not go. They actually have to keep him in the kennel because he is too skittish and unpredictable.
I also like going there because the prices are fair and affordable. I have also included photos of our pups both present and past. I thank you for taking time to read my experience with The Ranch and why I and my mother are more that satisfied with their services.

Sincerely

Sonia and Derline Bishop
Kuro Inu, Mr. Buddy and Marnie
In memory: Samuel and Adam

Mr. Buddy

Marnie a.k.a. "The Wombat"

Kuro Inu - Buddy's little brother

Adam had passed before he was able to start daycare

Me and Samuel

letter for the ranch kennela.docx
696K

Gmail

I love the place

Virginia Yuan <[redacted]> Wed, Nov 9, 2022 at 4:23 PM
To: WeLoveTheR[redacted]

Hi, The Ranch pet resort is the place I have been looking for so long for my dog to stay or play. I had a chance to have a tour to see the place a couple of weeks ago. It was super clean and the staffs were so friendly and helpful. It's our first choice for my dog. We are still on the waiting list for the dog to stay and hopefully we will have a chance to let my dog stay at a comfortable and safe place!

Virginia Yuan

Sent from Yahoo Mail for iPhone

Gmail

Alameda Co. planning commission

Rosie Yande[redacted] Wed, Nov 9, 2022 at 4:14 PM
To: WeLoveTh[redacted]

To Whom It May Concern:

We appreciate this business so much as an essential part of Livermore. We are so impressed with the cleanliness of the facility and the attractiveness of the staff. This business feels like a well run machine.

Gmail

The Alameda County Planning Department

Stacy Gilbert [redacted] Wed, Nov 9, 2022 at 4:12 PM
To: WeLoveTh[redacted]

Dear Planning Department (Alameda County)

We are clients of The Pet Ranch Resort in Livermore. I have been boarding my dog at this facility since the Gamache family took over the old livermore kennels. I absolutely love this facility and believe me I have been to so many other places in the bay area and no other facility offers this type of service.

My dog absolutely loves going to the daily doggie day care! He gets so excited and I am so happy to be in a place that is so clean and the ratio of pets vrs help is amazing. You can tell the staff really loves our pets (who are like our children) . I have referred this place to many of my friends and clients and they have all come back and said they love the place!!!! I have some very high profile clients (sports players) that are actually driving over an hour just to have their dogs go to THIS FACILITY.

We love The Ranch and this place provides great comfort to me and my clients as well as our pets!!!

All the best,

Stacy Gilbert

Gmail

Alameda County Planning Department

Jennifer Delumen Wed, Nov 9, 2022 at 3:52 PM
To: "WeLoveTheRa mail.com>

Good afternoon Alameda County Planning Department,

The Ranch Pet Resort is a wonderful family owned business in Livermore. Our yellow lab loves going there and playing with all the other dogs, and I love to send her there to give her a bath. The staff is always very helpful and sweet to my dog. I know many people who bring their dogs there and all have had great experiences. Livermore needs more places like this in town. Please extend their use permit.

Thank you,

Jennifer Delumen

Livermore Citizen since 1977

Gmail

Chloe loves the Ranch

Golden-Weaver Family Wed, Nov 9, 2022 at 3:50 PM
To: WeLoveTheRanch@

Hi,

We rescued our dog Chloe in 2013. She was just a few days away from going to the pound. She had been crated 18 hours per day before joining our family. As you can imagine, she was very anxious and had abandonment issues. We kept her engaged with our family and we were rewarded with her love and trust.

Fast forward to 2022. Our kids have moved out. My wife and I finally had the opportunity for weekends away together. But we were concerned about "abandoning" Chloe. The Ranch made it easy for her to try out their services. She was worried when we dropped her off, but when we picked her up four hours later she was relaxed and happy. When we dropped her off again ten days later so that my wife and I could go out of town, Chloe was happy to go with her weekend caretakers. She even had a "spa" treatment and came home all fresh and clean.

We are delighted that we can now take weekend vacations and know that Chloe will be safe and happy on her own weekend vacation.

David Weaver, Julianne Golden

Gmail

Alameda County Planning Department

Jim O'Connor · Wed, Nov 9, 2022 at 3:50 PM
To: WeLoveThe

Please consider this is a strong endorsement of the Ranch in Livermore . Our pets have been treated most courteously, and the overall experience has been most positive. We hope that you will give them positive consideration in your review of their use application.
Sincerely yours,
James and Sharon O'Connor.
Sent from my iPhone

Gmail

Supportive email

Paula Kato Wed, Nov 9, 2022 at 3:47 PM

Dear Alameda County Planning Department,

I am writing in support of The Ranch Pet Resort and Spa.

I have been bringing my dog, Jack, to the Ranch for grooming for many years. They have done a very good job with Jack, and he always looks forward to going the The Ranch! I depend on their staff, since Jack won't let me trim his nails or brush his teeth.

And, this past summer, Jack spent a month boarding at The Ranch, as I went off on my first long vacation since Covid. It was so nice to leave on a long vacation knowing that my senior dog (16 years old) would be in good hands.

My experience with The Ranch has been great, and they have earned my support! Feel free to contact me if you have any questions.

Sincerely,

Gmail

Alameda County Planning Department

Reshma Sharma · Wed, Nov 9, 2022 at 3:46 PM
To: WeLoveTheRa

Hello ,

To whom may it concern,

I am lucky that I found The Ranch Pet Resort , Livermore. Staff is very friendly and always accommodating. I feel at ease when I leave my Lab. I always recommend them to my family and friends. I give 4.5 stars to this wonderful place who cares about our furry babies.

Looking forward to this being our go to place forever!

Gmail

Our four legged family member

Wed, Nov 9, 2022 at 3:45 PM

This is a heart felt shout out to say how much we appreciate what the Ranch provided us and our Billie!

We placed our 5 pound Billie in the loving care of the Ranch for nearly one month in May of this year.

We called many many many times to check in on her. Although she was unable to tell us herself, it was obvious when we picked her up - she was well cared for, well fed and loved!

The Ranch provides an unmatched service for families that need an extended family for their pets.

With much respect and appreciation to "The Ranch"

Judi Brandle

Sent from my iPhone

Gmail

Ranch Kennel

Gary Hanavan Wed, Nov 9, 2022 at 3:43 PM
To: WeLoveThe

I have taken both my dogs Reggie and Stuart to The Ranch Kennels since 2012, 13. We lost Stuart last year after 14 yrs.
Reggie still goes there and is there now for a short visit.
He really likes the care and love he gets during his stays, the staff is Friendly and Caring.
Thank you for all you do for me (Reggie), McCauley Family

Sent from my iPad

Gmail

best place for kenneling in Livemore

P&K Supsinskas Wed, Nov 9, 2022 at 3:38 PM
To: "WeLoveTheR... mail.com>

To whom it may concern at the Alameda County Planning Dept:

Livermore ranch kennels is the best place to board a dog in all of Livermore. They offer facilities that are clean and well-maintained. We've been customers for almost a decade an have used them for all of our dogs in that time. With the recent remodel, it's gotten even better. Our furbaby loves the folks there and while he's tried the play group, he's too old to really use it. I love the fact that they offer the service every day -- camp bow wow only lets dogs out for 45 mins on weekends. Their full-service salon offering baths for stinky pets after a long vacation is a real bonus.

The last (but not least) item for why I love this place is because it's a local family and small business (not a franchise). They really care about the animals in their charge and I feel safe knowing my furbaby is in good hands.

please feel free to reach out if you need to discuss the ranch in futher detail, I'd be happy to do so.

kim supsinskas

Gmail

Happy pet parents

Wed, Nov 9, 2022 at 3:24 PM

Alameda county planning department, we are very happy with the Ranch when we cannot take our dog with us. He is very excited to go and stay any amount of time there. When we pick him up he doesn't smell like he has been at a kennel for 7-10 days as was the case at previous locations. He eats well and plays hard which is a great thing for my dog. We trust their staff and feel very confident in leaving him there. We look forward to many more stays at the Ranch. Rick Stanley,Pleasanton Ca.

Sent from the all new AOL app for iOS

Gmail

Alameda County Planning Dept.

Barbara Benotto Wed, Nov 9, 2022 at 3:22 PM
To: WeLoveTheRa

Dear Alameda County Planning Department,

This note is in support of The Ranch Pet Resort and Spa. We've been bringing our dog, Sprite to The Ranch for a year now.

It was apparent from Sprites' first day there that the wranglers were kind, attentive and truly cared for our dog. Sprite has also been groomed and boarded at the Ranch and the level of care and customer service is at the same high level as the wranglers at daycare.

Michael and the entire team are terrific. I can honestly say that we could not live without them.

Best,

Barbara Benotto

Gmail

The ranch is a gem

Ivonne Valdes Wed, Nov 9, 2022 at 3:20 PM
To: WeLoveThe

We live in San Jose and after our local dog hotel closed after COVID we were out of options
So after a recommendation from a friend, we drive all the way to the ranch and we are happy we did

They took care of our 4 month all puppy and they took perfect care of him, he learnt to interact with other dogs and their installations are top notch!

We can definitely say they are worth the drive for the invaluable service they provide and their love and professionalism for our pets!

I hope they continue to service all the Bay Area communities for many many years!

I have not and will not verify or investigate information supplied by others.

Gmail

Alameda County Planning Department

Andy Blackmore Wed, Nov 9, 2022 at 3:19 PM
To: "WeLoveTheR gmail.com>

Dear ACPD:
The Ranch has been a staple in Livermore for years and we certainly wouldn't know what to do without it. While we are now retired in Arizona, when we come to California, The Ranch is our dog's favorite place to stay and play. The staff are all really great and it's in a beautiful location.. We hope the department will renew the permits, so that dogs everywhere can continue to have wonderful day care and boarding in the beautiful Livermore countryside.
Thanks,
Andy Blackmore and Prem Lathi

Gmail

Alameda County planning department

Tony Rubino <
To: WeLoveThe

Wed, Nov 9, 2022 at 3:16 PM

To whom it may concern. I'm am a customer of The Ranch and SPA Pet Resort in Livermore. My Two dogs Ruby and Cannoli go there for Day Care and for Boarding as needed. I live in Brentwood which is about 30 miles away but I don't mind the distance because I know my dogs will be well taken care of. I have tried about 5 other Pet Day care facilities but none are as clean and safe as the Ranch. I recently had to board them for a week and I felt very comfortable leaving them there because I knew they would be well taken care of. My dogs seemed just fine when I picked them up. I would give the Ranch 5 out of 5 Stars and I have recommended the Ranch to my friends and family who also have switched to the Ranch fir their needs. Thank you for your time.

Sent from my iPhone

Gmail

Podie and The Ranch

Katie Richards Wed, Nov 9, 2022 at 3:15 PM
To: "WeLoveThe @gmail.com>

Hi,

I'm the owner of a mixed bred senior rescue dog who stays at the Ranch when I travel. Podie is a special and beloved member of my family - found wandering the streets of San Leandro several years ago. My dad adopted him and they were the best buddies. Dad never boarded Podie - he came to me when Dad traveled.

My dad passed and Podie came to live with me and my rescue Fonzie. We moved to Livermore after I retired from SRVUSD. My husband passed shortly after and then Fonzie went suddenly after that. Now it's just Podie and I - he's a truly wonderful partner...wouldn't have made it through Covid without my little buddy.

Lately I have been starting to travel and where to leave a Podie became a real concern. My sons children were allergic and my daughter had moved to Texas. A friend told me about the Ranch; her son knew the owner and was sure Podie would be welcome.

Podie went for a free four hour stay to see how he did at the recommendation of the Ranch. He "failed" so a follow up visit was scheduled. A special group of smaller dogs was assembled and Podie passed!! Since then Podie has stayed several times (varying time frames) and he goes for grooming too!!

I have no worries when Podie goes to stay. Ranch staff are friendly, kind, professional and love animals. They call Podie by name on arrival and are quick to spot any issues. While in Hawaii last year I got a call that Podie had a tummy upset. A course of action was outlined for me and put in place. I received email updates until he was better!

He comes home ready to be home but also calm and well behaved. You can just tell he's been well cared for. A side benefit is his level of socialization - much improved!! His Ranch playtimes are the reason for sure!!

The Ranch is a huge part of Livermore...I know scads of people who send their pets to the Ranch to be lovingly tended while they are away!!

Truly the best for traveling pet parents!!

Best regards
Katie Richards

Sent from my iPhone

Gmail

The Ranch

Patty van Looy <[redacted]>
To: WeLoveTheR[redacted]

Wed, Nov 9, 2022 at 3:09 PM

Hello Alameda County Planning Department,

I recently boarded my two dogs at The Ranch while we traveled out of state.

I used The Ranch for boarding because the facilities are very clean, we are able to bring our own dog food, all the pets are required to be vaccinated and they have a solo play area for dogs that are not socialized with other dogs.

They also provide full service grooming of dogs which is an added benefit! The Ranch is located in my neighborhood and is very convenient to my home.

My dogs came home happy and very well attended to, which gave me peace of mind while away on vacation.

We will definitely use The Ranch for future boarding and grooming needs.

Thank you for keeping this vital business alive!

Gmail

The Ranch Pet Resort and Spa

Elisha And Daniel Hersh [redacted] Wed, Nov 9, 2022 at 3:08 PM
To: WeLoveTheRanch@gmail.com

To whom it may concern,

Please make sure you allow The Ranch Pet Resort and Spa to stay in business. We have been using them for over 20 years. We love Michael and his staff. They treat the animals in their care as members of their own family. Since they redid the facility it is even better than before. We only wish they could have redone the facility before one of our dogs had passed. She would have loved the outdoor space, with the water park and all the dogs and grass. We can't wait to be able to use them when we adopt our next dog.

Thank you for time,

The Hersh Family,
Daniel, Elisha and Skyy

Gmail

Please, Please Renew the Permit for The Ranch

Deanna Mangin <[redacted]>
To: WeLoveTheRa[redacted]

Wed, Nov 9, 2022 at 3:04 PM

Alameda County Planning Department

I am writing with enthusiastic support for The Ranch. We are so happy to have found The Ranch for boarding our dog when we go on vacation. As a 40-year dog owner, I can say that they are the best facility of its kind that we have ever used. I sincerely hope that you will renew their permit so they can continue to provide this valuable service to the community!

Thank you,
Deanna Mangin

Gmail

(no subject)

Nicole Olsen <[redacted]> Wed, Nov 9, 2022 at 3:03 PM
To: WeLoveThe[redacted]

Alameda County Planning Department,

The Ranch is such an amazing facility run by an amazing staff and owners. We have been taking our dog for play days a few times a month for 2 years now. Each time we pull up their driveway our dog gets so excited she can hardly contain herself. She is excited to get in and see her favorite staff members. We are greeted by name and she is off for a day of fun and play. We have appreciated the care and love she has gotten. She does not love everyone she meets and hates the vet, but she has never hesitated to run into The Ranch. They are cautious with keeping the dogs healthy and went above and beyond during COVID to keep families safe during drop off and pick up.

The Gamache family is providing a wonderful place for the community to leave their loved dogs and cats when needed.

In short and simply put … We love and, most importantly, our dog loves The Ranch.

Thank you!
[redacted]

Sent from my iPhone

Gmail

To Alameda County Planning Department

SARAH BURNS <[redacted] Wed, Nov 9, 2022 at 3:03 PM
To: WeLoveTheRa[redacted]

Dear Alameda County Planning Department:

We have been bringing our 2 dogs to the RANCH PET RESORT for the past year and they LOVE it - it far exceeds any other pet boarding facility we have used in the past. The care and attention that they give our dogs is second to none.

Sincerely,

Sarah J Burns
Mark Anger
[redacted]

Gmail

We love The Ranch!

Kristina Hudelson <[redacted]> Wed, Nov 9, 2022 at 3:02 PM
To: "welovetheranch@[redacted]anch@gmail.com>

Hello,

I am writing to let you know how wonderful our experiences with The Ranch have always been. Our dog is a large, exuberant Husky/Shepherd mix. Other doggie daycare locations just frustrated him, and he'd get in trouble because there wasn't enough space. The Ranch provides an incredible yard and structures to dogs can play and socialize with proper supervision, and can also take a time out for themselves if needed. I also love that they post daycare "packs" on social media so we can check in throughout the day.

We have also taken our dog for grooming at The Ranch, and he always comes home looking fantastic! The staff even recognize and greet him by name while we're waiting to check in. They obviously care very much for the pets who visit them.

Our family hopes The Ranch is around for a long time!

Thanks,
Kristina

Gmail

We absolutely love The Ranch!

mavsmercado05 <[redacted]> Wed, Nov 9, 2022 at 3:00 PM
To: WeLoveTheRanc[redacted]m>

We are new customers but we adore this place and the service they provide to the dogs in the community. We trust them with our pup, and customer service is beyond top notch. They are truly a gem in the community.

Gmail

To the Alameda County Planning Department

Allison Tebbe-Lalefar <[redacted]> Wed, Nov 9, 2022 at 2:59 PM
To: "welovetheranch@gm[redacted]h@gmail.com>

Hello,

I am writing to let you know how much we love the Ranch Pet Resort. I have taken my dog to so many places and always felt uncomfortable leaving my dog, Lola, until I started sending her here. The staff is so nice, the location is so convenient and I cannot imagine taking my dog to any other place.

Gmail

Review

Jennifer Satariano [redacted] Wed, Nov 9, 2022 at 3:00 PM
To: WeLoveTheRan[redacted]

Our dog Mila went and stayed at the resort . She had a amazing experience. She has se anxiety but didn't have any issues while we were gone . She even walk back over to the staff after we pick her up to say good bye . We got updates Thru out here stay . We have rebook a stay in two weeks and looking forward to her being able to stay there when we are gone .

Matthew and Jen Satariano
mila's parents

Sent from my iPhone

Stephanie Allmon

[redacted]

City of Alameda Planning and Transportation Department

2263 Santa Clara Avenue

Ste 190, Alameda, CA 94501

To whom it may concern,

My name is Stephanie Allmon, I am currently employed by The Ranch Pet Resort and Spa, I was hired last December (2021). Before I was hired, I was at a stay-at-home mother for my three children, and had not been in the professional work force for over four years.
The Ranch has accommodated my every need as a working mother and I could not be more thankful for them for that. One of my sons, was diagnosed with epilepsy a year ago and requires much more care and occasionally will require me to leave a shift early. My husband has multiple sclerosis and also requires some special need care. The management at the Ranch have been there every step of the way and have given me a schedule that was worked for all the complicated needs I require. This company has been an absolute saving grace for myself and my family. This is my first job where I have got to work with animals and it truly is a wonderful experience. I work not only as a receptionist but also a kennel technician and it really is the best job in the world getting to work with not only the best coworkers but also the best dogs.

I have thoroughly enjoyed working for a company that provides so much for our community. As a dog owner myself, I truly value a company that can give pet owners a home away from home. I know how stressful it can be to leave our beloved pets in the care of anyone else and it's so great that we can provide the best of the best in terms of boarding and daycare. Our company is not even comparable to the other boarding facilities in the area as we offer so much more. Time and time again our clients praise what this family business has been able to bring to bring to this community. This company is so needed for the community and our clients prove that every day by their continuous patronage.

Sincerely,

Stephanie Allmon
11/7/22

Gerald Harris

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore, CA 94550

209-855-0176

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue

Ste 190, Alameda, CA 94501

To whom this may concern,

My name is Gerald Harris, I am currently employed at the Ranch Pet Resort and Spa and have been for over a year now. This job has not only allowed me to support and provide for my family but also gain experiences and skills that I would not be able to receive anywhere else. This company not only provides a place of employment but a reliable space to care for the community's pets and animals when they have no other options, referencing both daycare and overnight lodging. Furthermore, we take on all dog breeds unlike other facilities who have restrictions on certain breeds, not to mention the k9 alameda county working dogs who we've had the pleasure of housing and caring for during their time off. This company has taught me so much and has allowed me to grow and work along side some of this community's most amazing and interesting workers who are all more than happy to play such a critical role in taking care of all of these animals, and will hopefully be able to for years to come.

Sincerely,

Gerald Harris

The Ranch Pet Resort & Spa

11/7/2022

Finn Jones

The Ranch Pet Resort & Spa

4964 Tesla Road Livermore, CA

Alameda County Planning Department

To whom it may concern:

My name is Finn Jones, I have been with The Ranch since June 2020 and have enjoyed being here for many advancements and changes over the years. When I joined the Ranch, it consisted of just a small team of technicians, office staff, and groomers. Since then, more and more pet owners and employees have fallen in love with our facility and all that it has to offer.

Through our up and coming training department we have been able to positively impact our local community and many dog owners commuting from cities away just to utilize our services and programs. Not only does our training hold up to its reputation but our daycare program is one of a kind! This program is a one stop shop for dog owners who want to mentally, physically and emotionally benefit their animals in becoming more socialized and involved with other dogs and people.

I started with a passion for animals and helping others pets. This career has continued to educate me and others on basic K9 and feline care and first aid. I am lucky to have been a main part of caring for our police K9 dogs who board with us. Alameda county has some exceptional working Dogs and Handlers, and with a style of kennel that allows us to care for aggressive dogs/ high energy breeds it has been my pleasure to provide some relief from a seemingly 24/7 job of their handlers.

Sincerely,

Finn Jones

The Ranch Pet Resort & Spa

Finnegan Jones 11-7-2022

Carli Galvin

The Ranch Pet Resort & Spa

4964 Tesla Road, Livermore, CA 94550

209-416-7378

11/05/2022

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue

Ste 190, Alameda, CA 94501

To Whom it May Concern,

My name is Carli Galvin and I have been working at The Ranch Pet Resort & Spa for 2 years now and have truly enjoyed my employment with this company! I lived in Modesto my whole life until I had the opportunity to move and live in Livermore with my partner and dogs. When I applied for this position, since day one, I have been treated with the upmost care, consideration, and wholesome treatment I have yet to receive at any other job prior. Being away from my family was tough in the beginning but the staff, management and Gamache Family made it so easy to become comfortable and felt like family the second I walked through the doors. In the time I have been here, I have gained so much knowledge, new skills, and on hand experience in all departments that has definitely made me a more well-rounded employee and person in general.

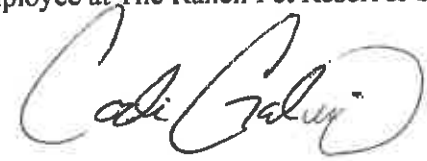
With my experience at The Ranch, I see what we do and the value it has in people's everyday lives. Working as a receptionist and reservation specialist, I get the pleasure of booking and scheduling appointments for our clients. In this role, I can see first-hand how beneficial we are for families in our local community and to families traveling miles, even cities away, just to stay with us due to the level of love, care & supervision provided.

I have witnessed this company flourish in the short time I have been here and have built amazing relations with clients who have been with us throughout the years to the new clients we have coming in daily. From being a small business to now being booked out every weekend, I cannot put into words how proud I am to work for this company and all the hard dedication that went into making us what we are today.

Sincerely,

Carli Galvin

Employee at The Ranch Pet Resort & Spa



Malia Maghanoy

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

(808)-763-0787

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

I have been employed with the Ranch Pet Resort & Spa for about a year now. I have been working in this industry for 6 years, and this is the first place I felt my skills were truly valued, and somewhere that I can further my knowledge and grow as an employee and person even further than what I was exposed to prior. With my position as the Reservation Specialist, I see first-hand how our services benefit not only the Livermore community, but the Bay Area entirely. We have many loyal and new customers that gladly make the journey to us for pet care because like I've heard many times, we excel in making sure pets are safe and healthy while their families are away. The Ranch is a small family owned business that grew exponentially because of the genuine service and care that the Gamache family provide and there are not many businesses that can do what they do.

Sincerely,

Malia Maghanoy, employee of the Ranch Pet Resort & Spa

Malia Maghanoy

11/3/22

11/7/22

To the Alameda County Planning Department,

My name is Rebecca and I've been working at The Ranch for about six weeks now. Before relocating to California, I was living in New Hampshire and struggling with my job search. After finding a job posting for The Ranch and applying from across the coast, management was gracious enough to keep in touch and offer me a position even though my date of arrival was still uncertain.

Although I've only been here for a short period of time, I have learned that The Ranch has a great impact on the community, and I have loved getting to know my coworkers, meet amazing owners and clients, and of course loving on all the dogs here. I'm glad to know that dog owners from around the area feel confident in us taking care of their pets and allow us to provide exceptional care, safety, and love for their furry family members.

It is my hope that the Gamache family will be able to continue this business for years to come, as they have already gained the trust of hundreds of clients and are relied upon for all their pets' needs.

Sincerely,

Rebecca Holland
Daycare Bigs Dog Park Supervisor
The Ranch Pet Resort
4964 Tesla Rd
Livermore, CA 94550

Rebecca Holland

11/7/22

To the Alameda County Planning Department,

My name is Alyssa Christensen, I have been an employee at The Ranch for about 10 weeks now and it has been such an amazing experience.The environment at the ranch is better than any work environment I have been in. The management and owners have been so kind and friendly. It has been a wonderful time getting to know all the staff and the dogs and being able to give them endless life and care. It is a pleasure knowing that the clients are so trustworthy in us to leave their fur babies here for us to love and care for. I am very hopeful that the Ranch can continue to serve the community with keeping all the fur babies safe.

Sincerely,

Alyssa Christensen
Daycare Bigs Dog Park Supervisor
The Ranch Pet Resort
4964 Tesla Rd
Livermore, CA 94550

Rachel Endo
Livermore Kennels DBA The Ranch Pet Resort
4964 Tesla Road
Livermore, CA 94550

11/05/22

Alameda County Planning Department

To Whom It May Concern:

My name is Rachel Endo and I have been employed with The Ranch Pet Resort since March of this year. I am a cancer survivor and I was still under treatment when I met the Gamache family through a mutual connection. I was looking for a new opportunity and they were willing to create a new leadership role for me to step into and take a chance on me. The Ranch Pet Resort, under the leadership of Michael Gamache, has given me an incredible space to thrive in so I could safely rehabilitate, honor my strengths and find a new purpose in an industry that I care deeply about.

During my time at The Ranch Pet Resort I have had a chance to get to know several customers that have shared with me that they have a rich history in serving the community and their customers. They have maintained a standard of committing to excellence with upgrading their facility to accommodate a growing business need and time and time again I have seen decisions made that go the extra mile with customer service and support.

I am grateful to work for a company that not only makes great efforts to support and develop their employees, but also offers a service that is so valued and needed in this area. People literally drive out of their way to use our facility and trust us with their treasured family members, their beloved pets.

Kindest Regards,

Rachel Endo

Rachel Endo
Systems Manager
The Ranch Pet Resort

Jasmine Flynn

The Ranch Pet Resort and Spa

4964 Tesla Road Livermore, CA 94550

(707)400-7499

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Suite 190 Alameda, CA 94501

To whom it may concern,

My name is Jasmine Flynn and I have been employed with The Ranch Pet Resort and Spa for almost 6 months now. I am a mother and before I became employed with the company, I was a stay-at-home mom to my 2-year-old son. I was ready to head back to the work force when I applied at The Ranch Pet Resort and Spa and the Gamache family took me in and gave me a chance. Since I was little, I had dreamed of working with animals and I even started college to gain some experience. I had very little professional experience in this industry and in the 6 months I have been employed with The Ranch I have gained so much knowledge and experience. I have been mentored and given the tools that I need to succeed and I've even promoted through two new positions that they'd never had before..I am now a Team Lead and it has been so exciting to be in my new role. I have been taught leadership skills and there is a sense of Trust there that I've never experienced before. I have witnessed time and time again, through our clients, how much we mean to this community in Livermore and how much our clients trust us to keep their pets safe, happy, and healthy. The Gamache family and The Ranch Pet resort mean so much to me and my family and they mean even more to the people of this community. The Gamache family has definitely earned their spot here in Livermore due to their genuine values and relationships with our clients. I have not heard of another boarding facility that has that much trust from the community.

Sincerely,

Jasmine Flynn

Team Lead at The Ranch Pet Resort and Spa

11/5/2022

Samantha Martinez

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

The Ranch helped me out in a time of need. I was dealing with a dark depression and The Ranch helped to bring me out of that dark place. Within a few months I was promoted to shift lead, and within a year I was moved to management! The owner Michael gave me that opprotunity to grow and learn and I now have the title as Facilities Manager. Being around the animals daily brought me much needed joy and comfort in a time when it was most needed, and I am grateful for The Ranch because of that.

We often hear stories about how people won't take their pets to anywhere else but us because of the positive experiences they have here and I myself have built personal relationships with clients over the years because they have that trust within us. The demand for boarding and day care will always exist especially in this area and The Ranch is a much needed safe space for pets and parents alike.

Sincerely,

Samantha Martinez, Facilites Manager of the Ranch Pet Resort & Spa

November 7, 2022

Alameda County Planning Department

To whom it may concern,

I used to work a job that made me feel miserable and overall unsatisfied and with very little job opportunities out there I felt stuck. I searched and searched but I could not find something that was suited for me and my health. I was able to find The Ranch Pet Resort &

Spa through Indeed and as I read the details listed that explained the company and what they provided. Once I had hit the submit application button, pretty much every day after that my hope increased. When I finally received a call to come in for an interview I did

not know what to expect besides what I had read previously.

Once my interview was over, I knew this was the job for me. The animals, the people, and the customers. Everything was as it should be. Luckily, I was able to be presented with the opportunity to work for "The Ranch" and of course I accepted. Not shortly afterwards

my spouse had been let go from his profession but thanks to the ranch for helping provided and continue to make my income while also working in a puppy loving environment. I believe if I had to have been working at another company or business I would not have

been as calm and collective as I am today.

"The Ranch" offers a place for our beloved four-legged family members to enjoy their vacation as much as their parents. It is a place you can feel comfortable knowing that while you are not around there are people who treat your family like theirs. It is a learning

center for shy and protective animals to better understand safe play and encourages friendly behavior as opposed to aggressive and fighting. Thank you for your time and I hope my letter provides just the right amount of information needed.

Best regards,

Madyssen Borges

Madyssen Borges

Raean Tankhim

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

My name is Raean and I work the front desk Monday through Friday at The Ranch. The Ranch has been a great setting to work in, because of my anxiety some days are tougher than others but working here has helped so much! Getting to see all of the pets come in make me smile and helps me get through my days. Working the front desk lets me meet a bunch of people that come far and wide for our services and I hear nothing but great things daily about our operations. There is never a time when we are "slow" so that goes to show how much we are valued and needed in the Bay Area.

Sincerely,

Raean Tankhim, employee of the Ranch Pet Resort & Spa

November 5th, 2022

Alameda County Planning Department,

I have been part of The Ranch team for over a year now, and value the experience I have gained during my time here. I have formed genuine relationships with many coworkers that I know will last a lifetime, and I am so grateful for. Over my time spent here, The Ranch has always been extremely understanding and receptive towards my scheduling needs. I am a high school student that will be attending college this upcoming year, and working here has provided me with an excellent opportunity to become more independent. Other than helping me put money towards a college education, I have been able to learn more about myself and my work ethic here at The Ranch.

The Ranch has not only benefited myself, but my community as well. The Ranch provides a safe environment and welcomes any pet, regardless of any challenges or special circumstances. Employees ensure that pets are comfortable as possible, and provide reassurance to any uneasy pet-parents that are hesitant to leave their animals. Pet-parents are provided with phone call or message updates, photos, and videos. The Ranch goes to any length to gurantee both pets and owners have a positive experience.

Sincerely,

Jordan Meier

The Ranch Pet Spa and Resort has been the most fun job I have had, as well as the most beneficial to me. I am a zoology major so this job has allowed me to experience working with live animals as well as seeing how the technical side of animal care works as well, which has been a great learning experience and has shown me that I really do enjoy working with animals. The Ranch also benefits the community as it is one of the only animal resorts and spas nearby. Community members have a place to take their pets while they go and handle whatever responsibilities they may have, and I think this is priceless to them. When customers know that their animal is safe and having fun they can be at ease and go about their day worry free, which is always good especially since many of the customers view their pets as their children. Without the Ranch I would not have a job that I genuinely enjoy , and pet parents would not have a reliable and trustworthy place to take their pets to. I think the Ranch is not just convenient but crucial to pet parents close and far, and it is crucial to me as it is my place of employment of course , and without it I am not quite sure what I would do, much like the pet parents would.

x alejandro h

Alejandro Hernandez Rios 11/6/22

To whom it may concern,

In my brief experience of The Ranch Pet Resort & Spa I feel lucky and grateful to have a job where I get to be around dogs & cats but also around an inclusive work environment that is both welcoming and kind. I look forward to observing the continual growth of The Ranch and the invaluable sanctuary they offer animals.

Gabriel Aguirre

Laura Zensius

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

The Ranch helped me out in a time of need, I was rehabilitating from cancer and they worked with my schedule needs and working hands on with the dogs really helped my mental state. Our boss/owner Michael makes my work feel appreciated daily and I have nothing but positive things to say about working here. Over the past year I've seen for myself the amount of dogs we service daily and I can say The Ranch is must needed and appreciated by the community.

Sincerely,

Laura Zensius, Kennel Attendant Ranch Pet Resort & Spa

Alameda County Planning Department

11/7/2022

To whom it may concern,

I have been employed with The Ranch only recently as their Cat Technician, but already I have felt welcomed and heard. As a transgender and disabled employee, I have been both acknowledged and accommodated in a way that allows me to be my best and authentic self. Covid-19 made finding accommodating work exceptionally difficult, but The Ranch and the Gamache family gave me the opportunity to work within my means. It gets me out of the house and on a schedule, which is critical in my physical and mental health journey, as well as offering financial stability I was without for some time. I thoroughly enjoy my position as Cat Tech and being able to care for the many animals that come through The Ranch doors. I enjoy being able to connect to the community by being a safe haven for their beloved furry family members when it is needed. Being a part of such a dedicated team whose goal is top tier care for pets gives me a sense of purpose.

Fauna Frutchey

Cat Technician

The Ranch

Dylan Williams
The Ranch Pet Resort & Spa
4964 Tesla Road, Livermore, CA 94550
925-290-5420

11/07/2022

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To Whom it May Concern,

My name is Dylan Williams and I was hired a month ago by The Ranch Pet Resort and Spa. Upon joining, I instantly felt welcomed with upbeat attitudes and respect by those I started to work with. My co-workers, and of course the animals, continue to make me feel excited and happy to work my shifts as I continue to form invaluable relationships. I am grateful and exhilarated to continue my journey with The Ranch Pet Resort & Spa.

As someone who is a part of the Ranch Pet Resort clientele, I understand the importance that the Ranch has in many families' hearts. My family has been clients for years now, putting tremendous trust into the Resorts hands, expressing to me how much they value the care put in by the staff. Three days ago I went on my coffee run, wearing my Ranch Pet Resort and Spa shirt, catching the eye of an older lady grabbing her coffee. She expressed her feelings to me of how she loves the business and staff, feeling at ease when her puppy retriever is in our hands. This quick conversation led to a great and sentimental understanding of how impactful The Ranch Pet Resort and Spa has made on the pet community.

Sincerely,

Dylan Williams

Employee at The Ranch Pet Resort & Spa

Dylan Williams

Kelsey Fernandes

The Ranch Pet Resort and Spa

4964 Tesla Rd, Livermore, CA, 94550

11/07/2022

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Ave Ste 190, Alameda, CA 94501

To Whom It May Concern,

The Ranch Pet Resort and Spa has been my place of employment for almost two years. In that amount of time I have seen the business grow exponentially. The community loves the doggy daycare service that The Ranch Pet Resort and Spa provides. The employees, including myself, truly love all the dogs that we care for in the community. I have personally grown attached to and have bonded with many of the dogs and their owners.

The Gamache family gave me my first job working with dogs, and with that I have been given so much knowledge and experience. They have valued me as a part of the team and continue expanding my knowledge about dogs and dog behavior so I can keep providing excellent service to our community.

Sincerely,

Kelsey Fernandes

Doggy Daycare Attendant at The Ranch Pet Resort and Spa

11/8/22

Alameda County Planning Department

To Whom It May Concern:

Hello, my name is Mary Anne Brunet. I have been employed at The Ranch for almost a year, I enjoy my position here so much!

I love that I get to wake up and come and hang out with all the dogs, my co-workers, and get to have fun while doing essential, meaningful work.

This position has benefited myself and my family in so many ways, my family's dogs have come to The Ranch and they have been groomed, boarded, and out in the play yards and absolutely love it.

The Ranch takes pride in being there for all of the communities dogs/cats, and families.

One of my favorite things that The Ranch does for its community is we take care of Alameda County Sheriff's K-9s/Police Dogs!

Best,

Mary Anne Brunet
Kennel Technician

Dear, Alameda County Planning Department

The Ranch Pet Resort And Spa is not only just a place to board you're pets , we are a community who strives on the happiness of the animals. I truly have so much respect for my work place and value all of my team members . I am proud to have such amazing employers who are here to help guide me and care about my mental health. Even when times are difficult here I have never met a more hardworking team. Here at The Ranch Pet Resort And Spa once you drop off you're furry friends , that is our family now and a duty to show every animal love and kindness. I want to thank The Ranch Pet Resort And Spa for helping me bring something home to the table to help my family , I couldn't be grateful enough to be employed and work for this wonderful business.

Sincerely , Peyton Pardo

November 8 ,2022

x Peyton Pardo

November 8, 2022

To whom it may concern:

I am currently employed at The Ranch, in Livermore. The Ranch management/owner has been amazing and supportive to me as an employee. I feel very connected not only to my job and other employees but to the community, as so many people from the community bring their pets to The Ranch. The Ranch is a huge benefit to the area as people entrust their pets, often considered a part of their family, to us. It's imperative for the community to have a place they can trust to watch over their pet(s) while they work, vacation etc. Overall The Ranch is a great place to work and a great place to bring your pets!

Sincerely,

Jillian Alejandro

Jillian Alejandro

11/7/22

Alameda County Planning Department

To whom this may concern,

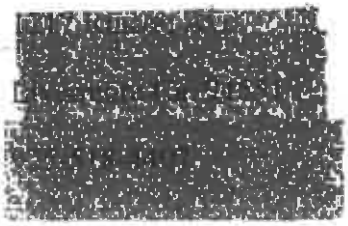
My name is Veronica Trammell and I have lived in Livermore for about two years now. Before I even started working here I brought my dogs for boarding while my family and I were out of the country for vacation. The ranch pet resort and spa did an amazing job of taking care of my pups as well as keeping me in mind with lots of updates throughout the week. After a very pleasant boarding experience, I saw an advertisement on their instagram for a job opening. I thought I would see for myself what goes on behind the scenes. I was not surprised to find out that they take caring for all the animals here very seriously. Many of the dogs here have been coming for years which already says so much about this place. The Ranch is like a second home to them and the staff here treat them like family. The management does an amazing job of accommodating for all animals and all staff. It has been a wonderful place to work and I have loved every moment of it. I look forward to seeing how this place grows in the years to come.

-Sincerely,

Veronica Trammell

Veronica Trammell
Daycare Bigs Dog Park Supervisor
The Ranch Pet Resort
4964 Tesla Rd
Livermore, CA 94550

Amy Polioudakis



To whom it may concern ,

I have worked at The Ranch for 9 1/2 years. When I started working we had less than 10 employees and now we have 50. This really says alot about the owners. They care about the animals and their employees. From our old building "the chicken coop" to our new state of the art boarding facility and one of the best dog parks around. I have seen first hand the impact The Ranch has had in Livermore. We have so many new customers coming from all over for all the sevices we offer! There is no facility like The Ranch in the area. I live in Livermore and I love that I can work in my hometown.

Amy Polioudakis

Tanya Whelan

The Ranch Pet Resort & Spa

4964 Tesla Road, Livermore CA 94550

(209)346-5193

City of Alameda Building and Planning Department

2263 Santa Clara Avenue Ste 190, Alameda CA 64501

To whom it may concern,

My name is Tanya Whelan, I am one out of only two groomers at The Ranch Pet Resort & Spa for which I have been employed by for going on 2 years now. I started grooming in 2003 then after 3 years took a break to start a family. Little did I know that would be a 16 year break. The ranch welcomed me back to the grooming business with open arms, sharpening my old and teaching me new grooming skills. In the little time I have worked for The Ranch, I have witnessed how much of an asset it has become in aiding in the services we provide here at The Ranch to the surrounding community and beyond. The attention to detail when it comes to the pet care wants and needs at The Ranch is what has made this company blossom and continue to bloom bringing in new clients and keeping the continued clients happy. It has been a pleasure to work for such a unique and strong family rooted company and hope to do so for many years to come!

Sincerely,

Tanya Whelan

Employee of The Ranch Pet Resort & Spa

To whom it may concern,

My name is Emile Lewallen and I work at the Ranch Pet Resort as the lead bather. The ranch family has taught me a lot, and it has been a pleasure working there. The community enjoys taking their animals to us because, animals are family and should be able to come to a place that they enjoy and play with others of their kind! I believe every community should have a pet resort available to them! It's very beneficial to the ones that goes on vacation a lot and has a very energetic animal at home to just drop off for the day, and not have to worry about a thing! Thank you!

Emile Lewallen

Curry, Damien, CDA

From:
Sent: Saturday, November 5, 2022 6:47 PM
To: Curry, Damien, CDA
Subject: Re: Livermore Ranch Kennels

On Fri, Nov 4, 2022 at 11:05 A

On Fri, Nov 4, 2022 at 11:01 AM

Damien Curry CDA
Planning Department
399 Elmhurst St. #140
Hayward, Ca. 94544
damien.curry@acgov.org

To whom it may concern,

My family has been customers of Livermore ranch Kennels for 5 generations. We were so pleased with the improvements made to their facility.
This, I am sure will lead to many more generations to come in the future. However, I'm writing to express my concern with the proposed 10 year expiration of the conditional use permit. I have spent 11 years serving on the E.B.Z.A. and have seen many conditional use permits go through with a 20 year expirations. I feel with the amount of capital that has been put in this project, I urge you to give this a minimum of 20 year expiration.

Thank you,
Jim Goff

To whom it may concern,

My name is . and I work at the Ranch Pet Resort as the lead bather. The ranch family has taught me a lot, and it has been a pleasure working there. The community enjoys taking their animals to us because, animals are family and should be able to come to a place that they enjoy and play with others of their kind! I believe every community should have a pet resort available to them! It's very beneficial to the ones that goes on vacation a lot and has a very energetic animal at home to just drop off for the day, and not have to worry about a thing! Thank you!

The Ranch Pet Resort & Spa

4964 Tesla Road, Livermore CA 94550

(209)346-5193

City of Alameda Building and Planning Department

2263 Santa Clara Avenue Ste 190, Alameda CA 64501

To whom it may concern,

My name is , I am one out of only two groomers at The Ranch Pet Resort & Spa for which I have been employed by for going on 2 years now. I started grooming in 2003 then after 3 years took a break to start a family. Little did I know that would be a 16 year break. The ranch welcomed me back to the grooming business with open arms, sharpening my old and teaching me new grooming skills. In the little time I have worked for The Ranch, I have witnessed how much of an asset it has become in aiding in the services we provide here at The Ranch to the surrounding community and beyond. The attention to detail when it comes to the pet care wants and needs at The Ranch is what has made this company blossom and continue to bloom bringing in new clients and keeping the continued clients happy. It has been a pleasure to work for such a unique and strong family rooted company and hope to do so for many years to come!

Sincerely,

Employee of The Ranch Pet Resort & Spa

Amy Polioudakis

1217 Rincon Ave.

Livermore Ca. 94551

925-518-4407

To whom it may concern ,

I have worked at The Ranch for 9 1/2 years. When I started working we had less than 10 employees and now we have 50. This really says alot about the owners. They care about the animals and their employees. From our old building "the chicken coop" to our new state of the art boarding facility and one of the best dog parks around. I have seen first hand the impact The Ranch has had in Livermore. We have so many new customers coming from all over for all the sevices we offer! There is no facility like The Ranch in the area. I live in Livermore and I love that I can work in my hometown.

Amy Polioudakis

11/7/22

Alameda County Planning Department

To whom this may concern,

My name is and I have lived in Livermore for about two years now. Before I even started working here I brought my dogs for boarding while my family and I were out of the country for vacation. The ranch pet resort and spa did an amazing job of taking care of my pups as well as keeping me in mind with lots of updates throughout the week. After a very pleasant boarding experience, I saw an advertisement on their Instagram for a job opening. I thought I would see for myself what goes on behind the scenes. I was not surprised to find out that they take caring for all the animals here very seriously. Many of the dogs here have been coming for years which already says so much about this place. The Ranch is like a second home to them and the staff here treat them like family. The management does an amazing job of accommodating for all animals and all staff. It has been a wonderful place to work and I have loved every moment of it. I look forward to seeing how this place grows in the years to come.

-Sincerely,

Daycare Bigs Dog Park Supervisor
The Ranch Pet Resort
4964 Tesla Rd
Livermore, CA 94550

San Ramon, CA 94583
Office: (925) 600-1800
Facsimile: (925) 600-1802
Direct Line: (925) 876-2091

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Thursday, October 6, 2022 9:56 AM
To: dan@gamacheteam.com <dan@gamacheteam.com>; ndrbtzn@hotmail.com <ndrbtzn@hotmail.com>
Subject: Update and Courtesy Notice

Good morning - the attached courtesy notice for the review will be mailed today to area residents

I also received a call from a different neighbor (not Tim Johnston) who is also informing the county of the noise disturbance from the kennel

This review will take a little more than a month to complete, but there is something you should address immediately. That is the issue of dogs being left outside at night. That was never part of the proposal, under which dogs would be kept inside from evening to morning, with special soundproofing installed in the building.

Damien Curry
Alameda County Planning Department
510.670.6684

General Plan and Zoning information is now available online. Go here to access the Public Access Map (P.A.M.)

*****The Planning Dept is working normal business hours and remotely in compliance with the Shelter in Place Order issued by the County Public Health Officer*****

Curry, Damien, CDA

From:
Sent: Friday, October 7, 2022 9:01 AM
To: Curry, Damien, CDA
Subject: Re: Update and Courtesy Notice

Damien
below is an email of support for the Application.

From:
To:
Sent: Thursday, October 6, 2022 at 01:07:04 PM PDT
Subject: Dog Kennel

To Whom It may concern,

I am writing this letter in support of Livermore Kennels.

This business is welcomed by my neighbors as well as my family. The noise of the animals is not an issue. Once in a while depending on wind we can here them but doesn't affect quality of life.

My neighbors as well as myself uses their services. I have spoken with my neighbors and they intend also to send emails in support of the Kennels.

Thank you,

REPLY TO:

November 8, 2022

To whom it may concern:

I am currently employed at The Ranch, in Livermore. The Ranch management/owner has been amazing and supportive to me as an employee. I feel very connected not only to my job and other employees but to the community, as so many people from the community bring their pets to The Ranch. The Ranch is a huge benefit to the area as people entrust their pets, often considered a part of their family, to us. It's imperative for the community to have a place they can trust to watch over their pet(s) while they work; vacation etc. Overall The Ranch is a great place to work and a great place to bring your pets!

Sincerely,

Dear, Alameda County Planning Department

The Ranch Pet Resort And Spa is not only just a place to board you're pets , we are a community who strives on the happiness of the animals. I truly have so much respect for my work place and value all of my team members . I am proud to have such amazing employers who are here to help guide me and care about my mental health. Even when times are difficult here I have never met a more hardworking team. Here at The Ranch Pet Resort And Spa once you drop off you're furry friends , that is our family now and a duty to show every animal love and kindness. I want to thank The Ranch Pet Resort And Spa for helping me bring something home to the table to help my family , I couldn't be grateful enough to be employed and work for this wonderful business.

Sincerely ,

November 8 ,2022

X

The Ranch Pet Resort and Spa

4964 Tesla Rd, Livermore, CA, 94550

11/07/2022

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Ave Ste 190, Alameda, CA 94501

To Whom It May Concern,

The Ranch Pet Resort and Spa has been my place of employment for almost two years. In that amount of time I have seen the business grow exponentially. The community loves the doggy daycare service that The Ranch Pet Resort and Spa provides. The employees, including myself, truly love all the dogs that we care for in the community. I have personally grown attached to and have bonded with many of the dogs and their owners.

The Gamache family gave me my first job working with dogs, and with that I have been given so much knowledge and experience. They have valued me as a part of the team and continue expanding my knowledge about dogs and dog behavior so I can keep providing excellent service to our community.

Sincerely,

Doggy Daycare Attendant at The Ranch Pet Resort and Spa

11/8/22

Alameda County Planning Department

To Whom It May Concern:

Hello, my name is I have been employed at The Ranch for almost a year, I enjoy my position here so much!

I love that I get to wake up and come and hang out with all the dogs, my co-workers, and get to have fun while doing essential, meaningful work.

This position has benefited myself and my family in so many ways, my family's dogs have come to The Ranch and they have been groomed, boarded, and out in the play yards and absolutely love it.

The Ranch takes pride in being there for all of the communities dogs/cats, and families.

One of my favorite things that The Ranch does for its community is we take care of Alameda County Sheriff's K-9s/Police Dogs!

Best,

The Ranch Pet Resort & Spa
4964 Tesla Road, Livermore, CA 94550
925-290-5420

11/07/2022

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To Whom it May Concern,

My name is and I was hired a month ago by The Ranch Pet Resort and Spa. Upon joining, I instantly felt welcomed with upbeat attitudes and respect by those I started to work with. My co-workers, and of course the animals, continue to make me feel excited and happy to work my shifts as I continue to form invaluable relationships. I am grateful and exhilarated to continue my journey with The Ranch Pet Resort & Spa.

As someone who is a part of the Ranch Pet Resort clientele, I understand the importance that the Ranch has in many families' hearts. My family has been clients for years now, putting tremendous trust into the Resorts hands, expressing to me how much they value the care put in by the staff. Three days ago I went on my coffee run, wearing my Ranch Pet Resort and Spa shirt, catching the eye of an older lady grabbing her coffee. She expressed her feelings to me of how she loves the business and staff, feeling at ease when her puppy retriever is in our hands. This quick conversation led to a great and sentimental understanding of how impactful The Ranch Pet Resort and Spa has made on the pet community.

Sincerely,

Employee at The Ranch Pet Resort & Spa

Alameda County Planning Department

11/7/2022

To whom it may concern,

I have been employed with The Ranch only recently as their Cat Technician, but already I have felt welcomed and heard. As a transgender and disabled employee, I have been both acknowledged and accommodated in a way that allows me to be my best and authentic self. Covid-19 made finding accommodating work exceptionally difficult, but The Ranch and the Gamache family gave me the opportunity to work within my means. It gets me out of the house and on a schedule, which is critical in my physical and mental health journey, as well as offering financial stability I was without for some time. I thoroughly enjoy my position as Cat Tech and being able to care for the many animals that come through The Ranch doors. I enjoy being able to connect to the community by being a safe haven for their beloved furry family members when it is needed. Being a part of such a dedicated team whose goal is top tier care for pets gives me a sense of purpose.

Fauna Frutchey

The Ranch

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

The Ranch helped me out in a time of need, I was rehabilitating from cancer and they worked with my schedule needs and working hands on with the dogs really helped my mental state. Our boss/owner Michael makes my work feel appreciated daily and I have nothing but positive things to say about working here. Over the past year I've seen for myself the amount of dogs we service daily and I can say The Ranch is must needed and appreciated by the community.

Sincerely,

Kennel Attendant Ranch Pet Resort & Spa

To whom it may concern,

In my brief experience of The Ranch Pet Resort & Spa I feel lucky and grateful to have a job where I get to be around dogs & cats but also around an inclusive work environment that is both welcoming and kind. I look forward to observing the continual growth of The Ranch and the invaluable sanctuary they offer animals.

The Ranch Pet Spa and Resort has been the most fun job I have had, as well as the most beneficial to me. I am a zoology major so this job has allowed me to experience working with live animals as well as seeing how the technical side of animal care works as well, which has been a great learning experience and has shown me that I really do enjoy working with animals. The Ranch also benefits the community as it is one of the only animal resorts and spas nearby. Community members have a place to take their pets while they go and handle whatever responsibilities they may have, and I think this is priceless to them. When customers know that their animal is safe and having fun they can be at ease and go about their day worry free, which is always good especially since many of the customers view their pets as their children. Without the Ranch I would not have a job that I genuinely enjoy , and pet parents would not have a reliable and trustworthy place to take their pets to. I think the Ranch is not just convenient but crucial to pet parents close and far, and it is crucial to me as it is my place of employment of course , and without it I am not quite sure what I would do, much like the pet parents would.

x

11/6/22

November 5th, 2022

Alameda County Planning Department,

I have been part of The Ranch team for over a year now, and value the experience I have gained during my time here. I have formed genuine relationships with many coworkers that I know will last a lifetime, and I am so grateful for. Over my time spent here, The Ranch has always been extremely understanding and receptive towards my scheduling needs. I am a high school student that will be attending college this upcoming year, and working here has provided me with an excellent opportunity to become more independent. Other than helping me put money towards a college education, I have been able to learn more about myself and my work ethic here at The Ranch.

The Ranch has not only benefited myself, but my community as well. The Ranch provides a safe environment and welcomes any pet, regardless of any challenges or special circumstances. Employees ensure that pets are comfortable as possible, and provide reassurance to any uneasy pet-parents that are hesitant to leave their animals. Pet-parents are provided with phone call or message updates, photos, and videos. The Ranch goes to any length to gurantee both pets and owners have a positive experience.

Sincerely,

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

My name is ı and I work the front desk Monday through Friday at The Ranch. The Ranch has been a great setting to work in, because of my anxiety some days are tougher than others but working here has helped so much! Getting to see all of the pets come in make me smile and helps me get through my days. Working the front desk lets me meet a bunch of people that come far and wide for our services and I hear nothing but great things daily about our operations. There is never a time when we are "slow" so that goes to show how much we are valued and needed in the Bay Area.

Sincerely,

h Pet Resort & Spa

November 7, 2022

Alameda County Planning Department

To whom it may concern,

I used to work a job that made me feel miserable and overall unsatisfied and with very little job opportunities out there I felt stuck. I searched and searched but I could not find something that was suited for me and my health. I was able to find The Ranch Pet Resort &

Spa through Indeed and as I read the details listed that explained the company and what they provided. Once I had hit the submit application button, pretty much every day after that my hope increased. When I finally received a call to come in for an interview I did

not know what to expect besides what I had read previously.

Once my interview was over, I knew this was the job for me. The animals, the people, and the customers. Everything was as it should be. Luckily, I was able to be presented with the opportunity to work for "The Ranch" and of course I accepted. Not shortly afterwards

my spouse had been let go from his profession but thanks to the ranch for helping provided and continue to make my income while also working in a puppy loving environment. I believe if I had to have been working at another company or business I would not have

been as calm and collective as I am today.

"The Ranch" offers a place for our beloved four-legged family members to enjoy their vacation as much as their parents. It is a place you can feel comfortable knowing that while you are not around there are people who treat your family like theirs. It is a learning

center for shy and protective animals to better understand safe play and encourages friendly behavior as opposed to aggressive and fighting. Thank you for your time and I hope my letter provides just the right amount of information needed.

Best regards,

The Ranch Pet Resort and Spa

4964 Tesla Road Livermore, CA 94550

(707)400-7499

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Suite 190 Alameda, CA 94501

To whom it may concern,

My name is and I have been employed with The Ranch Pet Resort and Spa for almost 6 months now. I am a mother and before I became employed with the company, I was a stay-at-home mom to my 2-year-old son. I was ready to head back to the work force when I applied at The Ranch Pet Resort and Spa and the Gamache family took me in and gave me a chance. Since I was little, I had dreamed of working with animals and I even started college to gain some experience. I had very little professional experience in this industry and in the 6 months I have been employed with The Ranch I have gained so much knowledge and experience. I have been mentored and given the tools that I need to succeed and I've even promoted through two new positions that they'd never had before..I am now a Team Lead and it has been so exciting to be in my new role. I have been taught leadership skills and there is a sense of Trust there that I've never experienced before. I have witnessed time and time again, through our clients, how much we mean to this community in Livermore and how much our clients trust us to keep their pets safe, happy, and healthy. The Gamache family and The Ranch Pet resort mean so much to me and my family and they mean even more to the people of this community. The Gamache family has definitely earned their spot here in Livermore due to their genuine values and relationships with our clients. I have not heard of another boarding facility that has that much trust from the community.

Sincerely,

Team Lead at The Ranch Pet Resort and Spa

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

The Ranch helped me out in a time of need. I was dealing with a dark depression and The Ranch helped to bring me out of that dark place. Within a few months I was promoted to shift lead, and within a year I was moved to management! The owner Michael gave me that opprotunity to grow and learn and I now have the title as Facilities Manager. Being around the animals daily brought me much needed joy and comfort in a time when it was most needed, and I am grateful for The Ranch because of that.

We often hear stories about how people won't take their pets to anywhere else but us because of the positive experiences they have here and I myself have built personal relationships with clients over the years because they have that trust within us. The demand for boarding and day care will always exist especially in this area and The Ranch is a much needed safe space for pets and parents alike.

Sincerely,

11/7/22

To the Alameda County Planning Department,

My name is [illegible], I have been an employee at The Ranch for about 10 weeks now and it has been such an amazing experience.The environment at the ranch is better than any work environment I have been in. The management and owners have been so kind and friendly. It has been a wonderful time getting to know all the staff and the dogs and being able to give them endless life and care. It is a pleasure knowing that the clients are so trustworthy in us to leave their fur babies here for us to love and care for. I am very hopeful that the Ranch can continue to serve the community with keeping all the fur babies safe.

Sincerely,

[illegible]
Daycare Bigs Dog Park Supervisor
The Ranch Pet Resort
4964 Tesla Rd
Livermore, CA 94550

Livermore Kennels DBA The Ranch Pet Resort
4964 Tesla Road
Livermore, CA 94550

11/05/22

Alameda County Planning Department

To Whom It May Concern:

My name is and I have been employed with The Ranch Pet Resort since March of this year. I am a cancer survivor and I was still under treatment when I met the Gamache family through a mutual connection. I was looking for a new opportunity and they were willing to create a new leadership role for me to step into and take a chance on me. The Ranch Pet Resort, under the leadership of Michael Gamache, has given me an incredible space to thrive in so I could safely rehabilitate, honor my strengths and find a new purpose in an industry that I care deeply about.

During my time at The Ranch Pet Resort I have had a chance to get to know several customers that have shared with me that they have a rich history in serving the community and their customers. They have maintained a standard of committing to excellence with upgrading their facility to accommodate a growing business need and time and time again I have seen decisions made that go the extra mile with customer service and support.

I am grateful to work for a company that not only makes great efforts to support and develop their employees, but also offers a service that is so valued and needed in this area. People literally drive out of their way to use our facility and trust us with their treasured family members, their beloved pets.

Kindest Regards,

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550

(808)-763-0787

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue Ste 190 Alameda, CA 94501

To whom it may concern,

I have been employed with the Ranch Pet Resort & Spa for about a year now. I have been working in this industry for 6 years, and this is the first place I felt my skills were truly valued, and somewhere that I can further my knowledge and grow as an employee and person even further than what I was exposed to prior. With my position as the Reservation Specialist, I see first-hand how our services benefit not only the Livermore community, but the Bay Area entirely. We have many loyal and new customers that gladly make the journey to us for pet care because like I've heard many times, we excel in making sure pets are safe and healthy while their families are away. The Ranch is a small family owned business that grew exponentially because of the genuine service and care that the Gamache family provide and there are not many businesses that can do what they do.

Sincerely,

11/7/22

To the Alameda County Planning Department,

My name is and I've been working at The Ranch for about six weeks now. Before relocating to California, I was living in New Hampshire and struggling with my job search. After finding a job posting for The Ranch and applying from across the coast, management was gracious enough to keep in touch and offer me a position even though my date of arrival was still uncertain.

Although I've only been here for a short period of time, I have learned that The Ranch has a great impact on the community, and I have loved getting to know my coworkers, meet amazing owners and clients, and of course loving on all the dogs here. I'm glad to know that dog owners from around the area feel confident in us taking care of their pets and allow us to provide exceptional care, safety, and love for their furry family members.

It is my hope that the Gamache family will be able to continue this business for years to come, as they have already gained the trust of hundreds of clients and are relied upon for all their pets' needs.

Sincerely,

Daycare Bigs Dog Park Supervisor
The Ranch Pet Resort
4964 Tesla Rd
Livermore, CA 94550

The Ranch Pet Resort & Spa

4964 Tesla Road, Livermore, CA 94550

209-416-7378

11/05/2022

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue

Ste 190, Alameda, CA 94501

To Whom it May Concern,

My name is and I have been working at The Ranch Pet Resort & Spa for 2 years now and have truly enjoyed my employment with this company! I lived in Modesto my whole life until I had the opportunity to move and live in Livermore with my partner and dogs. When I applied for this position, since day one, I have been treated with the upmost care, consideration, and wholesome treatment I have yet to receive at any other job prior. Being away from my family was tough in the beginning but the staff, management and Gamache Family made it so easy to become comfortable and felt like family the second I walked through the doors. In the time I have been here, I have gained so much knowledge, new skills, and on hand experience in all departments that has definitely made me a more well-rounded employee and person in general.

With my experience at The Ranch, I see what we do and the value it has in people's everyday lives. Working as a receptionist and reservation specialist, I get the pleasure of booking and scheduling appointments for our clients. In this role, I can see first-hand how beneficial we are for families in our local community and to families traveling miles, even cities away, just to stay with us due to the level of love, care & supervision provided.

I have witnessed this company flourish in the short time I have been here and have built amazing relations with clients who have been with us throughout the years to the new clients we have coming in daily. From being a small business to now being booked out every weekend, I cannot put into words how proud I am to work for this company and all the hard dedication that went into making us what we are today.

Sincerely,

Employee at The Ranch Pet Resort & Spa

The Ranch Pet Resort & Spa

4964 Tesla Road Livermore, CA

Alameda County Planning Department

To whom it may concern:

My name is I have been with The Ranch since June 2020 and have enjoyed being here for many advancements and changes over the years. When I joined the Ranch, it consisted of just a small team of technicians, office staff, and groomers. Since then, more and more pet owners and employees have fallen in love with our facility and all that it has to offer.

Through our up and coming training department we have been able to positively impact our local community and many dog owners commuting from cities away just to utilize our services and programs. Not only does our training hold up to its reputation but our daycare program is one of a kind! This program is a one stop shop for dog owners who want to mentally, physically and emotionally benefit their animals in becoming more socialized and involved with other dogs and people.

I started with a passion for animals and helping others pets. This career has continued to educate me and others on basic K9 and feline care and first aid. I am lucky to have been a main part of caring for our police K9 dogs who board with us. Alameda county has some exceptional working Dogs and Handlers, and with a style of kennel that allows us to care for aggressive dogs/ high energy breeds it has been my pleasure to provide some relief from a seemingly 24/7 job of their handlers.

Sincerely,

The Ranch Pet Resort & Spa

Jennyan Daves 11-7-2022

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore, CA 94550

209-855-0176

City of Alameda Planning Building and Transportation Department

2263 Santa Clara Avenue

Ste 190, Alameda, CA 94501

To whom this may concern,

My name is . I am currently employed at the Ranch Pet Resort and Spa and have been for over a year now. This job has not only allowed me to support and provide for my family but also gain experiences and skills that I would not be able to receive anywhere else. This company not only provides a place of employment but a reliable space to care for the community's pets and animals when they have no other options, referencing both daycare and overnight lodging. Furthermore, we take on all dog breeds unlike other facilities who have restrictions on certain breeds, not to mention the k9 alameda county working dogs who we've had the pleasure of housing and caring for during their time off. This company has taught me so much and has allowed me to grow and work along side some of this community's most amazing and interesting workers who are all more than happy to play such a critical role in taking care of all of these animals, and will hopefully be able to for years to come.

Sincerely,

The Ranch Pet Resort & Spa

11/7/2022

The Ranch Pet Resort and Spa

4964 Tesla Road, Livermore CA 94550
650-580-6817

City of Alameda Planning and Transportation Department

2263 Santa Clara Avenue

Ste 190, Alameda, CA 94501

To whom it may concern,

My name is . I am currently employed by The Ranch Pet Resort and Spa, I was hired last December (2021). Before I was hired, I was at a stay-at-home mother for my three children, and had not been in the professional work force for over four years.
The Ranch has accommodated my every need as a working mother and I could not be more thankful for them for that. One of my sons, was diagnosed with epilepsy a year ago and requires much more care and occasionally will require me to leave a shift early. My husband has multiple sclerosis and also requires some special need care. The management at the Ranch have been there every step of the way and have given me a schedule that was worked for all the complicated needs I require. This company has been an absolute saving grace for myself and my family. This is my first job where I have got to work with animals and it truly is a wonderful experience. I work not only as a receptionist but also a kennel technician and it really is the best job in the world getting to work with not only the best coworkers but also the best dogs.

I have thoroughly enjoyed working for a company that provides so much for our community. As a dog owner myself, I truly value a company that can give pet owners a home away from home. I know how stressful it can be to leave our beloved pets in the care of anyone else and it's so great that we can provide the best of the best in terms of boarding and daycare. Our company is not even comparable to the other boarding facilities in the area as we offer so much more. Time and time again our clients praise what this family business has been able to bring to bring to this community. This company is so needed for the community and our clients prove that every day by their continuous patronage.

Sincerely,

11/7/22

September 6, 2022

To Whom it May Concern,

This letter is regarding The Ranch Pet Resort & Spa, 4964 Tesla Road, Livermore, CA.

Our Springer Spaniel Buddy and our Australian Shepard Apollo have been customers of The Ranch for more than 15 years. They use the spa services for monthly baths/haircuts and the boarding services each and every time we go on vacation. They both love going to visit Michael and his staff each and every time!

As a long time resident of Livermore and more specifically Buena Vista Avenue, our home is located approximately 0.8 miles from The Ranch. Twice a day you can always tell when it is feeding time at The Ranch because you can hear the dogs barking. As soon as they are busy eating breakfast or dinner, the barking settles and you know those dogs are happy and full.

The barking is in no way a nuisance or inconvenience to our daily lives in fact it is just the opposite. It is a daily reminder of a local business that cares about the community and has a deep love for its furry residents! It makes me smile when I am on my early morning walks and I hear them gearing up for the day.

Over the years I have seen Michael and his team make adjustments to their facility, procedures and policies to try and appease the neighbors. A lot of these changes have come at a great expense to Michael and increased the work load for his team. Michael's goals are to always put the safety and wellbeing of the dogs first and that should be the extent of his worries.

I wholeheartedly support Michael Gamache and his entire team at The Ranch for providing excellent care for our pups each and every time. I look forward to morning walks or coffee on the back porch and the sounds of hungry and excited pups for years to come!

Sincerely,

From: Philip Wente [redacted]
Sent: Monday, March 05, 2012 2:32 PM
To: Lopez, Albert, CDA
Cc: Weldon, Jana, CDA; [redacted]
Subject: Livermore Ranch Kennels

Albert Lopez
Planning Director
Community Development Agency
County of Alameda
224 West Winton Avenue, Suite 111
Hayward, CA. 94544

Dear Mr. Lopez,

I am writing to support the application of Livermore Ranch Kennels to upgrade and remodel its facility on Tesla Road in Livermore. As a neighbor of the Kennel for many years I believe they provide an important community service and have managed their facility very well over the years.

Thank you,

is also inconsistent with the ECAP definition of *agricultural enhancing commercial* which "include stables, fruit stands, feed stores, sampling rooms, bed and breakfasts, and other uses which can demonstrate an economic connection to agricultural use or production." Finally, although the site is on the border just outside the Vineyard Area of the South Livermore Valley Area Plan its context is decidedly rural and especially viticultural. The approval of the CUP as proposed would ignore and impact its context and be inconsistent with the spirit and intent of Measure D, ECAP, and South Livermore Valley Area Plan.

Based on the aforementioned considerations, the project should be considered an urban use; it can be permitted to continue but should be limited to using the existing amount of square footage to best retain, and not infringe upon, the rural character consistent with the agricultural context.

If you have any questions, please contact me at (925) 960-4476 or by email at fguido@ci.livermore.ca.us.

Sincerely,

Frank Guido
Associate Planner
Community Development Department
(925) 960-4476 (direct)
(925) 960-5549 (fax)

cc: Mayor and City Council members
Linda Barton, City Manager
Troy Brown, Assistant City Manager
Marc Roberts, Community Development Director
Paul Spence, Planning Manager
Sierra Club San Francisco Bay Chapter
Friends of the Vineyards

Del Arroyo

STONY RIDGE WINERY

VINEYARDS

Crooked Vine WINERY

Albert Lopez, Planning Director
Community Development Agency
County of Alameda
224 West Winton Avenue, Room 111
Hayward, CA. 94544

RE: Livermore Ranch Kennels

Dear Mr. Lopez:

Crooked Vine Winery abuts the Kennel on its west property line. I have owned this winery since April of 2007, and have not had a complaint about its owners, the animals, or its methods of operation in that time period. The facility provides a needed service to the Livermore area residences as documented by 55 years of continuous operation at this location.

It only reflects common sense to allow the owners to rebuild this facility when the plans indicate energy conservation techniques, environmental upgrades, and improved health and safety for the animals to be boarded at this location. The plans also demonstrate an architectural upgrade to the Buena Vista area.

Therefore, I am supporting their request, as based on the current plans, to rebuild and modernize the site.

Sincerely,

September 26, 2009

Albert Lopez, Planning Director
Community Development Agency
County of Alameda
224 West Winton Avenue, Suite 111
Hayward, Ca. 94544

Re: Livermore Ranch Kennels

Dear Mr. Lopez:

This letter is to express our support for the proposed rebuilding of the Livermore Ranch Kennels located at 4964 Tesla Road, Livermore.

We are immediate neighbors to this property and have been so for the past 46 years. We have always found the Ranch Kennels to be a considerate neighbor. As you know, the facility has been in operation since 1954, predating many other uses in the vicinity.

It makes very reasonable and perfect sense to bring the facility up to modern standards and consistency with current code requirements. The condition of the existing structures leaves much to be desired and it would benefit the entire neighborhood to have a rebuilt state-of-the-art facility in this location.

We also strongly feel that the facility should be allowed to be rebuilt at a size that is equal to what they have now. To penalize the owners for attempting to substantially upgrade the facility by significantly limiting the square footage of replacement structures makes no sense, and would likely render the project financially infeasible.

Thank you for your consideration of this issue.

Sincerely,

7

Alameda County Sheriff's Office
Field Services
4595 Gleason Drive, Dublin, CA 94568-7637

Gregory J. Ahern, Sheriff
Coroner - Public Administrator - Marshal
Director of Emergency Services

Albert Lopez, Planning Director
Community Development Agency
County of Alameda
224 West Winton Avenue, Suite 111
Hayward, CA. 94544

Re: Livermore Ranch Kennels at 4964 Tesla Road, Livermore

Dear Mr. Lopez:

I am writing to you regarding the Livermore Ranch Kennels.

I have been the Supervisor for the Alameda County Sheriff's Office Animal Control Section for the past fourteen years. I have processed or approved the permit for Livermore Ranch Kennels since 1995. The Kennels have been in good standings with our Office since the inception of the Kennel Permit.

In addition, I am a resident of the City of Livermore, residing a short distance from the kennels. Neither I nor my family have experienced any problems associated with the kennel and related kennel noises.

Since taking over, the current owners have solicited my assistance in how to make their facility better. I believe their intentions of rebuilding and expanding would only benefit the community.

Gregory J. Ahern

Anthony Owens, Supervisor

Department of Field Services

LIVERMORE
CALIFORNIA

April 5, 2012

Alameda County Planning Department
C/o Damien Curry, Planner
224 West Winton Avenue Room 111
Hayward, CA 94544

RE: Project Referral Case # PLN2011-00075; 4964 Tesla Road
Kennel physical expansion

Dear Mr. Curry:

Thank you for arranging the site visit to the above property (Livermore Ranch Kennels) on February 6, 2012 for me and the City's Planning Manager, Paul Spence. We found it helpful to understand existing conditions and the purpose of the project.

As noted in our letter of June 13, 2011 (attached), the City is concerned about the development of urban uses outside the Urban Growth Boundary, where our General Plan policies compel us to "discourage and oppose" urban uses, and uses out of character with the area's viticultural context.

Initially our concern about the scope of the project was based on pre- and post-project development scale as viewed on plans without the benefit of seeing the site conditions. It was apparent from the site visit the existing facilities appear aged and worn, in need of upgrade, and have relatively small animal confinement areas by more modern standards.

Therefore, while we remain of the opinion that kennels represent commercially oriented urban uses, it was made clear during our site visit that the increased square footage associated with this project represents an upgrade to modernize existing facilities rather than an expansion of an urban use.

As a result, we are withdrawing our objection to the project, based on the following summary of factors. We learned from the site visit that the number of previously approved animals is not increasing and existing facilities are being substantially upgraded for the health and well being of the animals.. We observed that facilities, many of which appear to date from the use's inception in the 1950s, are in need of modernization and that the best interests of the animals were being met through the proposed upgrades. In other words, the scale of the project results from maintaining

an existing capacity for numbers of animals while giving each animal more space to meet modern standards and customer expectations.

Additionally it was informative and helpful for you to share letters of support for the project from all adjacent property owners, which include owners of the vineyards to the east and the winery to the west, who attest to the low-impact operations of the kennel. It was also helpful for you, the project architect Mr. Munn, and the kennel owners to explain the rationale for the proposed revised site plan which includes: (1) visually separating animals; (2) more kennel space for each animal; and (3) more indoor and outdoor play and exercise area. Each of these factors should help to control operational impacts by reducing excitement and keeping animals relaxed, which reduces barking and noise. Additionally, converting existing use to indoor space allows for more comfortable conditions in inclement weather.

Based on the factors noted above, we withdraw our objections to the project as proposed. Thank you again for arranging the site visit and providing the additional information necessary to make this determination for this project. If you have any questions, please contact me at (925) 960-4476 or by email at figuido@ci.livermore.ca.us.

Sincerely,

Frank Guido
Associate Planner
Community Development Department
(925) 960-4476 (direct)
(925) 960-5549 (fax)

Attachment: June 13, 2011 Letter from City of Livermore objecting to project

cc: Mayor Marchand and City Council members
Marc Roberts, City Manager
Troy Brown, Assistant City Manager
Stephan Kiefer, Community Development Director
Paul Spence, Planning Manager
Sierra Club San Francisco Bay Chapter
Friends of the Vineyards

LIVERMORE
CALIFORNIA

June 13, 2011

Alameda County Planning Department
C/o Damien Curry
224 West Winton Avenue Room 111
Hayward, CA 94544

RE: Project Referral Case # PLN2011-00075; 4964 Tesla Road
Kennel physical expansion

Dear Mr. Curry:

Thank you for providing us an opportunity to comment on the above project referral and responding promptly and courteously with requested information.

Following a preliminary review the City of Livermore opposes approval of the above referenced application based on the considerations below.

- **Urban Use/ Scope.** The proposal would increase facilities from approximately 9,000 square feet covered to over 22,000 square feet covered plus nearly 18,000 square feet uncovered, or about 40,000 square feet total. Its scale is similar to the 19,950 square foot kennel project in a non-urban setting (PLN C-8686) denied by the Board of Supervisors March 31, 2010 as commercially oriented and designed to serve an urban population. The use on this site, as proposed, is an urban use designed to serve an urban population. It is not consistent with the County's Rural Density Residential land use designation.

- **Relation to Urban Growth Boundary.** The site is outside the County's and City's Urban Growth Boundary (UGB). Our General Plan policies include to "discourage and oppose" any urban uses beyond the City's municipal boundaries. The intent of the County's East Alameda County Plan includes keeping urban development within its UBG. The proposal conflicts with the City's and County's general plan UGB policies.

- **Viticulture Context.** A commercial Conditional Use Permit (CUP) request in a rural /agricultural location should be compatible with and enhance its agricultural context. The site context is viticultural to the south (Vineyard Area in ECAP Figure 9), east (planted vineyards), and west (Crooked Vine Winery). The project as proposed is inconsistent with the intent and purpose of Measure D which includes to preserve and enhance agriculture and agricultural lands. It

Curry, Damien, CDA

From:
Sent: Friday, October 7, 2022 9:01 AM
To: Curry, Damien, CDA
Subject: Re: Update and Courtesy Notice

Damien
below is an email of support for the Application.

Marty Inderbitzen

From:
To:
Sent: Thursday, October 6, 2022 at 01:07:04 PM PDT
Subject: Dog Kennel

To Whom it may concern,

I am writing this letter in support of Livermore Kennels.

This business is welcomed by my neighbors as well as my family. The noise of the animals is not an issue. Once in a while depending on wind we can here them but doesn't affect quality of life.

My neighbors as well as myself uses their services. I have spoken with my neighbors and they intend also to send emails in support of the Kennels.

Thank you,

REPLY TO:

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Thursday, October 6, 2022 9:56 AM
To:
Subject: Update and Courtesy Notice

Good morning - the attached courtesy notice for the review will be mailed today to area residents

I also received a call from a different neighbor (not Tim Johnston) who is also informing the county of the noise disturbance from the kennel

This review will take a little more than a month to complete, but there is something you should address immediately. That is the issue of dogs being left outside at night. That was never part of the proposal, under which dogs would be kept inside from evening to morning, with special soundproofing installed in the building.

Damien Curry
Alameda County Planning Department
510.670.6684

General Plan and Zoning information is now available online. Go here to access the Public Access Map (P.A.M.)

*****The Planning Dept is working normal business hours and remotely in compliance with the Shelter in Place Order issued by the County Public Health Officer*****

Curry, Damien, CDA

From:
Sent: Wednesday, October 19, 2022 1:42 PM
To: Curry, Damien, CDA
Subject: Planning Application PLN2022-00211

Hello Damien:

My family lives on ehind The Ranch (4964 Tesla Road). I'm writing with concern that the conditional use permit will be allowed. Prior to the remodel, we barely heard the dogs staying at the Ranch. For the past few years, the noise has been toxic. The dogs bark all night and keep us all up. I work from home and have noticed that the noise during the day has increased as well. I love dogs-have three of my own, and the barking from the Ranch is untenable. It is the top subject with my neighbors.
I'm happy to provide any additional information.

Sincerely,

Curry, Damien, CDA

From: [illegible] >
Sent: Thursday, December 8, 2022 10:53 AM
To: Curry, Damien, CDA
Cc:
Subject: Fwd: Urgent information re Boarding Kennel property 4964 Tesla Road Livermore CA 94550

Hello Damien,
Wanted to make sure you are in receipt of the email I sent below.
THANK YOU!
/

[illegible]

Begin forwarded message:

> **From** [illegible]
> **Date:** December 8, 2022 at 10:41:57 AM PST
> **To:** eastbzahearing@acgov.org
> **Cc:** [illegible]
> **Subject: Urgent information re Boarding Kennel property 4964 Tesla Road Livermore CA 94550**
>
> To Whom it May Concern,
>
> We are residents a [illegible]
> We are sending this correspondence to you to let you know about the negative impact the 'additional' number if dogs at the subject property has created for us and how the quality of our environment has diminished due to excessive noise generated from the barking of the dogs boarding at the Kennel.
> Since the expansion, we hear numerous and loud barking sounds approximately 90% of all of the time we are home.
> We almost always have to close open windows due to the distracting sound of numerous dogs barking.
> It should be noted that when one or two dogs start barking it sounds as though it entices many other dogs to join in and the noise level of the barking immensely increases. If the dogs were not permitted to be outdoors between the same hours as the restrictions with music being played from the nearby businesses such as not being outdoors between the hours of 10pm and 8am, I believe this would be helpful and we would be able to leave our doors and windows open during those hours.
> We do not oppose to the existence of the Kennel, we strongly oppose to continuing to permit the EXPANSION and increased number of dogs permitted to be boarded.
> Please add us as contacts (nearby neighbors negatively impacted by the expansion and increased number of dogs) to be notified for any hearings, meetings, correspondence, etc. regarding 4964 Tesla Road Livermore CA.
> Thank you for your time.
> Kind regards.

Curry, Damien, CDA

From: East BZA Hearing, CDA
Sent: Monday, December 12, 2022 8:51 AM
To: Curry, Damien, CDA
Subject: FW: PLN2022-00211 Use Permit PLN2011-00075 Gamache

From: [illegible]
Sent: Sunday, December 11, 2022 5:17 PM
To: East BZA Hearing, CDA <EastBZAHearing@acgov.org>
Subject: PLN2022-00211 Use Permit PLN2011-00075 Gamache

I am a resident at [illegible] I received a notice in my mailbox the day of the December 8th zoom meeting after the meeting took place. I just wanted to share that we can hear the dogs bark when we are outside. We hear them in the morning and evening when they are getting fed. It is usually not an issue, as we are rather far away, however, we can definitely hear them. The only time that I find it annoying, is during the hot summer months when I have my windows open in the evening trying to cool my house, it is only then, that I can hear them in my house, especially as I am trying to fall asleep at night. Or when I am trying to enjoy a peaceful summer evening, I ca hear the dogs as I sit and enjoy my yard. I just hope they do not expand anymore. We have lived here for over 21 years and have noticed it getting worse and worse. I know they recently expanded, and I know they are trying to mitigate the sound, but on a still night, the noise travels!

Theresa Davis
** This email was sent from an external source. If you do not know the sender, do not click on links or attachments. **

Curry, Damien, CDA

From: [illegible]
Sent: Wednesday, October 19, 2022 10:26 PM
To: Curry, Damien, CDA
Subject: Planning Application PLN2022-00211

Dear Damien,

I grew up at [illegible] in Livermore and graduated from high school in 1983. During my childhood, there was a dog kennel on Tesla near this proposed increase in the kennel size. I could hear the animals only when I was in the near vicinity of the kennel. I could not hear the animals at my house. It seemed like a well managed place and happy dogs. I was able to enjoy the beauty and peacefulness of this country area. My brother now lives in my childhood family home and I have been alarmed at the sound coming from the kennel as we sit outside to enjoy dinner and family gatherings. The loud cacophony is so disruptive at times that the serenity of the gathering is lost. The animals seem to be in such anguish to make so much noise. It can even be heard inside the house with the windows closed. When the windows are opened as needed in summer evenings to allow the cool air into the house, the sound can be completely overwhelming at times. It is disruptive when wanting to rest and sleep in the house with the windows opened. Not only should the city not allow any expansion of the kennel, it needs to do a thorough review of the existing facility and require either a reduction of the number of animals presently being allowed to be boarded or addition of sound barrier walls around the facility. The facility should be investigated to ensure that the animals are not in distress as it sounds with their endless barking.

Please do not allow any further degradation of the enjoyment of this beautiful country side area and review the existing facility so that peacefulness can be restored along Buena Vista.

Thanks,
[illegible]

Curry, Damien, CDA

From: [illegible] <[illegible]@gmail.com>
Sent: Wednesday, October 19, 2022 3:12 PM
To: Curry, Damien, CDA
Subject: PLN2022-00211 boarding facility

Damien,

The boarding facility on Tesla Road is near my residence. Since 2020 there has been unbearable constant dog barking through all hours of the day and night. The facility needs to change their ways and cease all barking. As a member of the public I see it critical for Alameda County to revoke all use permits for the facility until such time the facility can guarantee the neighbors that no barking will occur.

Sam

CAL POLY
Mechanical Engineering Department
College of Engineering

November 23, 2022

Conditional Use Permit Under Review (Planning Application #2022-0211)

To Damien Curry, Alameda County Planning Department,

We are writing regarding the review of the conditional use permit under review by planning application #2022-0211 for the dog kennel on Tesla Road for the hearing on December 8, 2022. We want to make sure the planning commission is aware of the loud, incessant barking from the dog kennel and how much it affects the lives and health of the area residents.

From March 2020 until August 2021, we lived on Buena Vista Ave to help care for my (Amanda's) father undergoing cancer treatment. During that time, we were teaching and conducting research remotely through California Polytechnic State University, San Luis Obispo. The dog barking consistently disturbed our sleep and work. Most nights, the barking would wake us around 2 am and continue until at least 9 am. Sometimes it was incessant barking and about twice a week a consistent howler added to the mix. Additionally, during the day time, the barking was usually loud enough that it affected our ability to sit outside or be in the yard. During that time, this was one of the only activities we were able to do, and it was not possible for us because of the barking. In addition to hearing the incessant barking in our home and yard, we would also hear it as far as the Carnegie Way area when we went on walks around the area.

During the time we were staying on Buena Vista Ave, our families' physical health was our upmost priority. Not only did the barking disrupt my father's rest and recovery, it also added to the stress of the rest of our family. For example, we all had to wear ear plugs at night in order to sleep to block out the noise, which made sleep more difficult and on many nights, even high quality ear plugs did not block the sound. To add to the frustration, when we would call the kennel to ask them to reduce the noise, they either did not answer the phone or treated us very rudely. When we called the sheriff to file a noise complaint, they would come hours or days later. When the sheriff did come, they would drive by with the window of their car down and say that they could not hear the noise. There was nothing we could do to reduce the noise, even to have a moment of quiet and rest.

The barking is so bad is starts to wear at your mental health. I'm not sure you've ever hear dogs barking for hours straight for days and weeks on end, but it starts to eat away at you and makes you start to think you're going crazy. This is made worse by the fact that no one seems to care, the kennel, county sheriff, and anyone else we have called doesn't seem to consider it an issue worth addressing. In addition, for much of the time we were not able to leave the house during the pandemic, meaning that we were trapped with this incessant torture.

Things that we think could improve the situation, include, for example:

- Limit noise to on property
- Specific methods to enforce the noise regulations. Currently, there is no way for neighbors to tell the kennel or any law enforcement agency that the noise is excessive and for anything to be done about it.

If conditions like these are not met, we do not understand how a dog kennel like this is allowed to operate in a residential area and the county is obligated to make significant changes to protect the physical and mental health of the county residents.

We are happy to talk to you further about our concerns.

Sincerely,

Amanda C. Emberley, PhD
Assistant Professor
Mechanical Engineering Department

Curry, Damien, CDA

From:
Sent: Wednesday, October 19, 2022 7:06 PM
To: Curry, Damien, CDA
Subject: Livermore Ranch Kennel

Dear Mr. Curry,

I am writing regarding the renewal of the Conditional Use Permit for the Livermore Ranch Kennel at 4964 Tesla Rd. I spoke with you on the phone other day and wanted to follow up with an email as well. The noise level from this business has been an ongoing issue which both the owners and management have been aware of for months. They have expressed concern for the neighbors, but haven't taken any steps toward effectively diminishing the noise. The dogs have been left out all day and night at times to maximize their profit and lessen their workload. In speaking with staff members, their operations have been out of compliance with their current CUP, especially with regards to giving the dogs in/out access through the night in order to lessen the clean-up necessary in the morning. When the dogs are barking at night, there is no staff on site who is either willing or able to address the issue. The owner who lives on site will not provide a direct contact number to in order to notify them of a stressed animal and help reduce the ongoing noise. We have been advised to contact Alameda County Sheriff's Office (ACSO) to come out and take a report, then notify animal control the following morning. This is a gross waste of emergency responders' time, county resources and has proven futile in solving the problem. All of this to attempt to gain compliance from a business that has already been notified that they are out of compliance with their current permit. I have spoken with Alameda County Animal Control, Alameda County Sheriff's Office, Code Enforcement, Planning Department, Alameda County Health Department, Livermore Code Compliance and Livermore Planning. Each department has directed me to someone else with little to no answers or no authority to hold this business on county property accountable for the excessive amount of noise that is made at all hours of the day.

In addition to their failure to meet the conditions of their CUP, they are in violation of the county ordinance for amount of noise produced by a business and the hours at which it is produced. County Code: 5.08.060, 6.60.050, 6.60.040.

Even daytime noise is excessive and beyond what a reasonable person would deem acceptable. Longtime neighbors are shocked at the amount of noise now created from the kennel which seems a drastic shift from the past when many wrote letters of support for the kennel. One concern is that they are currently not in compliance, yet still operational. What is the function of a conditional use permit if the business can continue to operate while flagrantly failing to meet the conditions specified. If they are granted a renewal, please advise me of the steps that must be taken to address this issue immediately without having to speak with 5 different county agencies all shirking the authority to enforce anything to solve the problem. Why is it that we are not afforded a hearing for all affected parties to attend to go over this permit when the number of complaints that have been filed is so high and people's lives are so dramatically affected by this business? The CUP from 2001 stated that a noise study would be conducted, have there been additional studies conducted? If so, where might the results be made available to the public? Was a sound engineer contacted after the remodel to ensure that the sound proofing that was installed is effective? Perhaps there should be a restriction on the dog to staff ratio so that they can get the attention that is needed. Additionally, some kennels have restrictions on breeds of dog that are allowed due to the amount of noise they make (i.e. Police K-9's, Hounds, etc). Many other commercial kennels have cameras so the animals can be checked in on by the pet owners and staff. Perhaps this could be implemented to see which dogs are making noise and at what time so functional solutions can be found.

In looking through their CUP paperwork from 10 years ago, there is mention of letters of support from all surrounding neighbors. The response to a request for letters of support from the neighbors now would be decidedly different. I cannot imagine most, if any, of the neighboring properties to the North and West supporting the current operation, unless they are patrons of the kennel, given the tremendous impact it has on our lives. As I sit to write this, I can hear the dogs barking in my office through double pane windows, just as they were at 4:30 this morning. This is unacceptable and a detriment to the health and wellness of the neighborhood. The possibility that a single business' profit margin could be a higher priority than the lives of surrounding homeowners is disgraceful. The Livermore Ranch Kennel should be held accountable and not given a new permit without significant and tangible changes to the noise at all hours. There should be a temporary 6-month permit put in place to see if that can be followed along with a public hearing. Thank you for your time and please be mindful of the impact this is having on a daily basis to the residents who live here.

Respectfully,

Curry, Damien, CDA

From:
Sent: Friday, November 4, 2022 1:15 PM
To: Curry, Damien, CDA
Cc: Wilson, Shawn, BOS Dist 1; Lopez, Albert, CDA
Attachments: PLN#2022-0211TeslaRoadDogKennel.pdf

To: Damien Curry, Alameda County Planning Department

From:

RE: Planning Application #2022-0211 review of PLN #2011-00075 at APN 099-1250-033-00, 4964 Tesla Road Livermore CA 94550

November 4, 2022

Dear Mr. Curry,

I am a longtime resident of Buena Vista Avenue in Livermore, CA, and a near neighbor of the property under review by planning application #2022-0211. My family has lived compatibly until recently (with some noise issues on holidays and a few Saturday evenings through the year – but manageable) with the dog kennel at the property under review at 4964 Tesla Road since 1959. My son recently stated that he was 15 (in 2010) before he realized there was a kennel near our house. It was that quiet.

I am writing to you because the past few years have completely changed our entire lifestyle, peace and quiet, and quality of life in our beloved home due to the repetitive, loud and continuous barking from the dogs at the kennel. The barking interferes with every aspect of our life from the obvious waking up multiple times in the night due to howling and barking dogs to the interference with holding any kind of family gathering at our home, to the peace and quiet I use to experience while gardening in my backyard. I am a long-time (30 years this year!) physics and math teacher at nearby Livermore High School. Like my neighbors (a nurse, two firefighters, an electrician, a plumber, among others) it is of the utmost importance that I get a solid night's sleep and enjoy some peace each day so that I can be at my best when I teach our local Livermore kids.

The sound and disruption are so bad now that it is interfering with my mental and physical health and my family's and neighbors' as well. One 76-year-old nearby neighbor said recently "the dog kennel is making my life a living hell", she recently lost her 58-year-old daughter and cannot even have her grandchildren playing in her backyard due to the loud, continuous barking. Our next-door neighbors, both Alameda County Firefighters have said, "We get a better night's sleep at the station than we do at home."

I have no ulterior motive – I simply want the incessant dog barking to stop so that I can get my life back and enjoy the peace and quiet that my rural residential zoned property should allow me to do. I am relying on you as a public servant to please take mercy on myself and dozens of my neighbors that live near the kennel to put proper constraints in place so that the dog kennel is required to reduce the noise and allow their neighbors to live in peace.

I hope you will put specific statements on the reviewed and updated conditional use permit that requires the following: (not in the staff report but in the actual conditional use permit as last time the owner did not follow requirements from the staff report):

1. All dogs kept inside at night to stop sleep disruption from the barking that happens during nighttime hours.
2. The dog play area moved to an indoor facility to stop excessive barking that happens from 7:00am-noon each weekday.
3. The facility should be staffed at all times. With 144 dogs, a staff member at the kennel at all times will ensure the dogs are well taken care of.
4. A procedure to stop excessive noise in place for the owner and neighbors to follow when noise is too loud. That the owners agree to follow in order to have their facility operating.

Here are a few specific points:

1. **Both the dog kennel at 4964 Tesla Road and our homes on Tesla and Buena Vista Avenue are zoned R1.** The Alameda County R1 zoning has the primary purpose to "To provide for and protect established neighborhoods of one-family dwellings". For this reason, restrictions should be in place to protect this established residential neighborhood.

2. The previous CUP had specific requirements in the staff report that the kennel agreed to in order to approve their CUP and allow for their projected remodel. Below are two examples of requirements not followed:

a. **Dogs kept inside at night.** It wasn't until Sept. 2022 when you sent an email to the owner that the dogs must be kept in at night that the kennel did so. It took from April 2012 until Sept. 2022 and likely only because the CUP is up for review that they are now doing so. Repeated calls from a variety of neighbors gives rude comments from staff to residents and little response from owners on the matter. **The dogs should be kept inside at night.** Consequences should be in place if that rule is not followed.

b. A noise-dampening system installed around the perimeter of the property. This was defined and agreed by owners in the 2012 staff report. This has not happened. However, based on the increase in noise levels due to the NEW "doggie day care" playground facility only an indoor facility will properly quiet the noise issues from the dog playground structure.

In addition, to these issues that show the owners' neglect of staff direction from the previous CUP review, several items have come up since that time, particularly since the "remodel" was finished somewhere around 2018.

1. Owners and staff are not responsive to neighbors' noise complaints.

2. **"Doggie Day Care" that runs in the mornings from somewhere from early morning to noon is excessively loud.** The dog playground was installed in the rear of the property near adjacent homes without any kind of noise-dampening system. The noise is made not just by the dogs "playing" but the jealous dogs that are in their kennels watching the other dogs and wanting to come out.

3. **The owner tells us that there are up to 24 K9 dogs from the Alameda County Sheriff Dept.** Not sure if this is true. The owner and staff state that they are informed by the Sheriff that these dogs cannot be put inside at night and cannot be reprimanded in any way for their noise issues. They further state that the continuous howling and all-night barking are attributed to these dogs. If this is the case, then there need to be stipulations in place with the Sheriff's department

collaborating on this noise issue with the kennel in order to allow the k9 dogs to stay at the facility. It is inappropriate for the Sherrif's dept. to house dogs that are allowed to bark all night near a residential area without any noise constraints whatsoever. The Sheriff dept. should find a more suitable location for these dogs until noise mitigation can be put in place.

4. **Currently the kennel is closed with very limited staff from Saturdays at 3:00 pm until Mondays at 7:00 am.** This is a long time for dogs to bark and typically ruins those hours for the peace and quiet of neighboring residents.

5. **A staff member should be present at all times in the kennel.** The owner says he is onsite but he also says he cannot hear the dogs nor do the dogs disturb his sleep. An active staff member in the direct vicinity of the dogs at all times will help ensure the dogs are properly cared for.

According to Alameda county code, 5.08.060, it is unlawful for any person in Alameda county to disturb another person from the bark of their dog.

Alameda County Code: 5.08.060 (re: http://alamedacounty-ca.elaws.us/code/coor_title5_ch5.08_arti_sec5.08.060)

A. No person owning, keeping or having in his care or custody any dog or other animal, shall knowingly permit or suffer such dog or animal, by any barking or other noise or sound, to disturb any other person's peace and quiet.

B. No person, after being informed orally or in writing that his dog or other animal has by barking or other noise or sound disturbed any other person's peace and quiet, shall fail, refuse or neglect to take whatever steps or use whatever means are necessary to assure that such dog or animal does not again disturb said other person's peace and quiet.

We have stated our case to the owners multiple times. So according to this code, the barking should stop as soon as the owner is able to stop the barking. We are ignored.

Again, I am asking for the following restrictions to be stated in the updated/reviewed CUP:

1. All dogs kept inside at night to stop sleep disruption from the barking that happens during nighttime hours.
2. The dog play area moved to an indoor facility to stop excessive barking that happens from 7:00am-noon each weekday.
3. The facility should be staffed at all times. With 144 dogs, a staff member at the kennel at all times will ensure the dogs are well taken care of.
4. A procedure to stop excessive noise in place for the owner and neighbors to follow when noise is too loud. That the owners agree to follow in order to have their facility operating.

Thank you for your continued service to Alameda County and I look forward to an updated Conditional Use Permit that protects the atmosphere of our R1, rural residential, property and the rights we have as Alameda County property owners and residents.

Sincerely,

Curry, Damien, CDA

From:
Sent: Thursday, November 10, 2022 2:40 PM
To: Curry, Damien, CDA
Subject: Re: 4964 Tesla Road

Damien,
Again, I think the issues at this location justify review that includes a public hearing, as I have not heard a response a with any information about a hearing I am providing the following concerns that should be addressed:

Excessive noise. At any time there is likely to be one or more dogs barking or howling with the sound being very distributive to the people of the neighborhood. This is a public nuisance. Fully enclosing the dog runs, with walls and roofs, appears necessary for the location. Other facilities that house dogs have fully enclosed runs.

Fencing: There is 8' fencing on the north and east side of the parcel. There is a chain link fence 8' in height plus wire arms with barbed wire extending over 8'. Recently (within the last year) this fence was extended in the front area. This is excessively high. It is my understanding that there has not been any variance to allow over a 6' fence. A maximum of 6' fence and buffer to a higher fence, if needed for use, is appropriate. The fence should be rebuilt to be in compliance with code.

There has been extensive earthwork that created an elevated area that is not part of the original site plan. The soil level should not extend above the prevailing grade of the area.

Recently there has been built a large covered building in the rear and west side of the property. This appears to not provide a setback to property line. This should be removed.

There is drainage from near the dog runs, in the concrete paths, that allows untreated stormwater and cleaning water from dog kennel, which will wash urine into the ground.

ACDEH should be contacted and consulted regarding the septic system is receiving maintenance as part of the original design.

The operator of the facility is not able to be reached during off hours. This makes it impossible to deal with problems.

This facility is generating a lot of traffic. This is traffic beyond a normal level expected with originally approved dog kennel,.

While the noise is a major issue for this site, there are other facility conditions as noted that warrant attention and it is appropriate to have this addressed during the CUP review.

The review period should be a more typical period such as 3 years.

While there might be comments from others stating the benefits of the facility, I am not disputing that pet owners have a desire for a dog kennel. A facility that does not destroy the use of neighbor property is feasible with appropriate design.

On Tue, Oct 18, 2022 at 9:13 AM wrote:
Damien,

Please let me know what is needed or who needs to be contacted to make a decision to have the CUP discussion with a hearing with public involvement.
Tim

On Mon, Oct 17, 2022 at 4:00 PM Curry, Damien, CDA <damien.curry@acgov.org> wrote:

Thank you Tim for the email. Attached are the documents you request

Damien Curry

Alameda County Planning Department

510.670.6684

From:
Sent: Monday, October 17, 2022 3:20 PM
To: Curry, Damien, CDA <damien.curry@acgov.org>
Subject: 4964 Tesla Road

Damien

I am writing this email to request that the review process go into a hearing stage. There are major nuisance issues going on with this noise.

These include:

Excessive noise

Improper sewage treatment from dog rung.

unallowed fence height along east and north property lines.

no practical means to interact on complaint of high noise level.

excessive long time period for CUP renewal, 10 years is too long.

I would like to know what consideration is made to have a administrative process versus formal hearing for a renewal.

This is a major issue for us and numerous neighbors in a wide spread area.

Along with an explanation of the process, please provide me with the current terms (requirements) of the facility's CUP

Curry, Damien, CDA

From:
Sent: Monday, October 17, 2022 3:20 PM
To: Curry, Damien, CDA
Subject: 4964 Tesla Road

Damien
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These include:
Excessive noise
Improper sewage treatment from dog rung.
unallowed fence height along east and north property lines.
no practical means to interact on complaint of high noise level.
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I would like to know what consideration is made to have a administrative process versus formal hearing for a renewal.

This is a major issue for us and numerous neighbors in a wide spread area.
Along with an explanation of the process, please provide me with the current terms (requirements) of the facility's CUP

Curry, Damien, CDA

From:
Sent: Monday, October 24, 2022 8:08 PM
To: Curry, Damien, CDA
Subject: PLN2022-00211 - PLEASE NO!

Hi,

Thanks for dropping this courtesy notice with us! This expansion request is absolutely ridiculous. We'd fully support challenging it to a public hearing. This boarding facility evidently doesn't care about the surrounding neighborhood. Dog barking is intolerable at night. Forget about opening a window at night! We sleep with fully closed windows because of that constant barking and howl and even then sometimes find it hard to go back to sleep at 2-3 am.

The noisiest times: mornings/nights on weekends/holidays.

Don't get us wrong, we love animals (we own 2 cats) and have nothing against responsible and sustainable boarding. Dogs are dogs and must play during the day, we fully understand that. The nighttime is different though and the facility needs to understand that too.

There is a simple solution to the above: **keep ALL dogs inside between 10pm and 6am**. That simple! They already have inside+outside individual dog stalls. There's no cruelty here at all. Dogs are already used to spending the night times inside. Why not install an electronic door in each stall that would automatically block dogs from getting outside in the nighttime hours? Giving dogs the option to get inside on their own accord makes it easy and efficient. There are plenty of solutions available online. Here's one to illustrate the idea. I'm sure there are much cheaper and less fancy options out there. The overall cost of installing these doors is still a negligible extra on top of their expansion costs.

Happy to provide additional info as needed. Please keep us posted on the development!

Livermore Ranch Kennels

Tue 10/25/2022 11:06 AM

To: Curry, Damien, CDA <damien.curry@acgov.org>

Good Morning Mr. Curry,

I'm replying to the courtesy notice regarding the renewal of the CUP for the Livermore Ranch Kennels at 4964 Tesla. As I have discussed with both you and Mr. Labayog, the noise generated by the kennel is well outside of a reasonable level that could be expected and is a significant increase from their operation pre-2020 expansion. The constant daytime noise is a nuisance, but the noise at night is unbearable. In their CUP from 2019, the applicants stated that the dogs would be kept inside at night. In speaking with the manager of the facility 2 weeks ago, the dogs have only been put inside at night for the past 5 months. In the interest of maximizing profits, the dogs are kept inside for as short a period of time as possible to minimize the amount of clean up necessary. This means that the dogs are frequently outside until 10pm, if they are put inside at all. If they are inside at night, the barking commences again at 5-6:30 in the morning, when the dogs are let out and fed before the business opens. I understand there are several dogs housed at this kennel that are unhandleable by staff or left out for "medical reasons". These dogs are left outside 24/7 with no effective means to control their barking after hours. As we have discussed, the kennel is in violation of their current CUP as well as numerous noise ordinances in the county. You have mentioned your understanding that the noise ordinances may be different given the zoning of the land as B-E and possibly falling under agriculture use. After reading through the Alameda County Right to Farm as well as the zoning districts documentation, I don't see any reference to a dog kennel as "agriculture" nor to a commercial dog kennel as keeping livestock, especially given the more common location of commercial dog kennels in industrial commercial areas not zoned for livestock. I see in Chapter 6 where the east county unincorporated area is exempt from some of the prohibitions 6.60.050 (B), but the prohibition against sound disturbances in 6.60.050 (A) and attached tables seem to apply regardless. I understand the enforcement of the CUP is outside of your scope, but the onus should logically be placed on the business to demonstrate compliance with their permit. The current situation of the neighbors being asked to play neighborhood watch, standing outside calling animal control and recording videos of barking dogs at all hours is absurd. A sound monitoring device furnished by the kennel would allow County Code Enforcement to ensure compliance without the use of emergency resources. After hours staff, additional staff, a restriction on breeds of dogs allowed, or hiring a sound engineer are other possible solutions. On a personal note, I'm a firefighter and my job, at times, requires me to be awake for 48 hours straight. We have taken all reasonable measures to dampen the noise at our house, double pane windows, earplugs, etc. Not being able to get a good night of sleep in my own home is beginning to negatively impacted my health and job performance. Since the application for CUP renewal has been submitted, the noise has improved somewhere, but still frequently falls outside of acceptable ranges. I have attempted to keep track of when the barking is the worst and have found no consistent pattern aside from a reliable increase at feeding times. Sometimes they bark all morning or all afternoon or both. On a very rare occasion there is quiet at our house. Thank you for your time and consideration in this matter.

Respectfully,

Curry, Damien, CDA

From:
Sent: Friday, November 4, 2022 11:04 AM
To: Curry, Damien, CDA
Cc: Wills, Jennifer L., Sheriff; Labayog, Edward, CDA
Subject: Livermore Kennel

Good Morning Mr. Curry,

I was recently made aware that Alameda County Sheriff's Office has a contract for service with The Ranch Pet Resort and Spa on Tesla Rd. in Livermore. The agency charged with enforcing noise complaints having a contract with the business that is the subject of such complaints has the optics of a conflict of interest. Last week, I watched Animal Control respond to the business and cite them for undue noise. For the remainder of the day, nothing changed and the dogs continued to bark outside with no discernible change to their operations. I understand that a temporary closure of this business would be a hardship for the Sheriff's Office. Taking into consideration the number of complaints from neighbors regarding the level of noise generated, the lackluster response from the business, and the amount of county resources being spent on attempting to bring them into compliance with their current conditional use permit it seems reasonable to have them close until they are able to solve the issue in such a way that they no longer violate the county noise ordinance on a daily basis. Thank you for your time and support.

Respectfully,

Curry, Damien, CDA

From:
Sent: Thursday, November 10, 2022 1:12 PM
To: Curry, Damien, CDA
Subject: PLN2022-00211

Hi Damien,

I just found a courtesy notice on my front door step with regards to the planning application PLN2022-00211 at 4964 Tesla Road.

Could I request the electronic version of the plans and other materials with regards to the application?

Thanks,

Curry, Damien, CDA

From: Palmeri, Maria, CDA
Sent: Monday, October 17, 2022 1:01 PM
To: Curry, Damien, CDA; Peters, Michael, CDA
Subject: FW: 4964 Tesla Road Livermore FW: Public Records Request form submission -

Attachments: SKM_C65922101712160.pdf; SKM_C65922101712170.pdf

Importance: High

fyi

Maria Palmeri
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
tel: (510)670-5421
fx: (510)785-8793

From: Palmeri, Maria, CDA
Sent: Monday, October 17, 2022 12:57 PM
To:
Cc: Lopez, Albert, CDA <Albert.Lopez@acgov.org>; Heather Littlejohn <heather.littlejohn@acgov.org>
Subject: FW: 4964 Tesla Road Livermore FW: Public Records Request form submission - F
Importance: High

Hello,
We are in receipt of your request below regarding 4964 Tesla Road, Livermore. You are seeking:

- Any complaints, any written correspondence either in email, text, letter, staff report, or other form, any recorded radio traffic, any Computer Aided Dispatching records, any "car to car" communications or county employee text message conversations or voicemails regarding the business, the property or the property owner or anyone employed by said business acting on their behalf. Additionally, any animal control records regarding animals treated as a result of their presence at this address.

The Planning Department has records regarding Code Enforcement cases or Planning applications. We have requested IT to search for e-mails regarding this property between the property owners and Code Enforcement staff. I have attached a copy of the code enforcement complaint dated February 15, 2022. This is the only complaint we have on record.

I have attached the most recent application for conditional use permit PLN2022-00211 which has not yet gone for a hearing. A neighborhood courtesy notice regarding this application was sent on October 6th to the neighbors in the vicinity of this property. In those records the staff report and resolution for PLN2011-00075 are included. Also the staff report for C-7742 and resolution are included. This business has been existence since 1955, we have numerous conditional use permits, a total of 12, obtained by the property owner from 1955 thru 1996, records which are in microfiche. Pulling the microfiche, making copies of all the documentation will take many hours and one dedicated

clerical person. Please let me know if you wish to have copies of the 12 conditional use permits and I will send you a cost estimate for copies and clerical time.

The Planning Department does not possess any records which are outlined in red. We do not have recorded radio traffic, computer aide dispatching records or ca to car communications. You need to contact Animal Control which is under the Sheriff's Office.
Thank you,

Maria Palmeri
Alameda County Planning Department
224 West Winton Avenue, Room 111
Hayward, CA 94544
tel: (510)670-5421
fx: (510)785-8793

alamedasocialservices.org
ALAMEDA COUNTY SOCIAL SERVICES AGENCY

Public Records Request Form has been submitted.

A new Public Records Request Form has been submitted. You can view the results of the request here:

- Name.
- Organization:
- Email:
- Telephone:

Mailing address if requesting paper copies (copying and postage costs apply)

- Street Address:
- Please describe the information you are requesting: Any public records regarding 4964 Tesla Road, Livermore, CA 94550, also known as The Ranch Pet Resort and Spa or The Livermore Ranch Kennels, or the property owner Dan Gamache

or anyone acting on behalf of his business. Information sought includes any records regarding this address or business, or any employee conducting county business regarding this address or at this address, any complaints, any written correspondence either in email, text, letter, staff report, or other form, any recorded radio traffic, any Computer Aided Dispatching records, any "car to car" communications or county employee text message conversations or voicemails regarding the business, the property or the property owner or anyone employed by said business acting on their behalf. Additionally, any animal control records regarding animals treated as a result of their presence at this address. Also sought is contact information for witnesses or complainants regarding this address. Request is to oppose the re-issuance of a conditional use permit. I am open to discussing what can be gathered in a reasonable amount of time in order to avoid unnecessary staff work.

November 7, 2022

Mr. Damien Curry
Alameda County Planning Department
399 Elmhurst Street
Hayward, CA 94544

Dear Mr. Curry,

I write to convey my strongest support of additional conditions being placed on the use permit at 4964 Tesla Road in Livermore, California (The Ranch Pet Resort and Spa) as a result of the ten-year review. I have been a frequent visitor to this area for almost four decades and I have several family members who live on Buena Vista Avenue.

The primary reason for my letter is to help mitigate the continuous, uncontrolled barking that resonates from the property both day and night. Most recently I co-hosted an outdoor bridal shower in the 2200 block of Buena Vista Avenue. It was a lovely day; the weather was perfect, and the setting was gorgeous...except for the dogs barking throughout the event. I felt so bad for the bride.

As background, I have always enjoyed this unincorporated portion of Livermore, with the rural houses nestled amongst the agricultural background, and I previously considered relocating here. Needless to say, that will no longer be the case. During a recent visit I took a tour of a home that is located directly west of The Ranch's outdoor play area. It shares a fence line with Del Valle Winery. This home was undergoing a thorough remodel and being one of the smaller homes on the street, it would obviously be more affordable. While I was there the tenant distinctly disclosed the nuisance barking and his frustration with the kennels. As he mentioned it, I also took notice of the barking and realized there is absolutely no way I could live near this kennel.

The subject of home value on Buena Vista, particularly the 2200-2500 blocks, is a factor I believe has been negatively influenced by The Ranch's operation. Most recently, several owners either sold or tried to sell their homes motivated by a desire to escape the nuisance barking. Many of these sales involved long time owners. The owner of 2360 was smart and got out early before the nuisance barking became unbearable. The owner of 2368 Buena Vista tried to sell his home for three months but was unsuccessful, lowered the price $400,000, and was ultimately unable to sell it or rent it due to the barking from the kennels. This home shares their south fence line with the kennel property. The owner at 2272 Buena Vista Avenue was recently successful in selling his home because he put a very vague disclosure on the listing which listed issues such as "neighbor's cat and dogs barking". This statement is written in a way to lead the seller to believe only the neighbor's dog is a problem when he is actually referring to the kennels. He learned to be vague in his disclosure, from watching his neighbor at 2368 fail to sell his home.

I have relatives who live in the 2200 and 2400 block of Buena Vista Avenue. They have raised three generations of their family on this previously quiet street, and they own a local business.

Although you will also hear from their family, I feel compelled to mention them because for the first time in their lives they are thinking of moving.

All of this could have been avoided with a more reasonable approval in 2010. Perhaps a stepped approach could have been taken rather than the full-fledged construction and 10-year conditional use permit. The owners have now invested a great deal of money in this property, but they have little care for the neighbors. During the original permit process, you will recall that Code Enforcement helped mitigate some concerns the neighbors voiced. Specifically, there was a suggestion by Code Enforcement that some sort of sound mitigating wall be constructed as well as making sure the animals were completely enclosed at night. Unfortunately, these mitigating measures did not appear in the use permit and therefore they only exist in the staff report and recordings from original meetings. I strongly urge you to revive those suggestions and add them to the permit. These efforts could go a long way to alleviate the nuisance barking noise.

The main problem with the kennels is the fact that it has grown significantly in activities offered since 2010. When you read the website for The Ranch Pet Resort and Spa, they make claim of the prior business, Livermore Ranch Kennels, being in continuous operation since 1947 as if it were their own. As you know they purchased the land and opened The Ranch in 2008. This is when things changed, and the county approved the exponentially greater square footage on this lot. The total approved square footage went from 9,000 square feet to 22,000 covered and 18,000 uncovered square feet for a new total of 40,000 square feet. The project allowed this business to increase their operating space by over four times that of what it was before 2010, making way for new services such as training, doggy day care, grooming and water activities. The major difference is the new, outdoor training and "water park" areas are directly affecting the neighbors and the owners simply do not care.

Aerial photos of the property
are intentionally located
on the next page
so they may be
viewed simultaneously.

Photo of property before issuance of the 2010 Conditional Use Permit.

Photo mid- construction before the outdoor activities were constructed

Photo upon completion of new kennels and outdoor activity areas

Photo of The Ranch Pet Resort and Spa's proximity to homes on Buena Vista
(All outlined lots have been affected by barking)

The Ranch owners are in a bind since they invested 3.5 million dollars into the renovations of their business. Boarding rates range from $45.95 to $59.95, and business is booming. With extra business comes extra barking and the owners are fully aware. Look no further than Yelp to read customer and the general manager's comments on the topic of nuisance noise.

> Jeffrey N. wrote about kennel quality on 9/28/21 "Sleeping spaces had a long run, which was nice, otherwise were concrete with a kind of trampoline bed, chain link fence and **non-stop barking**".
>
> Michael G. (identified himself as manager of The Ranch) wrote on 6/15/2018 "...There's nothing like the **sound of a hound howling** through the runs at the facility during feeding time. It put a smile on all of our faces".

I recently made an Alameda County public records request for any public records associated with this business or address. While I believe there are some records that have not yet been released, I did receive significant data indicating the business has had some level of continuous complaint from the neighbors for the past two years, which is about the time when construction was coming to a completion and the business was fully operational. Here are some highlights:

- Since May of 2021 there are 24 calls associated with this address - 15 of the calls are classified as complaints.
- Animal Control issued a warning on 9/28/21, 10/8/21 and 10/15/21. Nothing more seems to have been done, and a new kennel permit was issued on 06/29/22.
- An upset citizen insisted on action and a "citizen's citation" was issued to The Ranch on 2/22/22 for the noise ordinance with an unknown outcome.
- On 6/13/22 animal control responded to The Ranch and stated they heard barking but "not excessive for business and time of day". They forget many people work at home now.
- Code Enforcement got a complaint on 2/15/22. They did not investigate until 8/26/22.

The main argument for adding additional conditions is the area's primary zoning definition which is R1. Alameda County states R-1 districts are "established **to provide for and protect established neighborhoods of one-family dwellings**....". Most of the homes on Buena Vista Avenue were built in the 1930s, about 80 years before The Ranch Pet Resort and Spa was incorporated. In speaking with various county employees as well as reading the calls for service logs, many people mistakenly believe there is an exemption for kennels in the county code. In reading both the kennel permit statute as well as the nuisance (barking dog) animal statute, I can assure you I found no exemption for dogs boarded at a kennel to legally disturb the neighbors. The law applies to the kennels just like any other citizen. In 2010, the neighbors asked that noise mitigating conditions be added to the conditional use permit. I urge you to add these requirements to the permit during this review process.

Thank you,

[illegible]

Curry, Damien, CDA

From:
Sent: Sunday, November 6, 2022 5:09 PM
To: Curry, Damien, CDA
Subject: Project at 4964 Tesla Road, Livermore, CA

Hello, when out for a walk today I saw a notice posted on a pole that there was an application for a project to increase the size of an existing dog kennel in our neighborhood. I would like to learn more about this. We never received a notice directly to our home that is affected by this project. It was just by chance that we saw the notice on the pole. Comments about the project need to be made by November 10 not giving much time to inform neighbors and decide how to proceed. I would appreciate a reply to this email as soon as possible as there is so little time. I want to know how many dogs and cats this kennel is already able to house. The notice says this project is to make room for 144 dogs and 50 cats. What is the sound ordinance that this facility must abide by? We are many times greatly disturbed by the current dogs barking and can not imagine more to come. We look forward to your email.

Thank you, Robin Modlin, neighbor in the Dunsmuir neighborhood.

Curry, Damien, CDA

From: [redacted]
Sent: Thursday, November 3, 2022 4:27 PM
To: Curry, Damien, CDA
Cc: [redacted]
Subject: Large Dog Kennel on Tesla at Buena Vista

Sir, We live in the Stockton Loop area of Livermore. The kennel dogs barking through out the day and night are a regular issue we deal with. I understand the kennel is a business and serves the community. However, I would like to think that some reasonable compromise between the kennel management and the residents that endure the constant barking could be met. If they could consider bringing in the animals in the early evening hours or devise some sound barrier more effective than just a chain link fence. Additionally, I hear dogs from time to time barking not only because its their feeding time or outdoor recreation period but due to agitation or distress. Any consideration you could give this situation would be greatly appreciated by myself and all the other neighbors in the kennel area.

Thank you

Curry, Damien, CDA

From:
Sent: Thursday, November 3, 2022 4:27 PM
To: Curry, Damien, CDA
Cc:
Subject: Large Dog Kennel on Tesla at Buena Vista

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Thank you

Curry, Damien, CDA

From: [redacted]
Sent: Saturday, October 22, 2022 4:18 PM
To: Curry, Damien, CDA
Subject: Re Planning Application PLN2022-00211

Mr. Curry,
The Kennel at 4964 Tesla Road creates loud barking which we notice particularly in the early morning and evening. It is a nuisance and has increased significantly after the expansion of the facility in 2020. We ask that a sound barrier be required around the facility to avoid the neighborhood disturbance and to stop it from being a major disturbance to others living nearby.

We live to the northeast of the kennel at the edge of the vineyard area.

Thank you for your assistance,

Curry, Damien, CDA

From: [illegible]@yahoo.com>
Sent: Sunday, November 6, 2022 9:59 PM
To: Curry, Damien, CDA
Subject: Use permit PLN2011-00075 Dog Kennel, Livermore

November 6, 2022

Mr. Damien Curry

Alameda County Planning Department

RE: Conditional Use Permit for The Ranch Pet Resort, Livermore

Dear Damien,

It has come to our attention that a conditional use permit for the dog kennel on Tesla Road in Livermore is up for renewal.

Before the final decision is made to renew or not, we would like to make you aware that the dog barking noise from the kennel has become excessive, uncontrolled and unacceptable. This kennel is approximately 0.3 miles from our home on Mc Larren Ct. Our backyard is adjacent to the vineyard in the area. We have lived in our home since 2018. At that time the kennel was smaller and the barking noise was at a much lower level than it is today. Now with the larger kennel, it is impossible to enjoy our backyard in the daytime or evening due to the annoying and continual barking that is disturbing our peace and quiet.

We understand there is a County Ordinance 5.08.060 that clearly states that "no person shall fail or refuse to take whatever steps to assure that dogs (animals) do not disturb another person's peace and quiet." This ordinance is broken numerous times every day by The Ranch Pet Resort owners. We understand that they have a business to run, but it is important that they need to be considerate of their neighbors that share the area surrounding their kennel.

If needed, we can be available to discuss with you and/or the business owners to further elaborate our concerns.

Please do not approve the conditional use permit until the dog barking has been reduced to a level that does not disturb our neighborhood's peace and quiet.

Sincerely,

[illegible] and Barbara Schulz

Hey, good afternoon. I'm Damien. This i[illegible]ifield. I live at [illegible]a Rd. In Livermore, CA. I received this letter the neighborhood courtesy notice for the upcoming renewal for the dog kennel down the street. I just think that there needs to be a public hearing on it and there's a lot of people around here that are complaining about the noise that the dogs make, that there's no attempt to calm them down or quiet them down or anything like that. I don't have anything against the dogs and I also know that the sheriff's Alameda County has 24K9 dogs there and I respect that as well. That has nothing to do with it. But as far as the noise level in the mornings and afternoons, it's just unbearable. It's ridiculous. The dogs bark all the time. The owner says that he doesn't hear anything. He lives right there in front of them and know that's a bunch of crap. And before the old kennel that was there, you didn't hear as much because there wasn't as many kennels as there is now. It is a beautiful place, but there has to be something done to reduce the noise that the dogs make barking constantly. Either a soundproof fence around it or a covering that covers the whole thing. I think there needs to be a public hearing on this. I know there's a lot of people complaining about it. Anyway, give me a call back at your earliest convenience.

Reply Delete Report ...

Planning Application PLN2022-00211

CW

To: Curry, Damien, CDA

Tue 10/18/2022 1:37 PM

I am writing to you regarding 4964 Tesla Road, in Livermore, which is The Ranch Pet Resort & Spa. I live at 1817 Buena Vista Avenue, which is quite a distance from The Ranch, but I hear the dogs barking quite often and am surprised each time I do.

First, I was **not** notified of the review of PLN2011-00075, Conditional Use Permit for a commercial boarding facility for 144 dogs and 50 cats. I am not sure what the requirements are for notification, but feel that a larger area needs to be considered for Neighborhood Courtesy Notices since I can hear the dogs from my home, which is much closer to East Avenue than The Ranch.

Second, I would encourage that stipulations be placed on The Ranch for soundproofing their buildings that house the animals and hours that the animals are allowed outside; I do not know how the close neighbors can stand the noise. While I am an animal lover, I would not want to be any closer than I am to The Ranch.

Lastly, if one does not already exist, I suggest that a required legal notification for homes being sold near The Ranch be established. I would think that The Ranch and the County would be open to lawsuit if not.

I would hate to contribute to The Ranch having to close its doors, but strongly feel that mitigation steps need to be taken to ensure that neighbors are not unduly burdened by the noise of this facility.

Thank you.

Reply Forward

Curry, Damien, CDA

From:
Sent: Thursday, October 27, 2022 8:37 AM
To: Curry, Damien, CDA
Subject: Doug Kennel Permit - 4694 Tesla Road

Mr. Curry,

It is my understanding the permit for the dog kennel at 4694 Tesla Road is under review. Please consider these comments and modify the permit to mitigate the constant, constant loud annoying barking.

1) Quiet hours. Suggest that there no barking at least between 10:00 pm and 8:00 am.
2) Limit the capacity of dogs in the facility. It seems like the barking has gotten worse and worse over the years and they obviously have more dogs in the kennel that they can control.
3) Require dogs to be shut in at nighttime to reduce noise.
4) Do occasional noise monitoring of the facility. It would be easy to do--someone only needs to park within a few blocks of the kennel and easily hear if the dogs are barking.

This kennel is very disruptive. It is an impact to property values and a peaceful neighborhood. If they cannot manage the kennel conducive within a residential setting the permit should be revoked.

Thank you for considering these comments.

Genny Wilson

Reply Delete Report ...

Planning app PLN2022-00211

K

To: Curry, Damien, CDA

Cc:

Tue 10/18/2022 2:11 PM

Hello Damien,

I would like to provide comments for the conditional use permit review of the dog kennel located at 4964 Tesla Rd.
I am the trustee for the property located directly to the north – 2368 Buena Vista Ave, APN 99-1250-32.
I have the following concerns:

- The noise from this facility is non-stop, day and night. Sometimes it is so deafening that you cannot speak to someone outside when standing anywhere on our property.
- The kennels have built a two story structure that is located directly adjacent to our south fence. From here people can look down into our backyard, which I find to be quite obtrusive.
- This facility is having a significant negative impact upon the property values of all the properties around it (except for the vineyard).

I grew up at 2368 Buena Vista Ave. The kennel existed at the time but was much smaller. There was noise, but it was primarily heard at feeding times and very rarely at night. The situation now is quite different. It is inconceivable to me that no noise mitigation was required of the kennel when they were given permission to expand. If noise mitigation was required, it is woefully insufficient for the issue at hand.
I am appreciative of the fact that the use is compatible with the zoning and that the kennel is a long standing business; however, what has been allowed now has resulted in the degradation of all the properties around it; this is unfair and should most definitely be unacceptable to the County, which is supposed to provide equal service to all of us.
I would like to hear from you with regard to this matter, and there should be a public hearing.

Best Regards,

Reply Reply all Forward

September 6, 2022

To Whom it May Concern,

This letter is regarding The Ranch Pet Resort & Spa, 4964 Tesla Road, Livermore, CA.

Our Springer Spaniel Buddy and our Australian Shepard Apollo have been customers of The Ranch for more than 15 years. They use the spa services for monthly baths/haircuts and the boarding services each and every time we go on vacation. They both love going to visit Michael and his staff each and every time!

As a long time resident of Livermore and more specifically Buena Vista Avenue, our home is located approximately 0.8 miles from The Ranch. Twice a day you can always tell when it is feeding time at The Ranch because you can hear the dogs barking. As soon as they are busy eating breakfast or dinner, the barking settles and you know those dogs are happy and full.

The barking is in no way a nuisance or inconvenience to our daily lives in fact it is just the opposite. It is a daily reminder of a local business that cares about the community and has a deep love for its furry residents! It makes me smile when I am on my early morning walks and I hear them gearing up for the day.

Over the years I have seen Michael and his team make adjustments to their facility, procedures and policies to try and appease the neighbors. A lot of these changes have come at a great expense to Michael and increased the work load for his team. Michael's goals are to always put the safety and wellbeing of the dogs first and that should be the extent of his worries.

I wholeheartedly support Michael Gamache and his entire team at The Ranch for providing excellent care for our pups each and every time. I look forward to morning walks or coffee on the back porch and the sounds of hungry and excited pups for years to come!

Sincerely.

Curry, Damien, CDA

From:
Sent: Monday, December 19, 2022 12:17 PM
To: Curry, Damien, CDA; Dan Gamache
Subject: Dan Gamache and the Kennels

Hi Damien,

My name is J nd I live at . directly across the street from Dan and the dog Kennels. I would like to express my personal experience while living at the residence for the past five years. The dog kennels are not a nuisance and rarely do I hear the dogs barking. The place looks great and they keep the property looking really nice. I have no issues or grievances with the Kennels and the operation. They provide a much needed service for the community and operate in a very professional manner. I appreciate your time and feel free to contact me back if you have any questions.

com

East County Board of Zoning Adjustments
Planning Director
224 W. Winton Ave., Room 111
Hayward, CA 94544

Re: Review of Conditional Use Permit PLN 2001-00075-GAMACHE

We write to suggest a change to the Conditional Use Permit noted above. We have lived at 2262 Buena Vista Avenue for forty years perhaps 200 yards from the property for which this permit is issued. The agricultural noise from neighboring vineyard operations is intermittent and tolerable. The noise from the winery-based event centers along Tesla to the South has been tempered by the conditions you have imposed on days and hour of operation, and on the volume levels of amplifed music. The noise from the kennel operation is not. It is continuous day and night and quite irritating.

We do not suggest that the Use Permit be withdrawn but rather that noise abatement measures be imposed like those imposed for the event centers. It appears that inside the substantial security fencing around the kennel buildings, there is sufficient space to erect sound walls on the East and North sides between the kennels and nearby residential properties. These need not be expensive to be effective. We would appreciate your consideration of this step.

Curry, Damien, CDA

From:
Sent: Thursday, January 5, 2023 11:23 AM
To: Curry, Damien, CDA; East BZA Hearing, CDA; Urzua, Sonia, CDA; Wills, Jennifer L., Sheriff
Subject: CUP PLN2022-00211 Livermore Ranch Kennels

Damien,

I appreciate you calling me back the other day regarding the hearing for the Livermore Ranch Kennels being tentatively pushed out to March. I would just like to follow up with the items that we discussed. This business has known since last February that they were having issues with the noise that they produce on site. They have had nearly a year to correct this, during which time they have been unable or unwilling to find solutions. Multiple complaints have been filed by neighbors, they have received citations, and have repeatedly stated they are doing all they can. Now, with a little over a week to go until the East County Board of Zoning hearing, they are requesting additional time to hire a sound engineer to look at solutions which seems to be an absurdly delayed response. As I stated in our conversation, this business has had ample time to hire or work on solutions to this problem and they have continuously delayed the process. In the proposed CUP, you suggested to have a direct number to staff on site. This is a no cost item for them and yet they won't provide that to the neighbors to address noise issues. This shows a lack of good faith to the community. Another proposed condition was having the dogs away by 8:00 pm. The dogs have been out until 9:30pm for several nights this week, I contacted facility and was told they are unable to have the dogs away by a set time as it is a staffing dependent matter.

As you directed, the neighbors will continue to call ACSO and Animal Control when the noise becomes unbearable, but as I stated this is a gross waste of county resources for a business that is dragging their feet on addressing issues that they have known about for almost a year. Please correct me if I am mistaken in any of the information you have provided.

Respectfully,

Curry, Damien, CDA

From:
Sent: Monday, December 5, 2022 12:11 PM
To: Curry, Damien, CDA
Cc: East BZA Hearing, CDA
Subject: CUP PLN2022-00211

Dear Mr. Curry,

I am writing in response to the the CPU review and report that I received on December 1st regarding the Livermore Ranch Kennels. I am hoping you can shead some light on how these decisions were made so I can be better prepared for the board meeting this coming week.

- Staff/caretaker/owner shall be on site at all times. This is the case at present, as the permittee resides on the property.

  As the owner states, he does live on site. I have tried to make contact with him on multiple occasions with no success. The owner has never made themselves available to correct the barking. Is the expectation that the owner will be available to address the barking after hours?

- Installation and use of a device to monitor sound levels in kennel buildings after hours. The purpose of this device would be to alert the permittee to potential noise disturbance. Device and installation shall be subject to approval of the Planning Director.

  This device should be both interior and exterior at all hours of the day. Located on multiple points of the property. As stated in your report the barking is at all different hours. This should be addressed as a whole and at the cost of the owner. They have been disruptive both day and night causing mental health issues also as stated buy multiple individuals, monetary losses of property value. Since the remodel they have had issues controlling the noise and levels at all times of day. Also what are the "acceptable levels"? And will this be reported to anyone? Who will be monitoring this?

- Phone or other direct method of contact for the permittee available at all times.

  They should be required to answer immediately and address all issues at all times. This should be a separate from the business number that is answered by on site person at all times.

- Dogs inside kennel buildings by 8pm (exceptions for law enforcement K9 units as staff arenot able to handle such animals directly)

  How was this time decided on? What time in the morning will they be able to let the animals out to make noise? Why are ACSO dogs exempt? This seems like a conflict of interest to make an exemption for dogs belonging to the agency that will be enforcing the after hours complaints. I don't see how the local government gets a pass for this permit and I am sure a lot of taxpayers would be very curious to understand why ACSO yet again do not need to be held to the same standards as everyone else.

Landscaping at rear of property consisting of drought tolerant trees with spreading habit. This vegetation is intended to 'soften' hard non-porous surfaces.

- Installation of baffling on ceilings of kennel buildings to reduce hard surfaces. Available types of baffling include foam core and fabric construction. Type and installation shall be subject to approval of the Planning Director.

  As well as the doors to the kennel should be closed at all times. Part of the problem is that doors are left open for dogs to go in and out of and it negates the sound proofing on the interior of the building. The in and out privileges should be revoked to all animals till sound monitors are installed and readings can be taken at all times and addressed immediately if continuous barking happens.

I look forward to hearing back from you prior to the meeting on Thursday so I can better understand how these decisions have been made. Thank you for your time.

Respectfully,

Curry, Damien, CDA

From:	[illegible]
Sent:	Monday, February 13, 2023 3:24 PM
To:	Curry, Damien, CDA
Cc:	
Subject:	Re: Notice of Field Trip, Notice of Hearing for PLN2022-00211, Livermore Ranch Kennels
Attachments:	PLN2022-00211 EBZA 2-09-2023 and 2-23-23.pdf

Mr. Curry,
I hope this message finds you in good health and spirits. We live in the area of White Crane in Livermore, down wind from the Dog Kennel that has been and remains a problem for anyone who enjoys not listening to dogs constantly barking. To say the subject is frustrating is an understatement. We are neighbors and we understand and accept the right to run a business and to provide a service to those who want to house their dogs in this manner. However, at some point these neighbors must understand that their business is causing a disturbance to us, their neighbors.

I recently noticed the kennel added a sheet of plastic to the outer chain link fence. If this was an effort to minimize the sound it doesn't work. It is the proverbial band aid on a gunshot wound. Mr. Curry, can you help? What can be done? I have spoken to many neighbors who agree the barking is difficult to tolerate. I have asked our neighbors to consider having a meeting of all those concerned to plan a method of response to this situation. Our quality of life is effected every day, every night.

I have mentioned to you in the past that the dogs barking at times take on a concerning tone. It sounds like, at times, not just dogs barking to be fed or barking to be released but rather barking and howling in distress or some emotional or other type of discomfort. We are not rich by any means, but I would gladly donate to any attempt to pursue this situation legally if necessary.

Mr. Curry, can you help? Perhaps a plea to the SPCA to inspect the facility to make sure the animals are fairly treated and provided for.

Thank you for your kind consideration.

On Monday, January 30, 2023 at 04:04:01 PM PST, Curry, Damien, CDA <damien.curry@acgov.org> wrote:

Good afternoon – attached is the notice for the field trip and for the hearing for the review of the dog kennel Conditional Use Permit.

Staff report for hearing will be sent later in February, the week prior to 2/23. Thanks

Damien Curry

Alameda County Planning Department

510.670.6684

From: Curry, Damien, CDA <damien.curry@acgov.org>
Sent: Monday, January 2, 2023 6:28 PM
Subject: PLN2022-00211, Livermore Ranch Kennels

Hello – this is to let you know that the hearing for this review will take place after January to allow the permittee additional time to explore measures to reduce noise disturbances. I will email you in the future of the new hearing date. Thank you

Damien Curry

Alameda County Planning Department

510.670.6684

Curry, Damien, CDA

From:
Sent: Saturday, January 14, 2023 8:46 AM
To: Curry, Damien, CDA
Subject: Gamache boarding kennel

Hi Damien - I live on Buena Vista very close to the kennel at 4964 Tesla Road - the noise levels vary but at times can be quite a nuisance. Please do not allow any expansion to the number of pets housed there at any one time, as the current loads especially on weekends and holidays can be too much for our part of town.

Thanks for your consideration...

Curry, Damien, CDA

From:
Sent: Monday, December 19, 2022 3:10 PM
To: Curry, Damien, CDA
Subject: Livermore Ranch Kennels

Dear Mr Curry

I am writing in support of the CUP for Livermore Ranch Kennels. I own Del Valle Winery next door. As a neighbor of the kennel since March of 2020, I believe they provide an important community service and have managed their facility well.

Regards

Albert Lopez, Planning Director

Community Development Agency

County of Alameda

224 West Winton Avenue, Room 111

Hayward, CA. 94544

RE: Livermore Ranch Kennels

Dear Mr. Lopez:

I am writing to you regarding the Livermore Ranch Kennels.

I have been a resident of Livermore and Alameda County for all of my life. I have lived in the proximity of the Kennels for many years. Like RV trailer storage, there are not many facilities to assist the community with storage and the boarding of your animals.

I have been involved both professionally and personally with the Livermore Ranch Kennels for over twenty-five years. This facility has been transformed to a state-of-the-art facility in the last few years. I firmly believe the current owners have the best interest of the Community in mind.

I have a background in the animal care and control for over two decades. I personally have no complaints about the facility. They have always been willing to work with the neighbors within the community.

If you have any questions, feel free to contact me.

1S

(925) ---

Curry, Damien, CDA

From:
Sent: Tuesday, January 17, 2023 10:04 PM
To: Curry, Damien, CDA
Cc: bbcschulz@yahoo.com
Subject: Re: PLN2022-00211, Livermore Ranch Kennels

Mr.Curry,

In regards to the barking dogs at the 4964 Tesla Road in beautiful Livermore, California. Today was the first day of relative sunshine after days of much needed rain. I walked into my backyard to see the beautiful green rolling hills in the distance and the rows of grapevines and to breath a breath of clean fresh air. It was blissful! Until the sound of dogs barking relentlessly broke the moment.

What can be done? I was a cop for many years and I responded to 415 Barking Dog calls all the time. I used to warn the responsible party that if the complaints continued they could be cited and fined. Why can't this Dog Jail be held to the standard? It's not the dogs fault. I get it. Dogs gotta bark but what can be done? Can you help? Is there any legal recourse we as neighbors can pursue?

On Tuesday, January 3, 2023 at 07:30:29 AM PST, Curry, Damien, CDA <damien.curry@acgov.org> wrote:

Hello – this is to let you know that the hearing for this review will take place after January to allow the permittee additional time to explore measures to reduce noise disturbances. I will email you in the future of the new hearing date. Thank you

Damien Curry
Alameda County Planning Department
510.670.6684

Curry, Damien, CDA

From:
Sent: Friday, December 16, 2022 7:12 PM
To: East BZA Hearing, CDA
Subject: CUP PLN2022-00211 Livermore Ranch and Kennels

We are very impacted by the kennel noise. When we were notified a few months ago, we indicated that the noise was a problem and we suggested a sound wall along the north and east sides of the kennel property to mitigate the noise of the dogs barking in our area and along Buena Vista. We like dogs but the noise is very bothersome in the early morning and in the evening. It seems that there are very few measures being taken to lessen the noise impact.

Our home is in the Private Reserve area of the Dunsmuir development on McLarren Ct.

Thank you,
Diana Sackett

Curry, Damien, CDA

From:
Sent: Wednesday, January 4, 2023 8:39 PM
To: Curry, Damien, CDA
Subject: Re: PLN2022-00211, Livermore Ranch Kennels

Hi Damien,

Thanks for keeping us informed on this serious issue. As of today, there has been no change or improvement in the noise level from the kennel. The noise is still unacceptable as it is considerably worse than from the 2018-2019 level. We look forward to receiving any future updates regarding the hearing.

Thank you,

Sent from Yahoo Mail for iPad

On Tuesday, January 3, 2023, 7:30 AM, Curry, Damien, CDA <damien.curry@acgov.org> wrote:

> Hello – this is to let you know that the hearing for this review will take place after January to allow the permittee additional time to explore measures to reduce noise disturbances. I will email you in the future of the new hearing date. Thank you
>
> Damien Curry
> Alameda County Planning Department
> 510.670.6684

Curry, Damien, CDA

From:
Sent: Friday, December 16, 2022 5:25 AM
To: East BZA Hearing, CDA
Subject: Fw: Livermore Ranch and Kennels Information

Please consider my comments.

Thank you.

----- Forwarded Message -----
From:

Thank you for the information!!! when I wrote to Damien I suggested random monitoring in the evenings. That was not included in the permit revision. All it would take is someone parking within the block to hear the dogs barking. If they fail, get a warning; if they fail a 2nd time shut them down until they come up with a solution. My sister and her family live very close and it is so so annoying. In my neighborhood, if your dog barks for even a short time animal control gives a warning. Not sure why an exception is being made because they are a commercial business. The dogs bark from sun up to sun down-that is not an exaggeration. Any Board member could go listen or come have dinner at my sisters house and experience the constant dog barking. Something has changed over the years, maybe they have to many dogs than their facility can handle. I know dog boarding is a needed service but try living in the neighborhood.

Thank you, Genny

On Thursday, December 15, 2022 at 07:52:37 PM PST

Hello everyone who wrote a response regarding the Livermore Ranch Kennels,

I just wanted to make sure folks had this information if they wanted it, as it has been challenging to get information about this process. You are receiving this because you sent feedback to Damien Curry regarding the Livermore Kennel and Spa on 4964 Tesla Road and your email is listed in the official staff report. This seems to be affecting numerous members of the community's health and property value with little response from the County. The conditional use permit for the kennel is up for renewal and the county is considering implementing

additional conditions to address the increase in noise from the kennel in the past year. I've attached the Conditional Use Permit that Damien Curry is proposing as well as Conditional Use Permits for other facilities that had stricter noise regulations.

There is an East County Board of Zoning meeting on Jan 12th which is open to the public via Zoom and will be a chance for those affected to give feedback directly to those with the ability to make change. It was originally scheduled for December 8th but due to misinformation on the Official Notice and other things, it has been moved to January 12th.

If you have the time and patience to read though the report, the conditions listed don't seem to address the problem effectively. I encourage you to resend your email directly to the board and consider addressing the new conditions listed as this is the board that will be deciding on the permit for this facility. To email the board send the email to: eastbzahearing@acgov.org

Put the permit number in the subject area along with title. It should read something like this:

CUP PLN2022-00211 Livermore Ranch and Kennels

EBZA,

In other recent Conditional Use Permits, Damien Curry has written specific restrictions regarding the sound generated by the business not being audible beyond the business' property lines. This seems like the best option to return the Kennel to an operation that is not affecting all neighbors, business, and anyone just walking in a vicinity. The way this business has operated for the past year has been disgraceful and damaging to property values, business, and the health of nearby residents. If you have any further information to add or questions, please feel free to email me. Thank you for your time.

Respectfully,

After wading through a bunch of other Conditional Use Permits, here are a few that I though gave a good comparison on what's going on with the kennel

- Conditional Use Permit for Tesla Vintners/Powell – Staff recommended denial of project. Denied for multiple reasons but on page 7 it specifically speaks to the project being a detriment to surrounding properties due to noise created. (If link dose not work copy and paste hyperlink) https://www.acgov.org/board/bos_calendar/documents/CDAMeetings_11_17_16/TeslaVinters_PLN201500158.pdf

- Conditional Use Permit for Crooked Vine – Page 5 speaks to noise issues and setting limits across property lines.(If link dose not work copy and paste hyperlink) http://www.acgov.org/board/bos_calendar/documents/CDAMeetings_06_27_19/2PLN201800153.pdf

- **Conditional Use Permit for R&L Paintball - Page 3 condition 11 speaks to no audible amplified noise beyond the subject property line.** This is attached as a PDF

RESOLUTION NO. Z-9730 OF
THE ZONING ADMINISTRATOR OF ALAMEDA COUNTY
ADOPTED AT THE HEARING OF AUGUST 8, 2001, CONCERNING C-7742

WHEREAS ROBERT & PAM DAL PORTA have filed for CONDITIONAL USE PERMIT, C-7742, to allow continued operation of a dog and cat boarding and grooming facility in a R-1-L-B-E (Single Family Residence, Limited Agricultural Uses, 5 Acre M.B.S.A., 150' M.L.W., 30' F.Y.) District, located at 4964 Tesla Road, north side, approximately 100' west of Mines Road, Unincorporated Livermore area of Alameda County, Assessor's Number: 99-1250-33.

WHEREAS the Zoning Administrator did hold a public hearing on said application at the hour of 1:30 p.m. on the 28th day of February, 11th and 25th days of April, 13th and 27th days of June, 11th and 25th days of July and the 8th day of August, 2001, in the Alameda County Public Works Building, Auditorium, 399 Elmhurst Street, Hayward, California; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 18, Section 15268, Ministerial Projects, Example (d); and

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

WHEREAS the Applicants and a representative appeared at said public hearings and presented testimony in support the application; and

WHEREAS neighbors appeared at said public hearings and offered testimony in opposition to the application; and

WHEREAS the Zoning Administrator did hear and consider all said reports, recommendations and testimony as hereinabove set forth; Now Therefore

BE IT RESOLVED that the Zoning Administrator finds that:

(a) The use is required by the public need as evidenced by continued use since 1957 and the continued demand for quality kennel facilities for domestic animal companions in the Livermore area.

(b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as Health Care Services Agency approved an on-site water supply and private sewage disposal facilities for the use. All other transportation and service facilities are available.

(c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood as conditioned herein.

(d) The use will not be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered as it is located in a sparsely developed area and is properly conditioned so as to be consistent with the character and performance standards established for the Agricultural District.

BE IT FURTHER RESOLVED that the Zoning Administrator does hereby conditionally approve said application as shown by materials labeled Exhibit "A" on file with the Alameda County Planning Department, subject to the following conditions:

1. This permit authorizes the continued operation of a boarding and grooming facility for up to 144 dogs and 50 cats total.

2. Applicant shall secure (as needed) and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:

   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

   As required under the Alameda County Kennel Ordinance, maintain proper storage of dog food. The dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

3. Prior to August 15, 2001, permittee shall remove excessive grasses and berry vines that have grown around the dog runs. Landscaping and parking areas shall be properly maintained.

4. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods, and other pet care supplies related to the board and care of animals on the site.

5. Except as otherwise provided for under this condition, ambient noise level shall not exceed the County's Noise Ordinance as measured at any point on the adjacent residential and commercial properties. Jointly with the property owner of Assessor's No. 99-1250-34, a sound level meter using the `A' weighted network (scale) at slow meter response, with standard print out feature, or similar equipment as agreed to by the two parties, shall be installed along the property line common to the subject parcels within 120 days of this action. The permittee shall be responsible for one-half the costs and maintenance of said sound meter with the adjoining property being responsible of the other half of costs and maintenance. Calibration of the measurement equipment, utilizing an acoustic calibrator, shall be performed immediately prior to recording any noise date. Where practical, the microphone shall be positioned three to five feet above the ground and away from reflective surfaces.

   If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be measured, the noise level may be measured while the source is present and shall be compared directly to the applicable noise level standards in the Alameda County Noise Ordinance, Section 6.60.

6. During the first two years of this action (2002 & 2003), the Zoning Administrator shall review the operation for compliance with the conditions of approval. On July 1 of the first two years, the permittee shall submit a letter detailing compliance with condition #5 along with $25 to cover the cost of staff time to review the materials, visit the site, and prepare a report to the Zoning Administrator, as needed.

7. After notice as provided for in the initial hearing, and for cause this permit may be set for rehearing 30 to 60 days after June 27, 2004 and/ or June 27, 2007 for purpose of modifying any condition previously imposed, or adding conditions that may reasonably be required to guarantee the continuance of the affirmative findings contained herein. This condition shall not be utilized to deny this permit, or in effect deny the right to continue operation under this permit until the specified expiration. Any condition modified or added shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant. Otherwise, expiration in ten years (August 8, 2011).

Pursuant to Section 17-52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.

Said Conditional Use Permit shall terminate on August 8, 2011, and shall remain revocable for cause in accordance with Section 17-54.030 of the Alameda County Zoning Ordinance.

L. DARRYL GRAY - ZONING ADMINISTRATOR
ALAMEDA COUNTY PLANNING DEPARTMENT

PRE-HEARING ANALYSIS, AUGUST 8, 2001 - C
ROBERT & PAM DAL PORTO
CONDITIONAL USE PERMIT, C-7742

Application for CONDITIONAL USE PERMIT, C-7742, to allow continued operation of a dog and cat boarding and grooming facility in a "R-1-L-B-E" (Single Family Residence, Limited Agricultural Uses, 5 Acre M.B.S.A., 150' M.L.W., 30' F.Y.) District located at 4964 Tesla Road, north side, 100 ft. west of Mines Road, Livermore, Assessor's No. 99-1250-33.

PERTINENT FACTS:

History: April 5, 1969, the 864th Zoning Unit, reclassified subject parcel and the vicinity from the Agricultural District to the "R-1-L-B-40" District.

June, 1954, Conditional Use Permit, C-408, initially allowed the operation of a kennel for 26 dogs and cats; expiration in one year.

August, 1955 through February, 1991, Conditional Use Permits: C-559, C-676, C-770, C-961, C-1496, C-1814, C-2541, C-3316, C-4344, C-5401, and C-5915 approved the operation of a dog and cat kennel. Gradually, the facility was allowed to expand to the current maximum of 144 dogs and 50 cats; the last use permit expires on February 20, 1996.

February 14, 1996, Conditional Use Permit, C-6727, approved the continued operation of a dog and cat boarding and grooming facility subject to four conditions and expiration in five years.

Size of Parcel: Approximately 2.8 acres in area.

Physical Features: Subject property is a level rectangular parcel approximately 834 feet deep, with 152 feet of frontage on Tesla Road. The front portion of the property is developed with a single family dwelling with a swimming pool and a detached garage at its rear. The middle portion of the property is developed with an office/shop building and three kennel structures. The rear portion of the property is undeveloped pasture lands. The property is served by a 16 foot wide paved driveway that loops around the dwelling to the garage and office. The property is enclosed by 4 foot high, open-wire fencing.

Adjacent Area: The subject property is on the southern edge of the Buena Vista Avenue rural residential area, which is composed of one to five acre lots. Adjacent properties to the north are rural residences. The adjacent property to the west is the Stony Ridge Winery. To the east are vineyards owned by Wente Brothers. To the south, across Tesla Road, are more Wente-owned vineyards.

Environmental Impact: Statutorily Exempt from the requirements of the California Environmental Quality Act (CEQA), Article 18, Section 15268. Ministerial Projects, Example (d).

PLANNING CONSIDERATIONS:

The proposal is to allow continued operation of a kennel for a maximum of 144 dogs and 50 cats. No new construction is proposed The existing kennel buildings currently house between 20 to 40 animals with dog runs on the east side of the kennel. The kennel has been in operation for over 43 years.

PLANNING CONSIDERATIONS:

- Kennel operations are located approximately 300 ft. from Tesla Road and continue to be setback well away from nearby residential uses. The exterior appearance of the facility is superior and satisfactory to the County.

- Kennels are not provided for or supported by the policies adopted under the South Livermore Valley Area Plan which the subject property is on the fringe of the boundary for the plan. As the Livermore Valley grows as a wine region, demand for pet care and boarding facilities is not likely to increase because tourists visiting the Valley region do not typically bring family pets and animals. Minor exceptions may include trailered horses for equestrian events, seeing-eye dogs, or families traveling with their pets in motor homes. However, the kennel has operated successfully in this neighborhood for over 43 years, the County should support a five year permit for the subject use given current policies in the South Livermore Valley Area Plan.

- As of this writing, no responses from referral agencies have been received. This matter should be continued for 30 days to receive responses or concerns for any interested parties.

ADDENDUM APRIL 11, 2001

- This matter was continued from the February 28, 2001 zoning administrator's public hearing to allow time to receive responses from any interested parties.

- Staff has received 23 letters regarding the boarding and grooming facility for dogs and cats. Eleven letters have been in favor of the application and twelve letters have been against the renewal of the existing kennel facility. The letters that have been in favor of the application have stated the facility has been in operation for 43 years with no known complaints regarding the care that is given to the animals. The Veterinary Community is in support of this application. Alameda County Vector Control and Alameda Animal Control are both in support of the application and have not received any complaints on the subject property.

- The twelve letters that are against the continued operation of a boarding and grooming facility for dogs and cats bring up issues of barking dogs as well as screeching peacocks. It is also stated that the wine country ambiance is ruined by the barking dogs. Flies were also a concern of customers of the Stony Ridge Winery, which is located next to the kennel, stating they were coming from the kennel. However, it is uncertain how it can be proven that the flies are from the kennel, since there are many other agricultural uses in the area.

ADDENDUM APRIL 25, 2001

- This matter shall be continued until June 13, 2001 so as to allow time for the applicant to meet with the neighboring property, Stoney Ridge Winery. The two parties tried to make a date to meet but were unable to accomplish a meeting in only a two week time period.

ADDENDUM JUNE 13, 2001

- This matter was continued from the April 25, 2001 so as to allow time for the applicant to meet with the neighboring property, Stoney Ridge Winery. As of this writing, neither party has contacted Staff in regards to any resolution that may have come out of the meeting between the two parties.

ADDENDUM JUNE 27, 2001

- This matter was continued from the June 13, 2001 to allow time for staff draft suggested conditions as a result of the applicant and Stoney Ridge Winery's resolution of noise related issues. In addition, the applicant requested that staff considered a longer permit term.

ADDENDUM JULY 11, 2001

- At the Applicant's request, continue the matter for two weeks, to July 25, 2001.

ADDENDUM JULY 25, 2001

- This matter was continued from the July 11, 2001 public hearing, by a request from the Applicant. Applicant has requested for there to be 2 minor changes in condition #7 under Pre-Hearing Recommendation.

ADDENDUM AUGUST 8, 2001

- This matter was continued from the July 25, 2001 public hearing to allow time for the County to receive consent from Stoney Ridge Winery on the minor word changes in Condition #7. The Department has received consent from Stoney Ridge Winery, that the changes are satisfactory.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING:

1. Is the use required by the public need?

   Yes. The use is required by public need as evidenced by continued use since 1957 and the continued demand for quality kennel facilities for domestic animal companions in the Livermore area.

2. Will the use be properly related to other land uses and transportation and service facilities in the vicinity?

   Yes. Health Care Services Agency approved an on-site water supply and private sewage disposal facilities for the use. All other transportation and service facilities are available.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING:(continued)

3. Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood?

   No. The proposed conditions of approval will adequately mitigate all known health, safety, public welfare, or property improvement impacts and retain flexibility to respond to any unknown circumstances.

4. Will the use be contrary to the specific intent clauses or performance standards established for the District in which it is to be considered?

   No. The use is located in a sparsely developed area and will be properly conditioned so as to be consistent with the character and performance standards established for the Agricultural District.

PRE-HEARING RECOMMENDATION:

Approval subject to plans on file with the Planning Department marked Exhibit "A" and the following conditions:

1. This permit authorizes the continued operation of a boarding and grooming facility for up to 144 dogs and 50 cats total.

2. Applicant shall secure (as needed) and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:

   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

   As required under the Alameda County Kennel Ordinance, maintain proper storage of dog food. The dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

3. Prior to August 15, 2001, permittee shall remove excessive grasses and berry vines that have grown around the dog runs. Landscaping and parking areas shall be properly maintained.

4. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods, and other pet care supplies related to the board and care of animals on the site.

PRE-HEARING RECOMMENDATION:(continued)

5. Except as otherwise provided for under this condition, ambient noise level shall not exceed the County's Noise Ordinance as measured at any point on the adjacent residential and commercial properties. Jointly with the property owner of Assessor's No. 99-1250-34, a sound level meter using the 'A' weighted network (scale) at slow meter response, with standard print out feature, or similar equipment as agreed to by the two parties, shall be installed along the property line common to the subject parcels within 120 days of this action. The permittee shall be responsible for one-half the costs and maintenance of said sound meter with the adjoining property being responsible of the other half of costs and maintenance. Calibration of the measurement equipment, utilizing an acoustic calibrator, shall be performed immediately prior to recording any noise date. Where practical, the microphone shall be positioned three to five feet above the ground and away from reflective surfaces.

   If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be measured, the noise level may be measured while the source is present and shall be compared directly to the applicable noise level standards in the Alameda County Noise Ordinance, Section 6.60.

6. During the first two years of this action (2002 & 2003), the Zoning Administrator shall review the operation for compliance with the conditions of approval. On July 1 of the first two years, the permittee shall submit a letter detailing compliance with condition #5 along with $25 to cover the cost of staff time to review the materials, visit the site, and prepare a report to the Zoning Administrator, as needed.

7. After notice as provided for in the initial hearing, and for cause this permit may be set for rehearing 30 to 60 days after June 27, 2004 and/ or June 27, 2007 for purpose of modifying any condition previously imposed, or adding conditions that may reasonably be required to guarantee the continuance of the affirmative findings contained herein. This condition shall not be utilized to deny this permit, or in effect deny the right to continue operation under this permit until the specified expiration. Any condition modified or added shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant. Otherwise, expiration in ten years (August 8, 2011).

-- CORRECTED --

RESOLUTION NO. Z-12-19 OF THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS ADOPTED AT THE HEARING OF APRIL 26, 2012, CONCERNING PLN2011-00075

WHEREAS GAMACHE/GATZMAN has filed for CONDITIONAL USE PERMIT, PLN2011-00075, to allow continued operation and reconfiguration of a boarding kennel for 144 dogs and 50 cats in a R-1-L-BE (Single Family Residence, Limited Agriculture uses, 5 acre Minimum Building Site Area) District, located at 49964 Tesla Road, north side, approximately 50 feet northwest of Mines Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099-1250-033-00; and

WHEREAS the Board did hold a public hearing on said application at the hour of 1:30 p.m. on the 26th day of April, 2012, in the City of Pleasanton Council Chamber, 200 Old Bernal Avenue, Pleasanton, California; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 19, Section 15301, Class 1; and

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be conditionally approved; and

WHEREAS the Applicant and representatives appeared at said public hearing and presented testimony in support of the application; and

WHEREAS the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

NOW THEREFORE

BE IT RESOLVED that the Board finds that:

(a) The use is required by the public need as evidenced by continued use since 1957 and the continued demand for quality kennel facilities for domestic animal companions in the Livermore area.

(b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as Health Care Services Agency approved an on-site water supply and private sewage disposal facilities for the use. Water service is available from Cal Water for the renovated facility. All other transportation and service facilities are available.

(c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as conditioned herein.

(d) The use will not be contrary to the specific intent clauses or performance standards established for the R-1-L-B-E District as the use is conditionally permitted in that district and is located in a sparsely developed area. In addition, it is found that the use continues to be in compliance with the intent of the A (Agricultural) District, which was the previous zoning for the property, and which the kennel pre-dates.

NOW THEREFORE

BE IT FURTHER RESOLVED that the Board does hereby approve the said application as shown by materials labeled Exhibit 'A' on file with the Alameda County Planning Department subject to the following conditions:

1. This permit authorizes the continued operation on the property located at 4964 Tesla Road, Livermore, Assessor's Parcel Number 99-1250-033-00, a boarding and grooming facility for up to 144 dogs and 50 cats.

2. As needed, the applicant shall secure and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:

   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

3. As required under the Alameda County Kennel Ordinance, maintain proper storage of dog food. The dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

4. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods and other pet care supplies related to the board and care of animals on the site.

5. Applicant and property owner shall defend, indemnify, and hold harmless Alameda County or its agents, officers and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul Conditional Use Permit, PLN2011-00075, the findings of the CEQA determination, or any other combination thereof. Such indemnification shall include but not limited to an award of costs and attorney's fees incurred by Alameda County in its defense. The county shall promptly notify applicant of any such challenge.

6. Mandatory Review. A mandatory review of this permit shall be conducted after ten years. As a result of this review, an application for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

Pursuant to Section 17-52.050 of the Alameda County Zoning Ordinance said Conditional Use Permit shall be implemented within a term of three (3) years of its issuance or it shall be of no force or effect.

If implemented, said Conditional Use Permit shall remain revocable for cause in accordance with Section 17-54.030 of the Alameda County Zoning Ordinance.

EAST COUNTY BOARD OF ZONING ADJUSTMENTS
ALAMEDA COUNTY PLANNING DEPARTMENT

MINUTES OF MEETING
EAST COUNTY BOARD OF ZONING ADJUSTMENTS
APRIL 26, 2012
(Approved May 24, 2012)

FIELD TRIP - *Cancelled*

REGULAR MEETING

CALL TO ORDER: *The Chair called the meeting to order at 1:30 p.m.*

MEMBERS PRESENT: Members Larry Gosselin, Vice-Chair; Jim Goff, Chair; and Jon Harvey.

OTHERS PRESENT: Jana Weldon**,** Senior Planner and Nilma Singh, Recording Secretary.

There were approximately fifteen people in the audience.

PLEDGE OF ALLEGIANCE

OPEN FORUM: Open forum is provided for any members of the public wishing to speak on an item not listed on the agenda. Each speaker is limited to three (3) minutes. *No one requested to be heard under open forum.*

FIELD TRIP REPORT:

1. **GAMACHE/GATZMAN, CONDITIONAL USE PERMIT, PLN2011-00075 ~** To allow continued operation and reconfiguration of a boarding kennel for 144 dogs and 50 cats in a R-1-L-BE (Single Family Residence, Limited Agricultural uses, 5 acre Minimum Building Site Area) District, located at 4964 Tesla Road, north side, approximately 50 feet northwest of Mines Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099-1250-033-00.
   Staff Planner: Damien Curry

2. **LONESTAR CALIFORNIA, INC.,/LOBAUGH-VERIZON, CONDITIONAL USE PERMIT, PLN2012-00007 ~** To allow a 25 feet height extension of an existing mono-pole to allow co-location and the emplacement of nine panel antennas, a total of 93 feet finished height of the proposed mono-pole, in an "A" (Agricultural) District, located at 1544 East Stanley Boulevard, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 904-0006-001-18.
   Staff Planner: Jeff Bonekemper

NEIGHBORHOOD PRESERVATION AND ZONING ORDINANCE ABATEMENT - *None*

ALCOHOLIC BEVERAGE SALE REGULATION ADMINISTRATIVE HEARING - *None*

APPROVAL OF MINUTES FROM PREVIOUS MEETINGS

3. **APPROVAL OF BOARD MINUTES ~** February 23, 2012

Member Harvey made the motion to approve the February 23rd Minutes as submitted and Member Gosselin seconded. Motion carried unanimously, 3/0.

CONSENT CALENDAR:

5. **LONESTAR CALIFORNIA, INC.,/LOBAUGH-VERIZON, CONDITIONAL USE PERMIT, PLN2012-00007 ~** To allow a 25 feet height extension of an existing mono-pole to allow co-location and the emplacement of nine panel antennas, a total of 93 feet finished height of the proposed mono-pole, in an "A" (Agricultural) District, located at 1544 East Stanley Boulevard, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 904-0006-001-18.
   Staff Planner: Jeff Bonekemper
   Moved from the Regular Calendar

Member Gosselin made the motion to approve the modified Consent Calendar and the Chair seconded. Motion carried 2/0 with Member Harvey abstaining.

REGULAR CALENDAR:

4. **GAMACHE/GATZMAN, CONDITIONAL USE PERMIT, PLN2011-00075 ~** To allow continued operation and reconfiguration of a boarding kennel for 144 dogs and 50 cats in a R-1-L-BE (Single Family Residence, Limited Agricultural uses, 5 acre Minimum Building Site Area) District, located at 4964 Tesla Road, north side, approximately 50 feet northwest of Mines Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 099-1250-033-00.
   Staff Planner: Damien Curry

Ms. Weldon presented the staff report and a discussion followed regarding City of Livermore's response.

Public testimony was called for. Dan Gamache, applicant, provided property history, explained the proposed plan and agreed to all the recommended conditions.

Bill Sheehan, ½ mile neighbor on the east and a property owner on Tesla Road, although in support of the proposed improvements, expressed the following concerns: omission of septic tank discussion in the staff report which he felt was inadequate due to the nitrate load--perhaps a separate septic tank; noise and safety issue not included in the Conditions of Approval; shorter review period; and lack of notification to all neighbors. In response, Ms. Weldon noted staff report page 3, paragraph 3, Environmental Health Department,

all projects have to comply with the Noise Ordinance and Condition #6. Member Gosselin provided further clarification regarding waste removal.

Tim Johnston, 2288 Buena Vista**,** in support, stated that he had designed the existing septic system and the proposed improvements will mitigate any noise concerns.

Valerie Raymond, rear property owner at 2368 Vuena Vista, spoke in support of the kennel-- a benefit to all.

Penelope Clouser, 359 Michell Street, in support, stated that it provides a much needed service.

Public testimony was closed. The Board discussed the initial zoning ('A' District), the 'grandfathered' use vs. conditionally permitted use, expiration date vs. mandatory review, clarification on the review date, relationship to South Livermore Area Plan and East County Area Plan--out of the boundary and the Findings. *Member Gosselin made the motion for an approval with Finding #4 to reflect that this is a 'grandfathered' use of 'A' District (Section 17.06.040C) and is consistent with the 'L' District (Section 17.26.040C). Member Harvey seconded and the motion carried unanimously, 3/0.*

5. **LONESTAR CALIFORNIA, INC.,/LOBAUGH-VERIZON, CONDITIONAL USE PERMIT, PLN2012-00007 ~** To allow a 25 feet height extension of an existing mono-pole to allow co-location and the emplacement of nine panel antennas, a total of 93 feet finished height of the proposed mono-pole, in an "A" (Agricultural) District, located at 1544 East Stanley Boulevard, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 904-0006-001-18.
   Staff Planner: Jeff Bonekemper

Member Gosselin made the motion to move this item to the Consent Calendar, to be continued without discussion. The Chair seconded and the motion carried 2/0 with Member Harvey abstaining.

STAFF COMMENTS & CORRESPONDENCE: *None*
CHAIRS REPORT: *None*
COMMISSION ANNOUNCEMENTS, COMMENTS AND REPORTS: *None*

ADJOURNMENT: *There being no further business, Member Gosselin moved to adjourn the meeting at 2:10 p.m. Member Harvey seconded the motion. The motion was carried 3/0.*

ALBERT LOPEZ, SECRETARY
EAST COUNTY BOARD OF ZONING ADJUSTMENTS

17.52.440 Fences, walls and hedges—Exceptions to height limitations.

The limitations on height specified in Section 17.52.430 shall not apply:

A. Where a higher fence is required by any other ordinance of the county or by state or federal regulation;

B. Where a higher fence is made a condition of approval of a conditional use or a variance pursuant to this title, provided that no such condition shall require or permit a fence having a height in excess of twelve (12) feet;

C. To a fence around all or part of a tennis court, a playground or a swimming pool which is, at least in that portion which exceeds the applicable limitation, constructed of open wire or steel mesh capable of admitting not less than ninety (90) percent light as measured by a reputable light meter;

D. An open wire fence up to six feet high in an A district.

(Prior gen. code § 8-60.56)

Chapter 6.60 NOISE

Sections:

6.60.010 Declaration of policy.

In order to control unnecessary, excessive and annoying noise in the county, it is hereby declared to be the policy of the county to prohibit such noise generated from or by all sources as specified in this chapter. It shall be the policy of the county to maintain quiet in areas which exhibit low noise levels and to implement programs aimed to reduce noise in those areas within the county where noise levels are above acceptable values.

It is determined that certain noise levels are detrimental to the public health, welfare and safety, and are contrary to public interest. Therefore, the Board of Supervisors does ordain and declare that creating, maintaining, causing or allowing to be created, caused or maintained, any noise in a manner prohibited by or not in conformity with the provisions of this chapter, is a public nuisance and shall be punishable as such.

(Prior gen. code 3-107.101)

6.60.020 Definitions.

"Ambient noise level" means the all encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

"'A' weighted sound level" means the total sound level in decibels of all sound as measured with a sound level meter with a reference pressure of twenty (20) micropascals using the 'A' weighted network (scale) at slow response. The unit of measurement shall be defined as dB(A).

"Church" means any building or portion thereof regularly used by people as a place to worship God and known by those familiar with the neighborhood to be so used.

"Commercial properties" means any building, structure, premise or portion thereof used for wholesale or retail purposes on which the property user or employees are engaged in work for which it is intended that compensation be received for goods or services.

"Construction" means construction, erection, enlargements, alteration, conversion or movement of any building, structures or land together with any scientific surveys associated therewith.

"Cumulative period" means an additive period of time composed of individual time segments which may be continuous or interrupted.

"Decibel (dB)" means a unit for measuring the amplitude of sounds, equal to twenty (20) times the logarithm to the base ten of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals.

"Director" means the director of environmental health of the county or his duly authorized deputy.

"Dwelling unit" means a single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

"Emergency work" means the use of any machinery, equipment, vehicle, manpower or other activity in a short term effort to protect or restore safe conditions in the community, or work by private or public utilities when restoring utility service.

"Hospital" means any building or portion thereof used for the accommodation and medical care of the sick, injured or infirm persons and includes rest homes and nursing homes.

"Impulsive noise" means a noise of short duration usually less than one second and of high intensity with an abrupt onset and rapid decay.

"Intruding noise level" means the total sound level in decibels, created, caused, maintained or originating from an alleged offensive source at a specified location while the alleged offensive source is in operation.

"Noise disturbance" means any sound as judged by any person empowered to enforce this chapter, which (A) endangers or injures the safety or health of human beings or animals, or (B) endangers or injures personal or real property, or (C) annoys or disturbs a reasonable person of normal sensitivity. The factors which shall be considered in determining whether a violation of (C) exists shall include, but not be limited to the following:

1. The relative sound level of the objectionable noise to the ambient noise;
2. The proximity of the objectionable noise to residential sleeping facilities or public camping facilities;
3. The number of persons affected by the objectionable noise;
4. The day of the week and time of day or night the objectionable noise occurs;
5. The duration of the objectionable noise and its tonal, informational or musical content;
6. Whether the objectionable noise is continuous, recurrent or intermittent;
7. The nature and zoning of the area within which the objectionable noise emanates.

"Person" means a person, firm, association, partnership, joint venture, corporation or any entity, public or private in nature.

"Recreational motor vehicle" means any motor vehicle (as that term is defined in the California Vehicle Code) and shall also include, but not be limited to, motorcycles, go-carts, campers, dune buggies and commercial or noncommercial racing vehicles. A "recreational motor vehicle" does not include a motorboat.

"Residential property" means a parcel of real property which is developed and used either in whole or in part for residential purposes.

"School" means public or private institutions, including vocational schools, conducting regular academic instruction at preschool, kindergarten, elementary, secondary or collegiate levels.

"Simple tone noise" means any sound which is distinctly audible as a single pitch or a set of single pitches as judged by any person empowered to enforce this chapter.

"Sound level meter" means an instrument used for measurement of sound levels, which meets the American National Standard Institute's Standard S14-1971 or most recent revision thereof for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.

"Sound pressure level" of a sound, in decibels, means twenty (20) times the logarithm to the base ten of the ratio of the pressure of the sound to a reference pressure which is twenty (20) micropascals.

(Prior gen. code §§ 3-107.201—3-107.221)

6.60.030 Noise measurement criteria.

A. Any noise measurement made pursuant to the provisions of this chapter shall be made with a sound level meter using the 'A' weighted network (scale) at slow meter response. Fast meter response shall be used for an impulsive noise. Calibration of the measurement equipment, utilizing an acoustic calibrator, shall be performed immediately prior to recording any noise date.

B. The exterior noise levels shall be measured at any point on the affected residential property, school, hospital, church, public library or commercial property. Where practical, the microphone shall be positioned three to five feet above the ground and away from reflective surfaces.

(Prior gen. code §§ 3-107.301, 3-107.302)

6.60.040 Exterior noise level standards.

A. It is unlawful for any person at any location within the unincorporated area of the county to create any noise or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the exterior noise level when measured at any single- or multiple-family residential, school, hospital, church, public library or commercial properties situated in either the incorporated or unincorporated area to exceed the noise level standards as set forth in Table 6.60.040A or Table 6.60.040B following:

Table 6.60.040A

RECEIVING LAND USE — SINGLE- OR MULTIPLE-FAMILY RESIDENTIAL, SCHOOL, HOSPITAL, CHURCH OR PUBLIC LIBRARY PROPERTIES
NOISE LEVEL STANDARDS, dB(A)

Category	Cumulative Number of Minutes in any one hour time period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

Table 6.60.040B

RECEIVING LAND USE — COMMERCIAL PROPERTIES
NOISE LEVEL STANDARDS, dB(A)

Category	Cumulative Number of Minutes in any one hour time period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30	65	60
2	15	70	65
3	5	75	70
4	1	80	75
5	0	85	80

B. In the event the measured ambient noise level exceeds the applicable noise level standard in any category above, the applicable standard shall be adjusted so as to equal said ambient noise level.

C. Each of the noise level standards specified in Tables 6.60.040A and B shall be reduced by five dB(A) for simple tone noises, noises consisting primarily of speech or music or for recurring impulsive noises.

D. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be measured, the noise level measured while the source is in operation shall be compared directly to the applicable noise level standards in Table 6.60.040A and Table 6.60.040B.

E. Notwithstanding the noise level standards set forth in this section, the noise level standard applicable to the emission of sound from transformers, regulators, or associated equipment in electrical substations shall be 60 dB(A).

(Prior gen. code §§ 3-107.401—3-107.405)

6.60.050 Prohibited noise disturbances.

A. No person shall make or cause to be made any noise disturbance as defined in Section 6.60.020 of this chapter.

B. Notwithstanding any of the provisions of this chapter, the following acts are prohibited within the unincorporated area of the county of Alameda, subject only to the exceptions of Section 6.60.070:

1. Radio, Television Sets, Musical Instruments and Similar Devices. Operating, playing or permitting the operation or playing of any radio, stereo, television set, audio equipment, electronic equipment, drum, musical instrument, or device which produces or reproduces sound at any time of day plainly audible at a distance of fifty (50) feet from such device. This section does not apply to places of public entertainment or to events for which a lawful permit has been obtained, provided that the activities producing sound are being conducted in compliance with the permit. This section does not apply to the operation of sound amplification systems in vehicles to the extent those systems are subject to California Vehicle Code Section 27007.

2. Animals and Birds. The keeping of any animal or bird, as pet or livestock, which causes frequent or continuous noise plainly audible at a distance of fifty (50) feet from such animal. For the purposes of this subsection, the animal noise shall not be deemed a disturbance or nuisance if the noise is in response to a person trespassing or threatening to trespass upon private property in or upon which the animal is situated or if the noise is in response to someone teasing or provoking the animal.

   However, any person teasing or provoking the animal noise shall be guilty of a violation of this chapter.

3. Electric/Gas Powered Tools in Residential Areas: Vehicle Maintenance.

   a. Operation or use in residential areas between the hours of seven p.m. and seven a.m. on a weekday or between the hours of seven p.m. and eight a.m. on a weekend, of any electric or gasoline powered leaf blower, sweeper, vacuum, lawn mower, trimmer, edger, hedger or similar tool or device which produces sound which is plainly audible at a distance of fifty (50) feet from such device.

   b. Repairing, rebuilding, modifying or testing any vehicle in residential areas between the hours of seven p.m. and seven a.m., in such a manner as to produce sound which is plainly audible at a distance of fifty (50) feet from the vehicle.

4. Emergency Signaling Devices. The intentional sounding or permitting the sounding outdoors of any fire, burglar, or civil defense alarm, siren, whistle, or similar stationary emergency signaling device, except for emergency purposes or for testing; provided such testing is conducted as follows:

    a. The testing of a stationary emergency signaling device shall not occur before seven a.m. or after seven p.m. Any such testing shall use only the minimum cycle test time, in no case shall such test time exceed sixty (60) seconds.

    b. The testing of the complete emergency signaling system, including the functioning of the signaling device, and the personnel response to the signaling device, shall not occur more than once in each calendar month. Such testing shall not occur before seven a.m. or after ten p.m. The time specified in subsection (B)(4)(a) of this section shall not apply to such complete system testing;

5. Sounding or permitting the sounding of any exterior burglar or fire alarm or any motor vehicle burglar alarm unless such alarm is terminated within fifteen (15) minutes of activation. Pre-existing installations will be allowed a period of ninety (90) days for correction;

6. Stationary Nonemergency Signaling Devices.

    a. Sounding or permitting the sounding of any electronically amplified signal from any stationary bell, chime, siren, whistle, or similar device, intended primarily for nonemergency purposes, from any place, for more than ten seconds in any hourly period,

    b. Churches shall be exempt from the operation of this provision,

    c. Sound sources covered by this provision and not exempted under subsection (B)(6)(b) of this section may be exempted by a variance issued by the director of environmental health;

7. Loading and Unloading. Loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, garbage cans, or similar objects between the hours of nine p.m. and six a.m. in such a manner as to cause a noise disturbance across a residential real property line or at any time to violate the provisions of Section 6.60.040.

8. Vibration. Operating or permitting the operation of any device that creates a vibration which is above the vibration perception threshold of an individual at or beyond the property boundary of the source if on private property or at one hundred fifty (150) feet (forty-six (46) meters) from the source if on a public space or public right-of-way.

C. Notwithstanding the provisions of Section 6.60.040, where the intruding noise source, as measured pursuant to Section 6.60.030, is a residential air conditioning or refrigeration system or associated equipment installed prior to July 1, 1980, the exterior noise level shall not exceed fifty-five (55) dB(A). The exterior noise level shall not exceed fifty (50) dB(A) for such equipment installed after July 1, 1980.

D. "Plainly audible" means any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound amplification or reproduction device, the enforcement officer need not determine the title of a song, specific words, or the artist performing the song. The detection of the rhythmic base component of the music is sufficient to constitute a plainly audible sound.

E. The restrictions contained in Section 6.60.050(B)(1), (2) and (3) shall not apply to:

1. Activities which are governed by conditional use permits or other permits issued by the county, if those permits expressly regulate or control the amount of noise or sound which may be generated by the activities which are governed by the permit;

2. Unincorporated areas of the county within the east county area plan; or

3. Unincorporated areas of the county outside the urban growth boundary, as defined by "Measure D" ("Save Agricultural and Open Space Lands Initiative of 2000").

(Ord. 2005-16 §§ 1-4; prior gen. code §§ 3-107.501—3-107.503)

6.60.060 Vehicle noise limits.

A. Recreational Motorized Vehicles Operating Off A Public Highway. No person shall operate or cause to be operated any recreational motorized vehicle off a public highway in such a manner as to create a noise disturbance or exceed the standards set forth in Section 6.60.040 of this chapter.

B. Vehicle, Motorboat or Aircraft Repair and Testing. No person shall repair, rebuild, modify or test any vehicle, motorboat, or aircraft in such a manner as to create a noise disturbance or exceed the standards set forth in Section 6.60.040 of this chapter.

(Prior gen. code §§ 3-107.601—3-107.602)

6.60.070 Special provisions or exceptions.

A. Emergency Exception. The provisions of this chapter shall not apply to:

1. The emission of sound for the purpose of alerting persons to existence of an emergency; or

2. The emission of sound in the performance of emergency work.

B. Warning Devices. Warning devices, necessary for the protection of public safety as, for example, police, fire and ambulance sirens and train horns shall be exempted from the provisions of this chapter.

C. Federal or State Preempted Activities. The provisions of this chapter shall not apply to any other activity to the extent regulation thereof has been preempted by state or federal law.

D. Public Health, Welfare and Safety Activities. The provisions of this chapter shall not apply to construction or maintenance and repair operations conducted by public agencies and/or utility companies or their contractors which are deemed necessary to serve the best interests of the public and to protect the public health, welfare and safety, including, but not limited to street sweeping, debris and limb removal, removal of downed wires, restoring electrical service, repairing traffic signals, unplugging sewers, vacuuming catch basins, repairing of water hydrants and mains, gas lines, oil lines, sewers, storm drains, roads, sidewalks, etc.

E. Construction. The provisions of this chapter shall not apply to noise sources associated with construction, provided said activities do not take place before seven a.m. or after seven p.m. on any day except Saturday or Sunday, or before eight a.m. or after five p.m. on Saturday or Sunday.

F. Maintenance of Residential Property. The provisions of this chapter shall not apply to noise sources associated with the maintenance of residential property provided said activities take place between the hours of seven a.m. and nine p.m. on any day except Saturday or Sunday, or between the hours of nine a.m. and eight p.m. on Saturday or Sunday.

G. Proviso. Notwithstanding the provisions of subsections D, E and F of this section, no exemptions from the provisions at this chapter shall be granted for activities specified in said sections where equipment used for those activities, including mufflers, is not maintained in the condition for which it was designed or intended and thereby unnecessarily increases noise levels so as to cause a noise disturbance or exceed the standards set forth in Section 6.60.040 of this chapter.

(Prior gen. code §§ 3-107.701—3-107.707)

6.60.080 Zone change.

Prior to the approval of any zone change, general plan amendment, precise development plan, conditional, use permit, zone variance or specific plan; upon request

A. The director shall review the noise impact of the proposed action by identifying existing and projected noise sources and the associated sound levels.

B. The director shall recommend usage of adequate control measures on noise sources identified in subsection A of this section which will be in violation of any provision of this chapter or the noise quality standards of the noise element of the county general plan.

(Prior gen. code § 3-107.801)

6.60.090 Violations.

A. Any violation of this chapter is an infraction punishable by (1) a fine of one hundred dollars ($100.00) for a first violation; (2) a fine of two hundred dollars ($200.00) for a second violation of this chapter within one year; (3) a fine of five hundred dollars ($500.00) for each additional violation of this chapter within one year.

B. As an additional remedy, the operation or maintenance of any device, instrument, vehicle or machinery in violation of any provision of this chapter, so as to cause a noise disturbance, shall be deemed and is hereby declared to be a public nuisance and may be subject to abatement summarily by a restraining order or injunction issued by a court of competent jurisdiction.

(Ord. 2005-16 § 5: prior gen. code §§ 3-107.901—3-107.903)

6.60.100 Manner of enforcement.

A. The director is directed to enforce the provisions of this chapter except for Section 6.60.050(B)(1), (2) and (3) which shall be enforced by peace officers. The director and peace officers may jointly enforce Sections 6.60.050(A) and 6.60.060 of this chapter.

B. No person shall interfere with, oppose or resist any authorized person charged with the enforcement of this chapter while such person is engaged in the performance of his duties.

(Ord. 2005-16 § 6: prior gen. code § 3-107.904)

6.60.110 Variances.

A. The owner or operator of a noise source which the director has determined violates any of the provisions of this chapter may file an application with the director for variance from strict compliance with any particular provision of this chapter where such variance will not result in a hazardous condition or a nuisance and strict compliance would be unreasonable in view of all the circumstances. Said owner or operator shall set forth all actions taken to comply with said provision(s) and the reasons why immediate compliance cannot be achieved. A separate application shall be filed for each noise source; provided, however, that several mobile sources under common ownership or fixed sources under common ownership on a single property may be combined into one application.

Upon receipt of said application and within thirty (30) days thereof, the director shall either approve such request, in whole or in part, or deny the request. In the event the variance is approved, reasonable conditions may

be imposed which may include restrictions on noise level, noise duration and operating hours, an approved method of achieving compliance and a time schedule for its implementation.

Factors which the director must consider shall include but not be limited to the following:

1. Uses of property within the area affected by the noise;
2. Factors related to initiating and completing all remedial work;
3. Age and useful life of the existing noise source;
4. The general public interest, welfare and safety;
5. Conditions, policies, or guidelines imposed by other agencies or other commissions including the planning commission conditions and planning commission or ALUC policies and guidelines.

B. Within thirty (30) days following the decision of the director on an application for a variance, the applicant may appeal the decision to the Board of Supervisors for a hearing de novo by filing a notice of appeal with the clerk of the Board of Supervisors. The Board of Supervisors shall either affirm, modify or reverse the decision of the director. Such decision shall be final and shall be based upon the considerations set forth in this section.

(Prior gen. code § 3-107.905)

6.60.120 Construction.

This chapter shall be liberally construed so as to effectuate its purposes.

(Prior gen. code § 3-107.906)

LIVERMORE Noise Complaint CO # 0026002

Date/Time of Inspection:

2/9/2023 8:30-10:30 AM

Location:

2360 Buena Vista Rd

Livermore CA 94587

Two separate readings were taken on this day.

They are marked in Red Bold Lettering (A & B)

County of Alameda
Department of Environmental Health
1131Harbor Bay Parkway, Suite 200
Alameda, Ca 94502-6577
510-567-6700
http://www.acgov.org/aceh

OFFICIAL RETAIL FOOD INSPECTION REPORT

Date: 02/09/2023
Time In:
Time Out:
Page ____ of ____

Facility Name: KIM LARSON. Address: 2360 BONNA VISTA City: LIVERMORE CT:

All violations of the California Health & Safety Code as listed on this report must be corrected. ***Major violations must be corrected immediately. Non-compliance may warrant immediate closure of the food facility.*** See reverse sides of this inspection report form for code sections that correspond to each violation.

☐ No PHF

TEMPERATURE CONTROL-Documentation is required for all food facilities with PHF (Potentially Hazardous Foods)

Food Item	Temp (°F)	Temp Violation (✓)	Process/ Holding Location	Food Discarded (Amount)	Food Item	Temp (°F)	Temp Violation (✓)	Process/ Holding Location	Food Discarded (Amount)

OBSERVATIONS AND CORRECTIVE ACTIONS

CO# 0026002 DOG KENNEL NOISE COMPLAINT.
NOISE COMPLAINT.

#32 TEST STARTED AT ~~09~~ 09:22 AM AT

9:26 AM MOVED CARS TO ALLOW HOMEOWNER TO MOVE VEHICLE.

#38 STARTED AT 9:50AM.

~7 15 MINS 7FT FROM CORNER OF HOME

ACTIONS/STATUS

50. Food/Equipment Impounded or VCD (1) ☐
51. Permit Suspension / Require Closure (1) ☐

Inspection Report Total Score_____

Follow-Up Inspection Date_____

The Person-In-Charge (PIC) is responsible for maintaining this food facility in compliance with all applicable sections of the California Health & Safety Code.

Received by (Sign): _____

Name & Title (Print): _____

EHS: _____

Phone: (510) _____

On site Pg. 2 Report and Diagram

Measurement:

File path:

D:\NL-42\Manual_0000\NL_001_SLM_MAN_0000_0000.rnd

Over: No Over detected

Under: No Under detected

Pause function: See column Pause

	Address	Start Time	Meas. Time	F-weight	T-weight	Leq	LE	Lmax	Lmin	L1	L5	L15	L30	L95	Pause	Time Setting	Upper Range	Lower Range	WS Corr.	DF Corr.	LN Mode	LCeq-LAeq	LAleq-LAeq
A	32	2/9/2023 9:22	00d 00:16:58.2	A	S	50.6	80.7	77.5	41.0	57.9	53.1	49.3	45.8	42.2	-----	00d 01:00:00.0	130	30	WS-10	On	Lp	-.-	-.-
B	33	2/9/2023 9:50	00d 00:17:00.8	A	S	45.8	75.9	56.6	37.0	54.0	51.0	47.9	45.6	38.9	-----	00d 01:00:00.0	130	30	WS-10	On	Lp	-.-	-.-

	LE	Lmax	Lmin	L1	L5	L15	L30	L95
A	80.7	77.5	41.0	57.9	53.1	49.3	45.8	42.2
B	75.9	56.6	37.0	54.0	51.0	47.9	45.6	38.9
dB Acceptable Limits				65	60	55	50	

Per Title 6 HEALTH AND SAFETY

Table 6.60.040 A

Recordings at each location both fell within an acceptable decibel range

Observations:

On February 9th, 2023 – Inspector David Hinojosa and Aied Dobashi met with the property owner at 2360 Buena Vista Rd, in Livermore California.

Inspectors were on site from 8:35- 10:30 am. During the time on the property, inspectors could hear continuous barking, squealing and dog associated noises stemming from the commercial property "Ranch Pet Resort and Spa". The volume of noise ranged from low to higher levels throughout our inspection. The property owner and complainant stated the dog noise was consistent throughout the week and most often was higher in volume than that noted during the inspection.

Two recordings were taken from separate locations of the complainant's property.

While data collected from the Alameda County measuring device did not depict sound levels exceeding the acceptable decibel levels, serious review of the situation relating to *Section 6.60.050 Prohibited noise disturbances* may be required to determine if noise ordinance code is met.

David Hinojosa

Environmental Health Specialist

Alameda County Department of Environmental Health

1131 Harbor Bay Parkway 2nd Floor Alameda CA 94502

(510) 567-6887

David.Hinojosa@acgov.org

WILSON IHRIG
ACOUSTICS, NOISE & VIBRATION

CALIFORNIA
WASHINGTON
NEW YORK

WI #23-006

February 6, 2023

Martin W. Inderbitzen, Esquire
Attorney at Law
P.O. Box 1537
Pleasanton, California 94566

SUBJECT: Noise from 4964 Tesla Road, Livermore, California

Dear Mr. Inderbitzen,

Per your request, we have documented sound emanating from the dog kennel facilities located at 4964 Tesla Road. A dog kennel has been in business at this location since 1953. We understand that prior to the current ownership, dogs were housed in dog runs that were fully open to the outdoors. The current owner made improvements to the facility that enabled the dogs to be kept indoors from about 8:30/9 PM to 6:45 AM. Currently, with the improvements in place, only law enforcement service dogs have access to the outdoors at nighttime when they are in residence. No service dogs were in residence during these measurements. We also understand that complaints have been received from some neighboring residents who live along Buena Vista Avenue. Figure 1 shows the kennel facilities and nearby residences in the surrounding area.

Figure 1 4694 Tesla Road and Nearby Noise Sensitive Receptors (blue)

Adverse Effects of Noise[1]

Following is a description of potential adverse health effects of noise.

Noise-Induced Hearing Loss. If a person is repeatedly exposed to loud noises, he or she may experience noise-induced hearing impairment or loss. In the United States, both the Occupational Health and Safety Administration (OSHA) and the National Institute for Occupational Safety and Health (NIOSH) promote standards and regulations to protect the hearing of people exposed to high levels of industrial noise. The California Division of Occupational Safety and Health (Cal/OSHA) limits worker daily noise exposure to 90 dBA over 8 hours up to 115 dBA over 15 minutes[2].

Speech Interference. Another common problem associated with noise is speech interference. In addition to the obvious issues that may arise from misunderstandings, speech interference also leads to problems with concentration fatigue, irritation, decreased working capacity, and automatic stress reactions. To achieve minimal speech interference for conversations at distances up to 6 ft, the ambient noise environment should not exceed the typical level of a conversation, which is commonly understood to be 60 dBA L_{eq}[3,4]. The common reaction to higher background noise levels is to raise one's voice. If this is required persistently for long periods of time, stress reactions and irritation will likely result.

Sleep Disturbance. Noise can disturb sleep by making it more difficult to fall asleep, by waking someone after they are asleep, or by altering their sleep stage, e.g., reducing the amount of rapid eye movement (REM) sleep. Noise exposure for people who are sleeping has also been linked to increased blood pressure, increased heart rate, increase in body movements, and other physiological effects. Not surprisingly, people whose sleep is disturbed by noise often experience secondary effects such as increased fatigue, depressed mood, and decreased work performance. The WHO guidelines indicate that sleep disturbance can occur if a sound exceeds 60 dBA L_{max}[5] for more than 15 times in the night and 45 dBA L_{eq} (8-hours) as measured outside an open bedroom window.

Annoyance. There are often many factors that contribute to annoyance, and the absolute noise level is an objective measure of annoyance. The WHO guidelines identify a level of 55 dBA L_{eq} (16-hour) for serious annoyance during daytime and evening hours, and 50 dBA L_{eq} (16-hour) for moderate annoyance. The WHO guidelines do not identify an L_{max} level for annoyance, but by comparing the annoyance and sleep disturbance L_{eq} values we have derived additional criteria of 70 dBA L_{max} and 65 dBA L_{max} as objective measures of serious and moderate annoyance, respectively.

Measured Noise Levels

Onsite observations

The ambient noise environment near 2360 Buena Vista Avenue in the vicinity of the 4964 Tesla Road facility was measured and observed on the morning of January 22, 2023 from approximately 7:10 AM to 8:15 AM when the traffic and other noise sources increased and made it difficult to separate the sound levels different sources. A calibrated sound level meter (Bruel & Kjaer 2230) was

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[1] *Guidelines for Community Noise*, eds B Berglund, T Lindvall, and D Schwela, World Health Organization, Geneva, Switzerland, 1999. https://www.who.int/docstore/peh/noise/Comnoise-1.pdf

[2] Cal/OSHA Exposure Limits for Noise. https://www.dir.ca.gov/title8/5096.html

[3] At this sound level, 95% or more of the sentences would be understood. US EPA, Levels Document, 1974.

[4] The equivalent continuous sound level, or L_{eq}, has the same energy as a time-varying sound measured over the same time duration.

[5] This is based on using a "fast" setting on a sound level meter which integrates time over 0.125 seconds. In this report all L_{max} values are based on the "fast" setting unless otherwise noted.

connected to a digital recording device (Sony D50), and onsite sound levels were noted and the recording was processed subsequently in our laboratory. There was little to no wind, and the air temperature in the area was in the low 40s Fahrenheit[6]. Table 1 and Figure 2 summarize our observations on Buena Vista Avenue. See the blue "ST/L1" pin on Figure 3 to see the area plan and measurement location.

The ambient noise[7] during this measurement included distant traffic noise, a rooster, other birds, vehicles on Tesla Road and Buena Vista Avenue, and dogs barking. The sound from dogs barking can be identified at times, and in some instances it was higher than the immediate ambient level before and after the dog sounds. Other sounds were observed such as bird calls and passing cars on Buena Vista Avenue and Tesla Road. Most of the time these other sources were louder than the dog sounds.

Without any dog sounds, nearby birds, or nearby vehicles, the background[8] sound level from distant or continuous noise sources ranged from 43 to 46 dBA. However, as this measurement was conducted as the sun was rising, the birds were very active and their bird calls were almost constant. At times, the dog barking noise was clearly identifiable, even when the barking noise was less than 50 dBA L_{max} and comparable to the bird noise level. Most of the audible dog barks were about 53 to 55 dBA L_{max}. Table 1 and Figure 2 show the measurement results. There were at least 14 passing vehicles on Buena Vista Avenue and even more vehicles on Tesla Road at this time of the day.

Table 1 Noise Measured on Buena Vista Avenue, January 22, 2023

Source	Sound Level L_{max}(fast) (dBA)	Comment
Vehicles on Tesla	46 – 55	Most vehicles were 51 dBA or less
Vehicles on Buena Vista*	63 – 73	Most less than 68 dBA
Birds	46 – 61	All throughout the surrounding area
Dogs at kennel**	47 – 62	With birds; most dog sounds less than 57 dBA
Nearby crow	62 – 67	Directly overhead

* Adjusting for distance, the estimated vehicle level at the nearby residence is 50 to 63 dBA.
** Adjusting for distance, the estimated level at the rear of the nearby residence is 48 to 63 dBA.

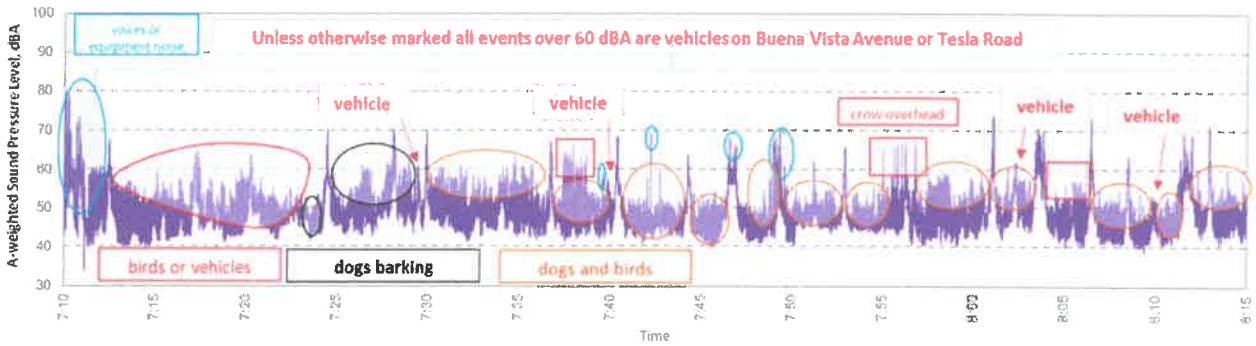


Figure 2 Annotated Strip chart from Short-term Measurement at Buena Vista Avenue, January 22, 2023

[6] https://www.wunderground.com/history/daily/us/ca/livermore/KSJC
[7] Ambient refers to the combination of all noises present.
[8] Background refers to the noise level without the noise in question, and often is dominated by distant traffic or the noise from air conditioning units or similar devices. Statistically speaking the noise level exceeded 90% of the time, L90, is often used to characterize the background.

Long-term measurements

In addition to the short-term measurements, the noise level was measured over several days from the afternoon of January 20, 2023 to the morning of January 25, 2023 with a calibrated sound level logger (Norsonic 140) that was strapped to a nearby utility pole near 2360 Buena Vista Avenue (L1). See Figure 3 for a plan view.

Since this logger was operated unsupervised, for the purposes of identifying the sources of noise, sound identification recordings were also collected for sounds that exceeded 60 dBA(slow). Figure 4 summarizes the 15-minute L_{eq} variations at location L1. The daily cycle shows a typical transportation-dominated environment where the noise levels increase during morning commute hours and diminish during the late evening hours. Similarly, the infrequently occurring noise event[9] in each 15-minute interval is shown in Figure 5 for location L1. These daily variations are more uniform over the course of the day because even during the late evening and nighttime hours vehicles use Buena Vista Avenue. Based on the sound identification recordings, every noise event that exceeded 60 dBA was caused by traffic or other non-dog source. Figure 6 and Figure 7 show the time history for each of the days of the long-term survey. None of the sound identification recordings between 8:30 PM and 7 AM included dog sounds, which is consistent with current facility operations, and from a close examination of the daily time history charts, most other sound levels less than 60 dBA and greater than 55 dBA appear to be consistent with vehicle passbys on Tesla Road.

Figure 3 Noise Measurement Location (blue pin, ST/L1)

Discussion

Over the course of the 65-minute measurement on the morning of January 22, 2023, about 3,000 individual dog sounds could be identified, of which only 3 barks exceeded 60 dBA L_{max} (0.1%). Observed dog sounds were occurred as low as 44 dBA Lmax, but assuming all of the dog sounds

[9] The L_1 metric is shown, which is a statistical analysis of the noise level exceeded 1% of the time, or 9 seconds in each 15 minute interval.

generated 55 dBA L_{max} with three reaching 62 dBA L_{max}, the calculated equivalent level from dog sounds alone is 45 dBA L_{eq}. Assuming a similar occurrence of dog sounds all day, this range is at or below the 45 dBA L_{eq} (8-hour) WHO criteria for sleep disturbance. This level is also well below the 50 dBA (16-hour) and 55 dBA L_{eq} (16-hour) WHO criteria for moderate and serious annoyance, respectively, and well below the 60 dBA L_{eq} WHO criteria for speech interference. Comparing this calculation to the long-term measurement results (Figure 4) for the same time period with all sources including birds and traffic on January 22, 2023 at Location L1, the contribution of the dog sounds (45 dBA L_{eq}) does not contribute substantially to the equivalent level compared to other ambient sources where the total L_{eq}(15-minute) varied from 53 to 55 dBA. Without the dog sounds, the ambient would have been 52 to 54 dBA L_{eq}.

From the reported 105 dogs in residence at the kennel, there were only 3 dog barks that exceeded 60 dBA L_{max} during the morning measurement on January 22, 2023, which is also below the WHO criteria for sleep disturbance (no more than 15 events exceeding 60 dBA L_{max}) and adapted criteria for moderate (65 dBA L_{max}) or serious (70 dBA L_{max}) annoyance.

Conclusions

The observed sound from dogs at the kennel facility at 4964 Tesla Road on the morning of Sunday, January 22, 2023 ranged from 47 to 62 dBA L_{max} – where 3 barks exceeded 60 dBA. This measurement was taken at approximately 685 ft from the nearest dog kennel, and adjusting for distance to the rear of the home at 2360 Buena Vista Avenue, those 3 barks could have reached 62 to 63 dBA L_{max} depending on distance.

At the noise logger placed on Buena Vista Avenue between January 20 and 25, 2023 no dog noises were recorded that exceeded 60 dBA; there did not appear to be any short duration sounds, typical of dog barks, that exceeded 55 dBA between 8:30 PM and 7 AM.

Based on these observations, we expect that prior to the renovations made at the facility, when dogs had full access to the outdoors at nighttime the nighttime sound levels would have been similar to these early morning results measured on January 22, 2023, which were audible, but within the sleep disturbance criteria.

The results of these noise measures indicate that the sound level from dogs at the kennel facility are below all of the objective criteria for sleep disturbance, speech interference, and moderate or serious annoyance.

Please feel free to contact me with any questions on this information.

Very truly yours,

WILSON IHRIG

Deborah Jue

Deborah A. Jue, INCE-USA
Principal

23-006 4964 tesla_02062023.docx

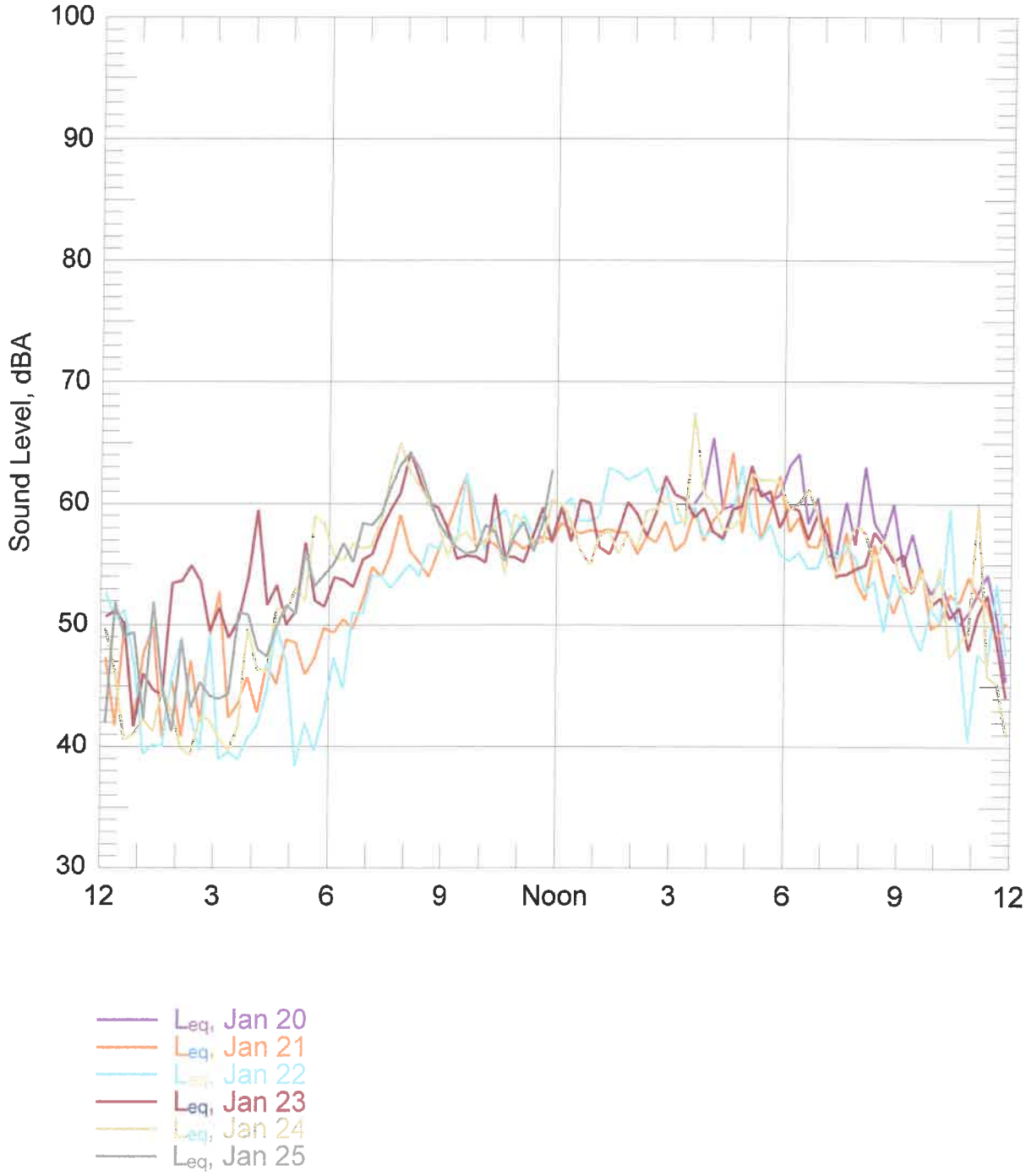


Figure 4 15 minute Leq at Location L1 Buena Vista Avenue, January 20-25, 2023

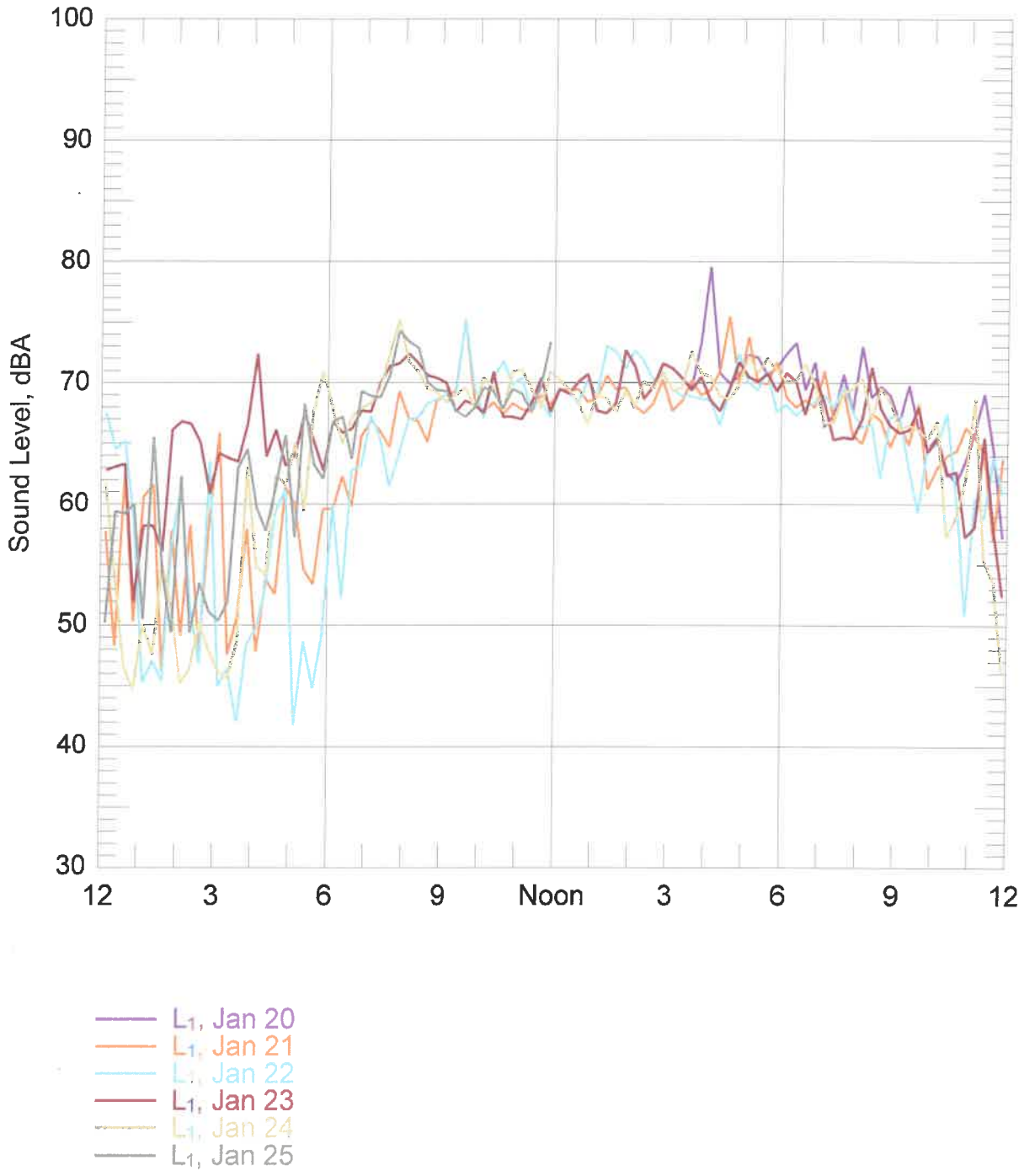
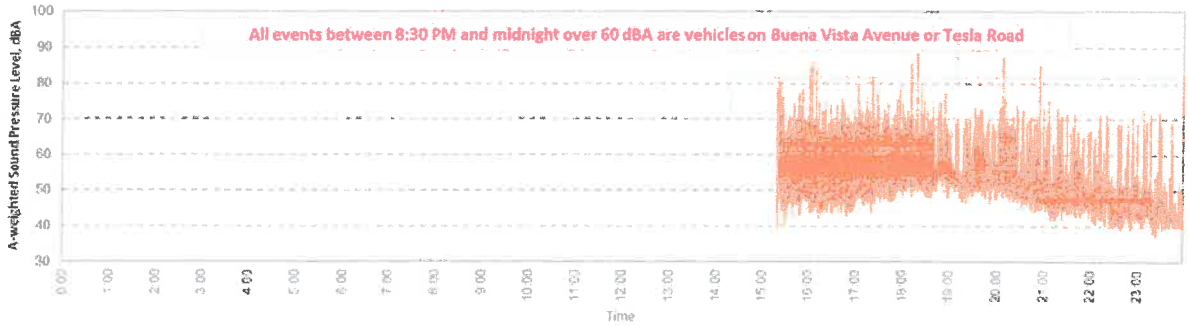
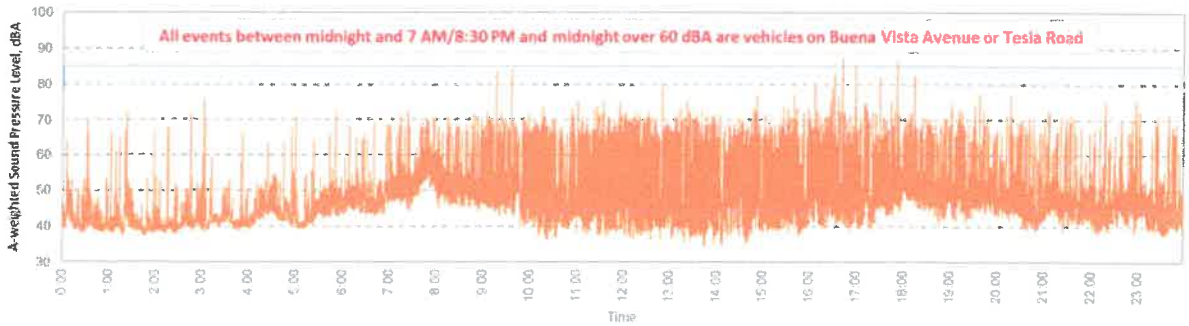


Figure 5 15 minute L_1 (infrequent noise events) at Location L1 Buena Vista Avenue, January 20-25, 2023

January 20



January 21



January 22

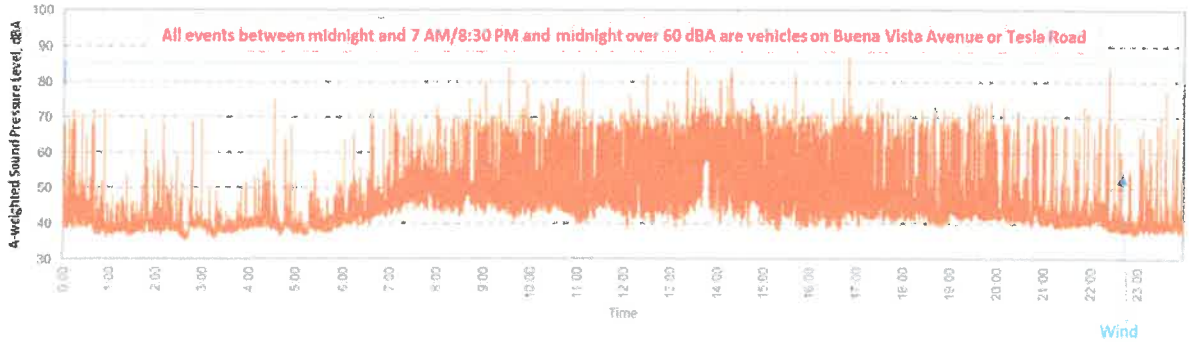
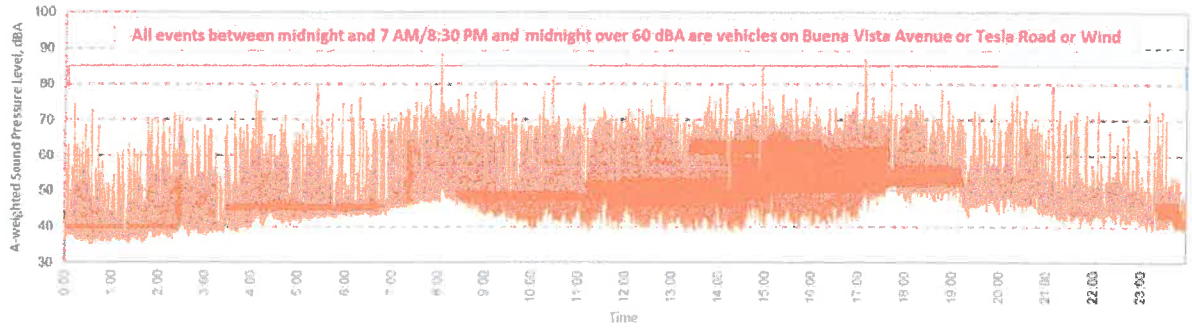
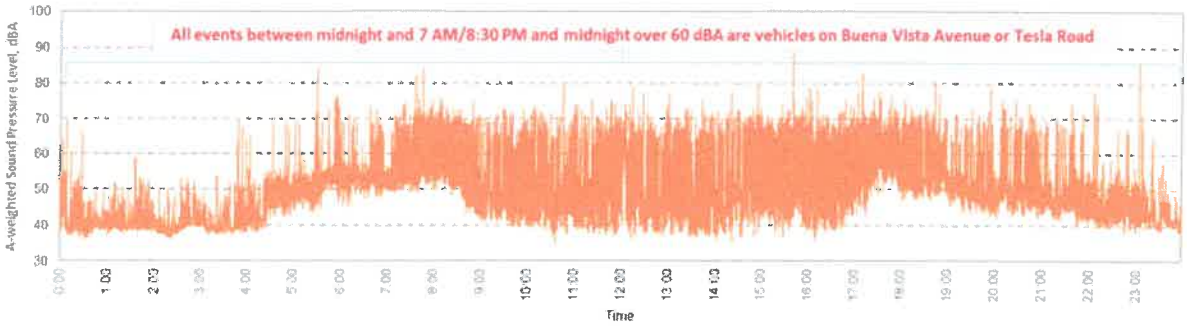


Figure 6 – Detailed Time History, 1-second intervals, January 20 to 22, 2023

January 23



January 24



January 25

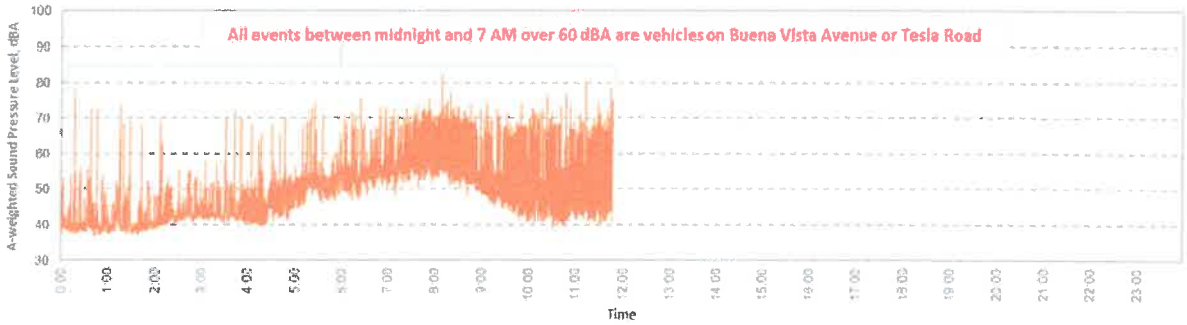


Figure 7 Detailed Time History, 1-second intervals, January 23 to 25, 2023

DRAFT RESOLUTION NO. Z-XX-XX OF
THE EAST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF FEBRUARY 23, 2023 CONCERNING PLN2022-00211, REVIEW OF CONDITIONAL USE PERMIT, PLN2011-00075

WHEREAS DAN GAMACHE has filed application PLN2022-00211, REVIEW OF CONDITIONAL USE PERMIT, PLN2011-00075, for a boarding kennel for 144 dogs and 50 cats, in the 'R1-L-BE' (Single Family Residence, Limited Agricultural Uses, 5 acre MBSA) District, located at 4964 Tesla Road, unincorporated Livermore area of Alameda County, bearing Assessor's Parcel Number: 99-1250-033-00; and

WHEREAS the East County Board of Zoning Adjustments did hold a public hearing on said application at the hour of 1:30 p.m. on the 23rd day of February 2023, using the "Zoom Webinar" platform; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be categorically exempt; Article 19, Section 15301 Existing Facilities; and

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be approved with additional conditions; and

WHEREAS the applicant appeared at said public hearing and presented testimony in support of the application; and

WHEREAS the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth; now therefore

BE IT RESOLVED that the Board finds that:

(a) The use is required by the public need as evidenced by continued use since 1957 and the continued demand for quality kennel facilities for domestic animal companions in the Livermore area.

(b) The use will be properly related to other land uses and transportation and service facilities in the vicinity as Health Care Services Agency approved an on-site water supply and private sewage disposal facilities for the use. Water service is available from Cal Water for the renovated facility. All other transportation and service facilities are available.

(c) The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood as conditioned herein. Additional conditions proposed are designed to better control the noise generated by the kennel. Two independent noise studies found

noise levels recorded on the subject property as well as adjacent properties to be within acceptable noise levels.

(d) The use will not be contrary to the specific intent clauses or performance standards established for the R-1-L-BE District as the use is conditionally permitted as a limited agricultural use in an -L District, and is consistent with the Rural Density Residential Land Use Designation.

NOW THEREFORE

BE IT FURTHER RESOLVED that the Board does hereby approve the said review as shown by materials labeled Exhibit 'A' on file with the Alameda County Planning Department subject to the following conditions:

AUTHORIZATION

1. This permit authorizes the continued operation of a boarding and grooming facility for up to 144 dogs and 50 cats, on the property located at 4964/4960 Tesla Road, Livermore, CA, Assessor's Parcel Number 99-1250-033-00. This authorization shall extend approval for an as-built fence with incorporated privacy slats, with a height of eight (8) feet. This approval shall be consistent with plans marked "Exhibit A" dated May 27, 2022.

ADDITIONAL CONDITIONS FOR REVIEW TO CONTROL NOISE

2. Permittee or representative on site at all times.

3. Permittee shall maintain telephone or other direct method of contact for calls to address noise, until 8pm. Upon receipt of after-hours notification of noise, Permittee shall diligently pursue corrective measures.

4. All dogs shall be moved inside kennel buildings by 8pm, with exemptions for K9 dogs due to restrictions on handling.

5. All dogs shall remain inside kennel buildings until 7am.

6. Permittee shall install additional landscaping at rear of property consisting of drought tolerant trees with spreading habit

GENERAL CONDITIONS

7. As needed, the applicant shall secure and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:
   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

8. Maintain proper storage of dog food. The dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

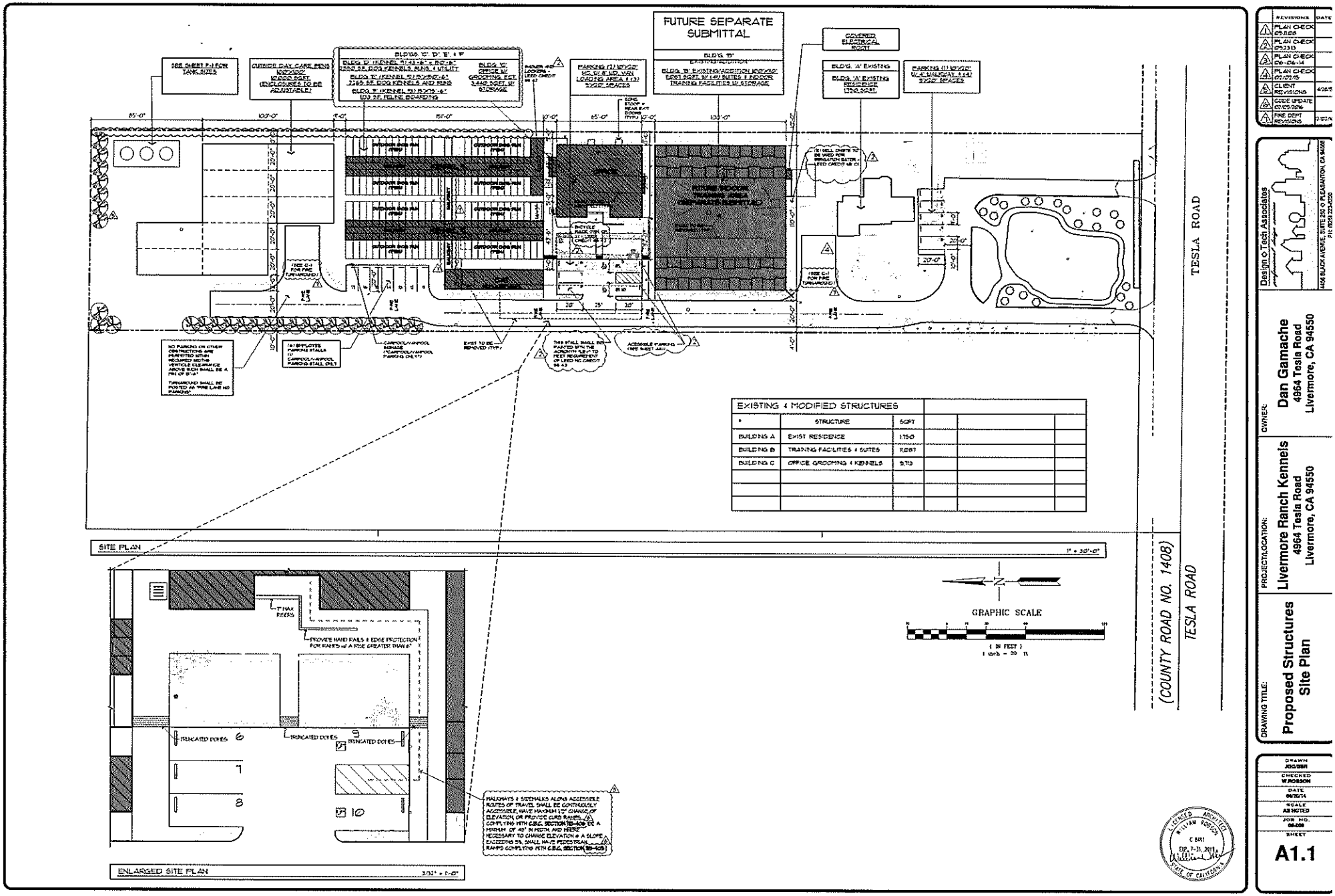
9. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods, and other pet care supplies related to the board and care of animals on the site.

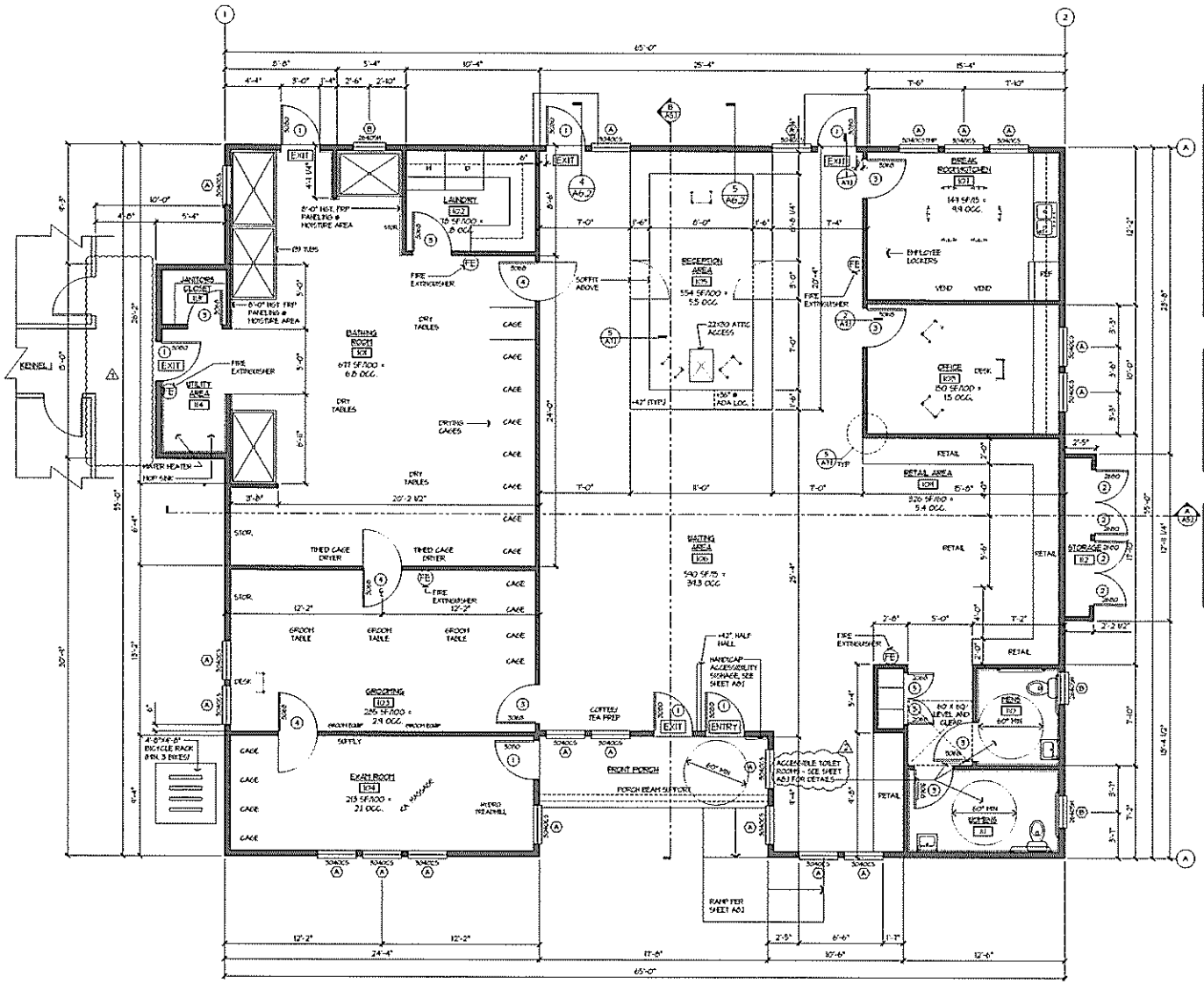
10. Applicant and property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul PLN2022-00211, this review of Conditional Use Permit, PLN2011-00075, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

11. Mandatory Review. A mandatory review of this permit shall be conducted after ten years, by February 23, 2033. As a result of this review, an application for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

EAST COUNTY BOARD OF ZONING ADJUSTMENTS
ALAMEDA COUNTY PLANNING DEPARTMENT

EXHIBIT A, PLN2022-00211





OFFICE FLOOR PLAN

1/4" = 1'-0"

NOTE:
SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS, LOCATIONS AND GENERAL INFORMATION.

FINISH SCHEDULE

NUMBER	ROOM NAME	FLOOR FINISH						BASE	WALLS FINISH		FIN.	CEILING MAT.		FIN.	CLG HGT	REMARKS
		LAMINATE	CONC. COLORED	CARPET	TILE	VINYL COMPOSITION TILE	CONCRETE W/ CONCRETE SEALER		PAINT	CERAMIC TILE		PAINT	CERAMIC TILE			PART SYMBOLS L FLAT 2 SEMI-GLOSS CONCRETE NOTE (1) CONC. STAINED AND SEALED
K1	BATHING ROOM														10'-0"	PARTIAL BOXED OR BLOCK PLANK
K2	LAUNDRY															
K3	GROOMING															
K4	BATHROOM															
K5	RECEPTION AREA															
K6	WAITING AREA															
K7	BREAKROOM/KITCHEN															
K8	OFFICE															
K9	RETAIL AREA															
K10	MENS															
R1	WOMENS															
K2	STORAGE															
K3	ACCESS. TOILET															
K4	ATTIC AREA															

DOOR SCHEDULE

DOOR MARK	OPENING WIDTH	OPENING HEIGHT	DOOR INSULATION	DOOR TYPE	DOOR MATERIAL AND FINISH	GLAZING	FRAME TYPE	FRAME SIDELITE WIDTH	FRAME MATERIAL AND FINISH	FIRE RATING (IF APPLIED)	REMARKS	DOOR MARK
1	3'-0"	6'-0"	1-3/4"		HMP				HMP		—	1
2	2'-6"	6'-0"	1-3/4"		HMP				HMP			2
3	3'-0"	6'-0"	1-3/4"		HDW				HDW		FRENCH DOORS	3
4	3'-0"	6'-0"	1-3/4"		HDW				HDW			4
5	3'-0"	6'-0"	1-3/4"		HDW				HDW		GATE DOORS	5

WINDOW SCHEDULE

WINDOW MARK	WINDOW WIDTH	WINDOW HEIGHT	WINDOW TYPE	REMARKS
A	3'-0"	4'-0"	CS	
B	2'-6"	4'-0"	SH	

REVISIONS	DATE
1 PLAN CHECK 09.11.08	
2 PLAN CHECK 09.23.13	
3	
4	
5	
6 FIRE DEPT REVISIONS	12/02/14

Design O Tech Associates
professional design services
4408 BLACK AVENUE, SUITE 250 • PLEASANTON, CA 94566
PH (925) 323-4200

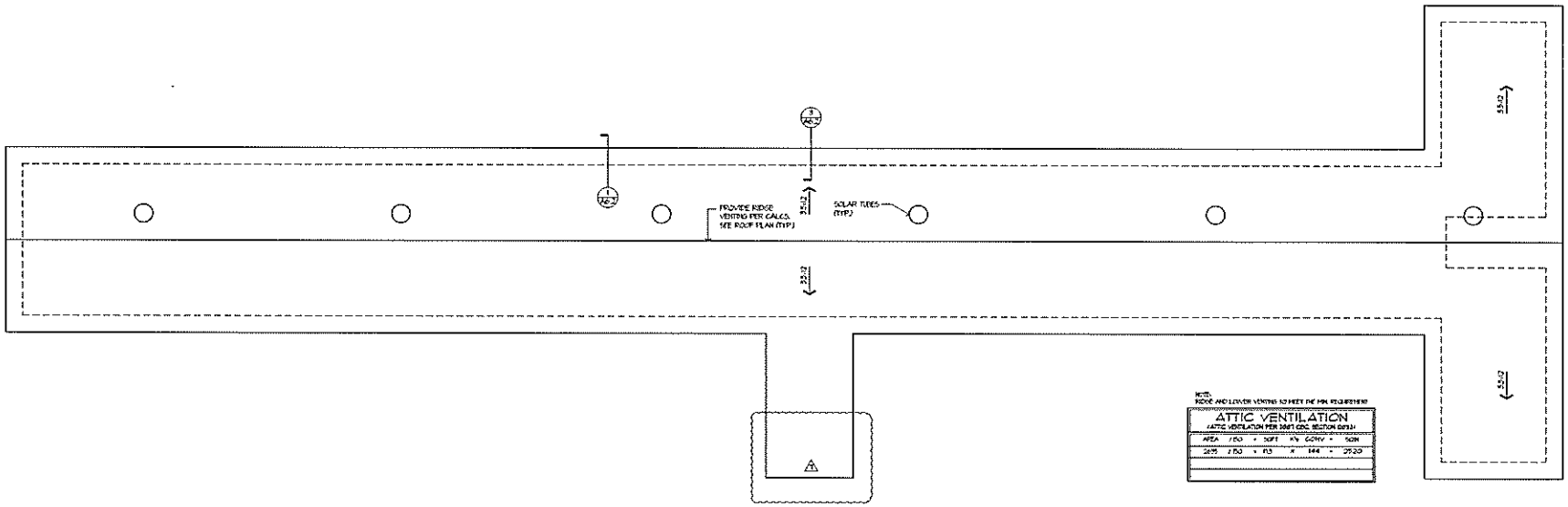
OWNER:
Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT LOCATION:
Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

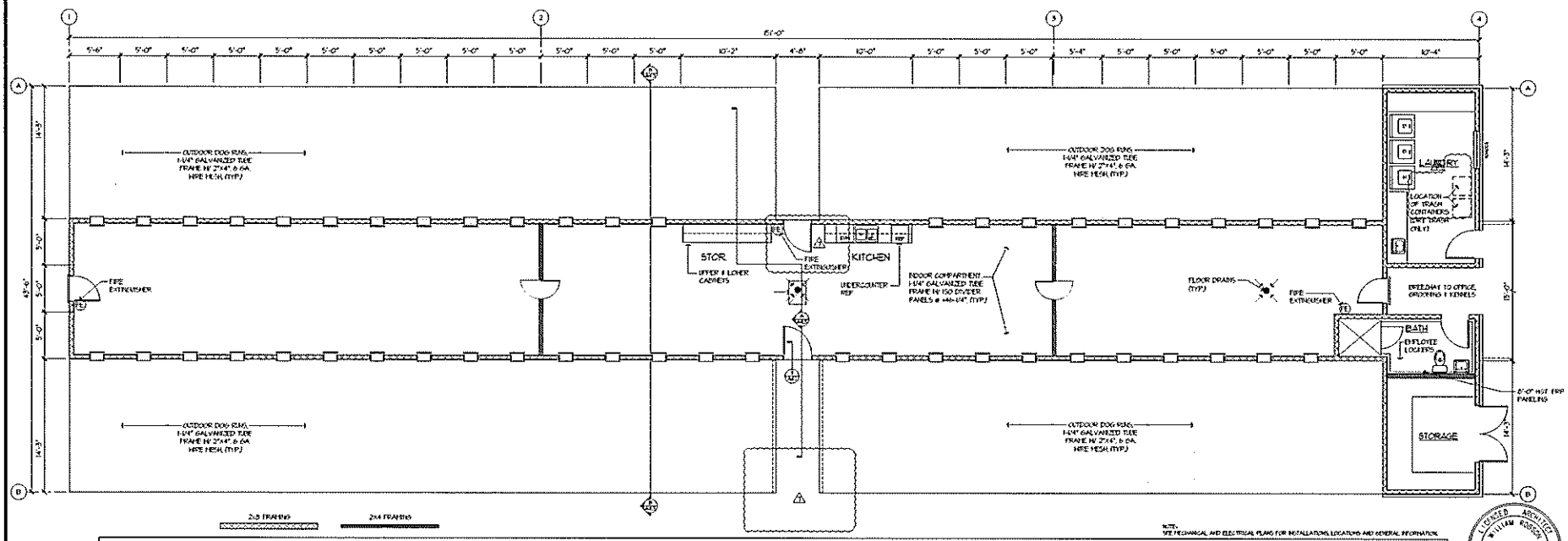
DRAWING TITLE:
Floor Plan (Office)

DRAWN: JOS/BSR
CHECKED: W.ROBSON
DATE: 06/30/14
SCALE: AS NOTED
JOB NO.: 08-008
SHEET: A2.1

LICENSED ARCHITECT WILLIAM ROBSON C 8491 DEC. 7-31-2015 STATE OF CALIFORNIA



KENNELS (TYPE-1) ROOF PLAN 3/16" = 1'-0"



NOTE: SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS LOCATIONS AND GENERAL INFORMATION.

KENNELS (TYPE-1) FLOOR PLAN 3/16" = 1'-0"

LICENSED ARCHITECT WILLIAM ROBSON C 8491 EXP. 7-31-2015 STATE OF CALIFORNIA

REVISIONS	DATE
2 PLAN CHECK 06-06-14	
3 FIRE DEPT REVISIONS	7/10/14

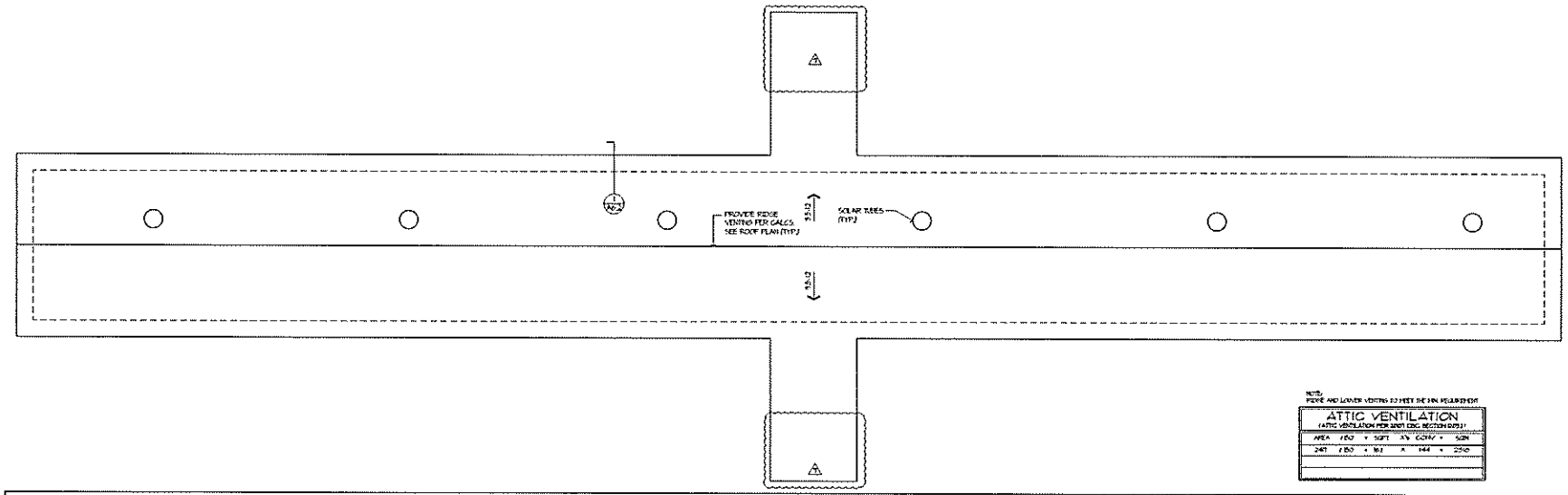
Design O Tech Associates
professional design services
1408 BLACK AVENUE, SUITE 250 ◇ PLEASANTON, CA 94566
PH. (925) 225-4822

OWNER: Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT/LOCATION: Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

DRAWING TITLE: KENNELS TYPE 1 FLOOR & ROOF PLANS

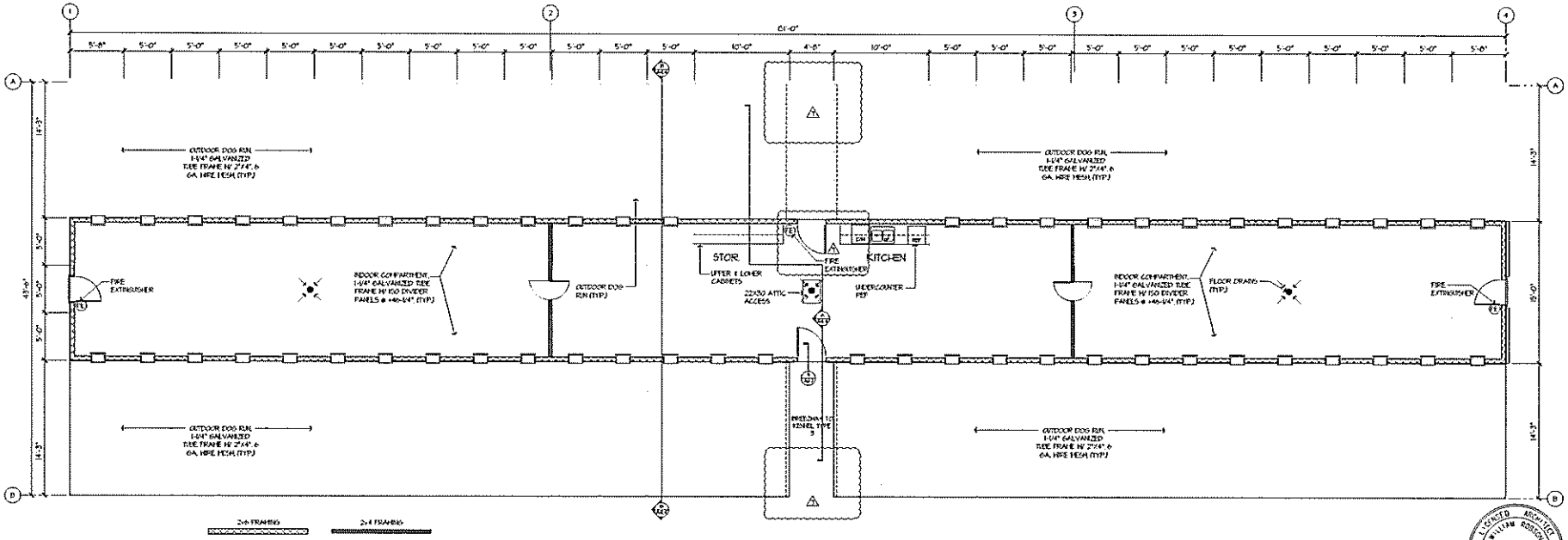
DRAWN: JOO/WR
CHECKED: W.ROBSON
DATE: 06/2014
SCALE: AS NOTED
JOB NO.: 98-009
SHEET: A2.2



NOTE:
PROVIDE RIDGE AND LOWER VENTING TO MEET THE 1/150 REQUIREMENT

ATTIC VENTILATION (ATTIC VENTILATION PER 2007 CBC SECTION 1203)							
AREA	/ 150	=	SQFT	X 1/2	CONV =	SQIN	
2411	/ 150	=	16.1	X	144	=	2316

KENNELS (TYPE-2) ROOF PLAN 3/16" = 1'-0"



NOTE:
SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS, LOCATIONS AND FEDERAL INFORMATION.

KENNELS (TYPE-2) FLOOR PLAN 3/16" = 1'-0"

LICENSED ARCHITECT WILLIAM ROBSON C 8491 EXP. 7-31-2015 STATE OF CALIFORNIA

	REVISIONS	DATE
1	FIRE DEPT. REVISIONS	12-02-14

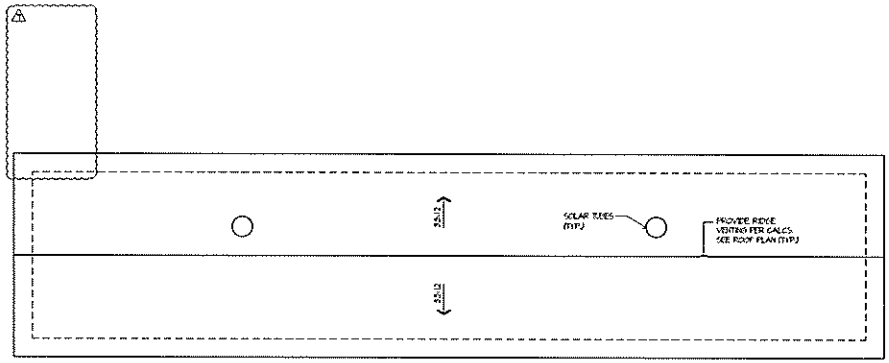
Design o Tech Associates
architectural design services
1458 BLACK AVENUE, SUITE 240 • PLEASANTON, CA 94566
PH: (925) 225-8255

OWNER:
Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT/LOCATION:
Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

DRAWING TITLE:
KENNELS TYPE 2
FLOOR & ROOF PLANS

DRAWN: JOS/BSR
CHECKED: W.ROBSON
DATE: 06/30/14
SCALE: AS NOTED
JOB NO.: 06-009
SHEET: A2.3

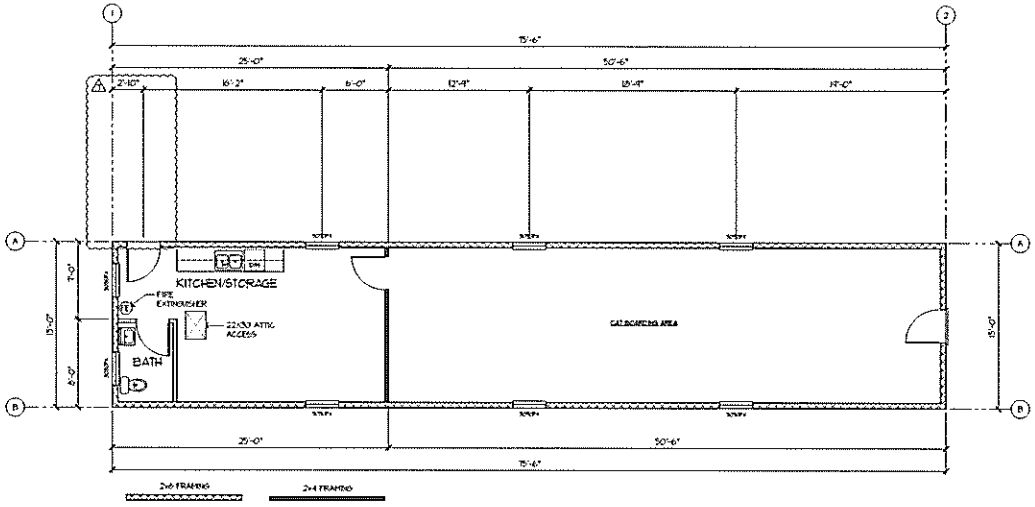


NOTE:
RIDGE AND LOUVER VENTING TO MEET THE MIN. REQUIREMENT.

ATTIC VENTILATION
(ATTIC VENTILATION PER 2007 CBC, SECTION 1203.2)

AREA	1,150	÷	150	=	7.7	CONV.	=	5.28
864	1,150	÷	144	=	8.0			6.01

CAT BOARDING, (KENNELS TYPE-3) ROOF PLAN 3/16" = 1'-0"



NOTE:
SEE MECHANICAL AND ELECTRICAL PLANS FOR INSTALLATIONS, LOCATIONS AND GENERAL INFORMATION.

CAT BOARDING, (KENNELS TYPE-3) FLOOR PLAN 3/16" = 1'-0"

LICENSED ARCHITECT WILLIAM ROBSON C 8491 EXP. 7-31-2015 STATE OF CALIFORNIA

REVISIONS	DATE
1 FIRE DEPT. REVISIONS	12/02/14

Design o Tech Associates
architecture design services
1436 BLACK AVENUE, SUITE 350 O PLEASANTON, CA 94566
PH: (925) 223-4800

OWNER:
Dan Gamache
4964 Tesla Road
Livermore, CA 94550

PROJECT/LOCATION:
Livermore Ranch Kennels
4964 Tesla Road
Livermore, CA 94550

DRAWING TITLE:
KENNELS TYPE 3 FLOOR & ROOF PLANS

DRAWN: JOC/SER
CHECKED: W.ROBSON
DATE: 06/20/14
SCALE: AS NOTED
JOB NO.: 06-009
SHEET: **A2.4**

December 15, 2023

Albert V. Lopez, Planning Director
Alameda County
Community Development Agency
Planning Department
224 W. Winton Avenue, Room 111
Hayward, CA 94544

Sent via email: albert.lopez@acgov.org

SUBJECT: Sound Barrier for The Ranch Pet Resort, 4964 Tesla Road, Livermore, California

Dear Mr. Lopez:

Alameda County Zoning Board approved the Conditional Use Permit on February 23, 2023 with conditions provided in Appendix A. Subsequent to Permit approval, several neighbors filed an appeal of this approval with the Board of Supervisors on May 11, 2023 and the operator of The Ranch Pet Resort (The Ranch) has since then proposed a sound barrier placed along the north and west perimeter of the outdoor activity areas and along the north and west perimeter of the kennel area. The Ranch intends to use Acoustifence® material provided by Acoustiblok®, which is a mass loaded material for exterior use.

This letter is co-authored by Mr. Eric Yee of Salter Inc. and Ms. Deborah Jue of Wilson Ihrig. We have been jointly tasked with developing a "consensus letter" that summarizes the items where we have reached common ground regarding the proposed measures to reduce kennel noise to the surrounding neighbors. Our focus has been to evaluate the effectiveness of the proposed sound barrier using the Acoustifence material to reduce kennel noise to the north and west neighbors.

Ms. Jue provided a letter dated December 1, 2023 which provides estimates of the sound levels from The Ranch with the proposed sound barrier. For convenience the locations of the proposed barriers are shown below in Figure 1 with clarifications on the barrier position around the kennel in blue lines. Based on Ms. Jue's calculations this barrier would provide at least 11 dBA noise reduction (roughly a perceived halving of loudness) close to the barrier (e.g., at the north and west property lines), and 5 to 11 dBA noise reduction at the nearest homes to the north and west, respectively.

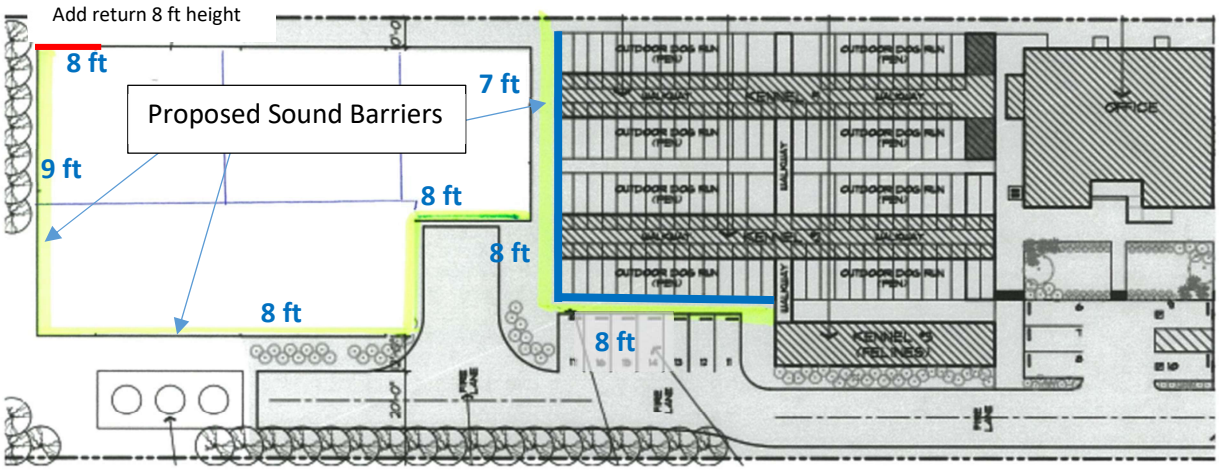
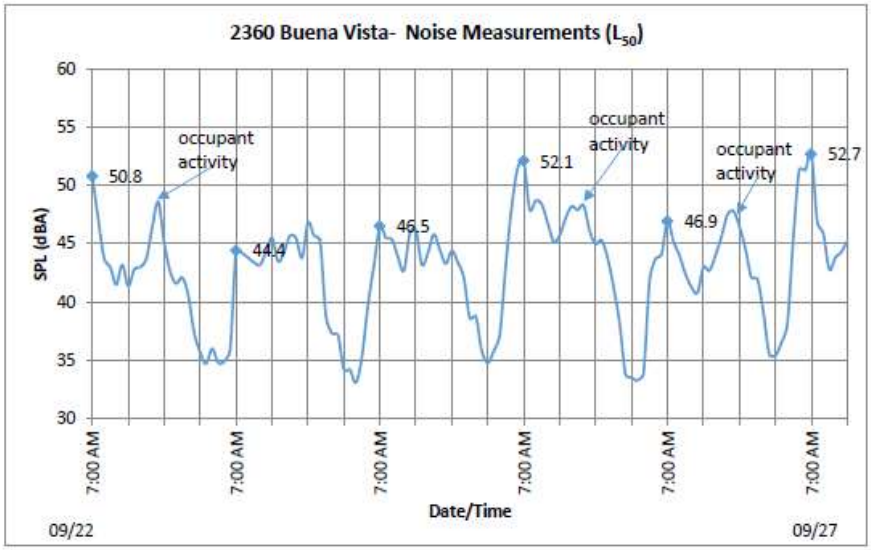


Figure 1 Site Plan with Proposed Sound Barrier Locations (yellow highlight or blue lines) with return (red) and heights (blue text),

Mr. Yee provided peer review comments dated December 7, 2023 which requests clarification on several items. This letter clarifies several of the issues raised by Mr. Yee in his letter.

Mr. Yee has measured noise over several days at neighboring properties, 2360 and 2368 Buena Vista Avenue, between September 22 and 27, 2023. The summary results shown in Figure 2 indicate that the noise level that occurred for 30 minutes or more (L_{50}) in an hour at times reached to almost 53 dBA at 2360 Buena Vista (to northwest) and just over 55 dBA at 2368 Buena Vista (to the north). Mr. Yee's entire memo is included in Appendix B.



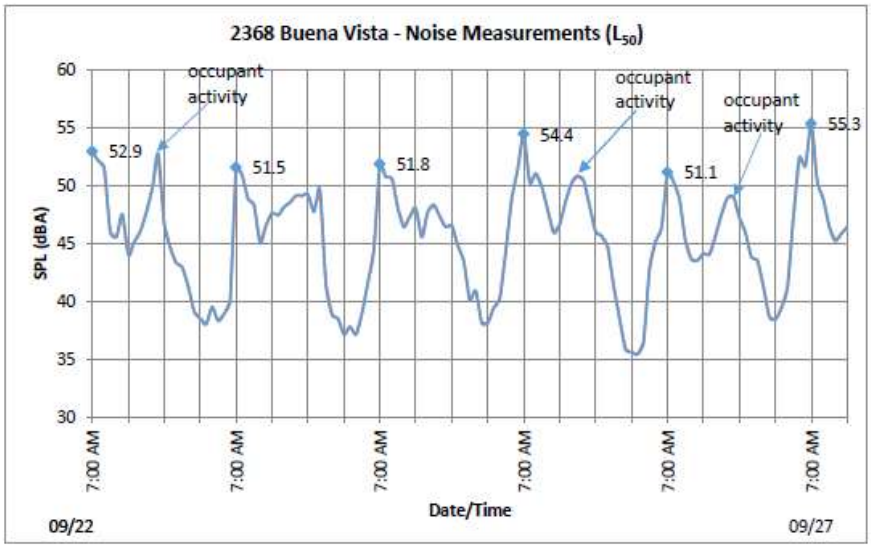


Figure 2 L_{50} Measurements Conducted by E. Yee September 22 to 27, 2023

We concur with the following statements:

- The proposed Acoustifence product seems to be a suitable product to use as a sound barrier and should reduce noise from The Ranch operations based on information we have collected. The Acoustifence must be installed in accordance with the manufacturer's instructions. The pre-installed grommets will create a natural two-inch overlap of the material at vertical seams (see Appendix C). The installation of the base (footer) of fence is required. Prior to installation the installer must provide a submittal subject to review of these acoustically relevant details by Ms. Jue.
- The effectiveness of the sound barrier at any receiver position will depend on the position and height of the source(s) and the receiver(s). Dogs barking in the activity yard at locations closest to the sound barrier will receive the highest amount of shielding, but they will also be the closest to the property lines and the nearby residences.

- Noise that is reduced by 10 dBA is commonly experienced as a halving of the noise, and noise that is reduced by 5 dBA is readily noticeable; this 5 dBA reduction is considered significant.
- On average, with the sound barrier installed at the heights and extents shown in Figure 1, the ***minimum*** noise reduction will be as follows:
    - Activity yard sounds
        - 5 dBA at the outdoor use areas for the nearest home to the north
        - 7 dBA at the outdoor use areas for the nearest home to the west
    - Kennel sounds
        - 5 dBA at the outdoor use areas for the nearest home to the north
        - 11 dBA at the outdoor use areas for the nearest home to the west
- These noise reductions would be considered significant as they are 5 dBA or more.
- Based on measurements and modeling, the proposed Acoustifence material should provide significant noise reduction. We acknowledge that the noise in the kennel is variable. The levels measured and modeled represent typical noise levels. We expect that actual noise levels will vary day-to-day.
- No sound barrier has been proposed along the east property line of the kennel. As modeled at these properties, the kennel noise, with no barrier, is below 50 dBA. Extrapolating Mr. Yee's measurements from 2368 Buena Vista the L_{50} at the nearest home to the northeast would be 45 dBA or less. This noise level would be roughly equivalent to the existing ambient noise level.

In conclusion, the proper installation and care and maintenance of the proposed sound barrier should reduce kennel noise at the north and west property lines and at nearby homes a significant amount by at least 5 dBA.

Please feel free to contact us with any questions on this information.

Very truly yours,

WILSON IHRIG

Signer ID: G9ENYPKYM8

Deborah A. Jue, INCE-USA
Principal

5900 Hollis Street, Suite T1
Emeryville, California 94608
(510) 658-6719
djue@wilsonihrig.com

Salter Inc.

Signer ID: VPLEH2ES11...

Eric Yee
Vice President

130 Sutter Street, Floor 5
San Francisco, California 94104
(415) 397-0442
eyee@salter-inc.com

CC:
Damien Curry, Alameda County Planning Department
Reina Rickles, Attorney
Martin Inderbitzen, Attorney

concurrence letter_draft.docx

Appendix A

Conditions of Approval, Permit PLN2022-00211

AUTHORIZATION

1. This permit authorizes the continued operation of a boarding and grooming facility for up to 144 dogs and 50 cats, on the property located at 4964/4960 Tesla Road, Livermore, CA, Assessor's Parcel Number 99-1250-033-00. This authorization shall extend approval for an as-built fence with incorporated privacy slats, with a height of eight (8) feet. This approval shall be consistent with plans marked "Exhibit A" dated May 27, 2022.

ADDITIONAL CONDITIONS FOR REVIEW TO CONTROL NOISE

2. Permittee or representative on site at all times.

3. Permittee shall maintain telephone or other direct method of contact for calls to address noise, until 10pm. Upon receipt of after-hours notification of noise, Permittee shall diligently pursue corrective measures.

4. All dogs shall be moved inside kennel buildings by 8pm, with exemptions for K9 dogs due to restrictions on handling.

5. All dogs shall remain inside kennel buildings until 7am.

6. Permittee shall install additional landscaping at rear of property consisting of drought tolerant trees with spreading habit

GENERAL CONDITIONS

7. As needed, the applicant shall secure and maintain compliance with the requirements and regulations applicable to the subject operation as approved by:

   a) Alameda County Health Care Services Agency
   b) Animal Control Services
   c) Vector Control
   d) Resource Conservation District
   e) Alameda County Fire Department

8. Maintain proper storage of dog food. The dwelling shall remain continuously connected to a potable water supply and septic tank system to serve all uses on the property as approved by the Alameda County Health Care Services Agency.

9. Ancillary retail or wholesale sales activities shall be limited to dog and cat foods, and other pet care supplies related to the board and care of animals on the site.

10. Applicant and property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul

PLN2022-00211, this review of Conditional Use Permit, PLN2011-00075, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

11. Mandatory Review. A mandatory review of this permit shall be conducted after ten years, by February 23, 2033. As a result of this review, an application for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance, and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.

Appendix B

Mr. Yee's measurement letter (following 4 pages)

5 October 2023

Kim Lardhardt
2360 Buena Vista Street
Livermore, CA 94550
8lastcall@gmail.com

Subject: 2360 & 2368 Buena Vista, Livermore, CA
Kennel Noise Measurements
Salter Project 23-0189

Dear Kim:

This letter summarizes the results of our acoustical measurements made from 22 September 2023 to 27 September 2023. We performed these measurements to quantify the noise from the Ranch Pet Resort and Spa located at 4964 Tesla Road. We present the following summary and compare them to relevant acoustical standards.

CRITERIA

The project is in unincorporated Alameda County and subject to the standards set forth in the Alameda County Ordinances. The following excerpts form the basis for this project criteria.

6.60.030 Noise measurement criteria.

A. Any noise measurement made pursuant to the provisions of this chapter shall be made with a sound level meter using the 'A' weighted network (scale) at slow meter response. Fast meter response shall be used for an impulsive noise[1]. Calibration of the measurement equipment, utilizing an acoustic calibrator, shall be performed immediately prior to recording any noise date.

B. The exterior noise levels shall be measured at any point on the affected residential property, school, hospital, church, public library or commercial property. Where practical, the microphone shall be positioned three to five feet above the ground and away from reflective surfaces.

Section 6.60.040 Exterior noise level standards.

A. It is unlawful for any person at any location within the unincorporated area of the county to create any noise or to allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person which causes the exterior noise level when measured at any single- or

[1] "Impulsive noise" means a noise of short duration usually less than one second and of high intensity with an abrupt onset and rapid decay.

multiple-family residential, school, hospital, church, public library or commercial properties situated in either the incorporated or unincorporated area to exceed the noise level standards as set forth in Table 6.60.040A or Table 6.60.040B following:

Table 6.60.040A

RECEIVING LAND USE — SINGLE- OR MULTIPLE-FAMILY RESIDENTIAL, SCHOOL, HOSPITAL, CHURCH OR PUBLIC LIBRARY PROPERTIES
NOISE LEVEL STANDARDS, dB(A)

Category	Cumulative Number of Minutes in any one hour time period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30 (L_{50})	50	45
2	15 (L_{25})	55	50
3	5 (L_8)	60	55
4	1 (L_2)	65	60
5	0	70	65

B. In the event the measured ambient noise level exceeds the applicable noise level standard in any category above, the applicable standard shall be adjusted so as to equal said ambient noise level.

C. Each of the noise level standards specified in Tables 6.60.040A and B shall be reduced by five dB(A) for simple tone noises, noises consisting primarily of speech or music or for recurring impulsive noises.

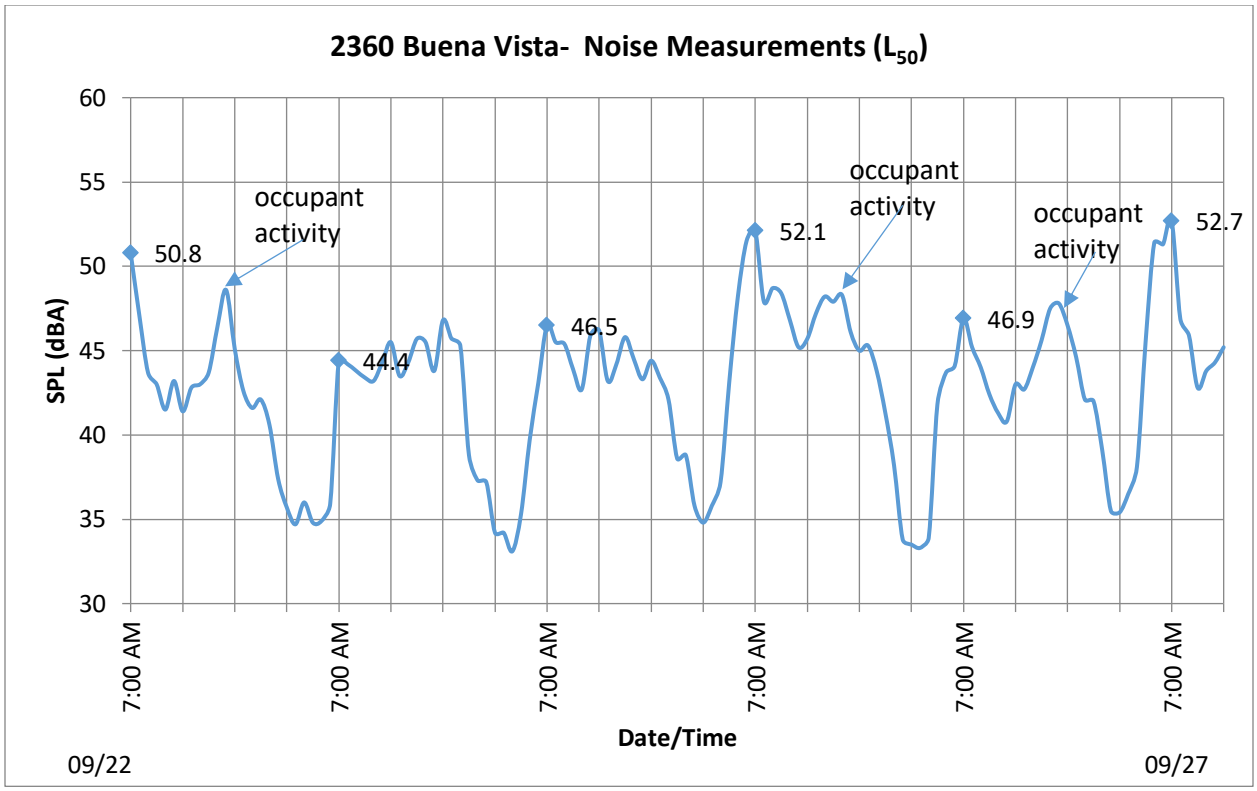
D. If the intruding noise source is continuous and cannot reasonably be discontinued or stopped for a time period whereby the ambient noise level can be measured, the noise level measured while the source is in operation shall be compared directly to the applicable noise level standards in Table 6.60.040A and Table 6.60.040B.

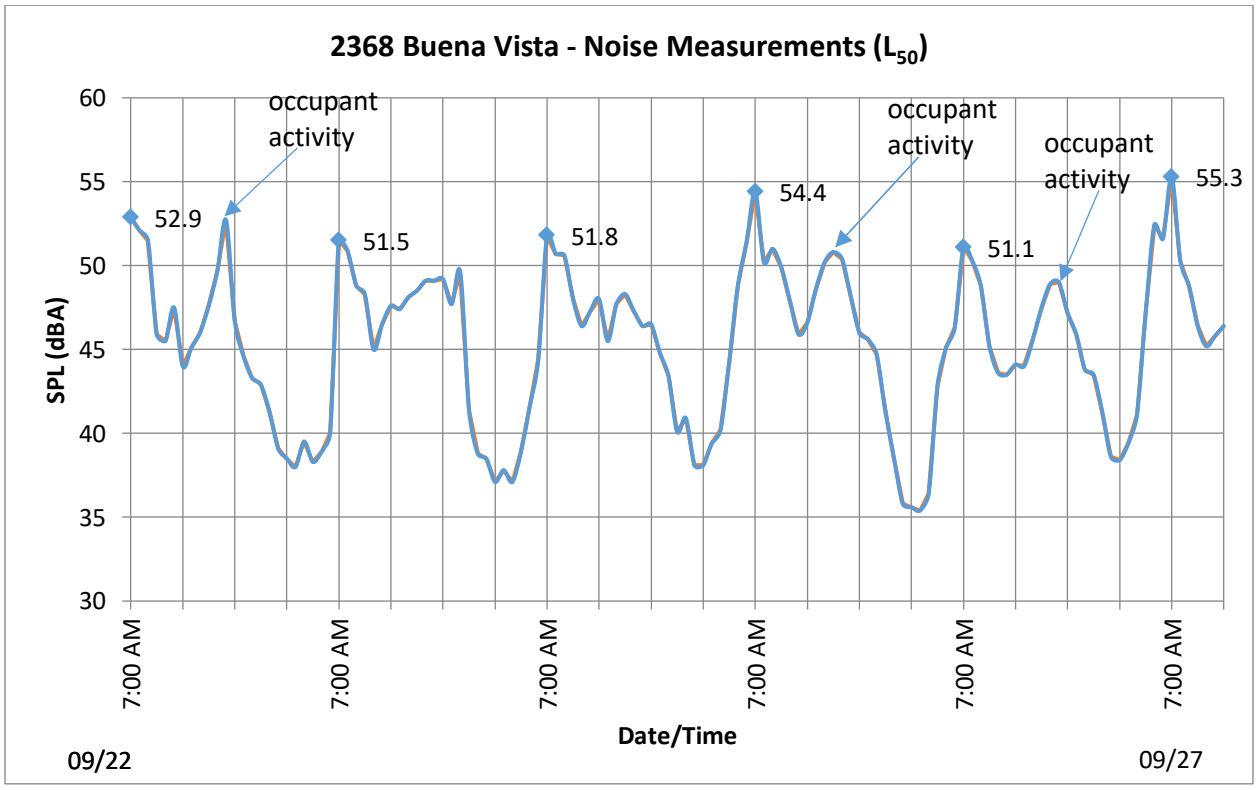
E. Notwithstanding the noise level standards set forth in this section, the noise level standard applicable to the emission of sound from transformers, regulators, or associated equipment in electrical substations shall be 60 dB(A).

MEASUREMENTS

Using a Type I sound level meter set to A-weighting and fast response (for impulsive sound characteristics of dog barking), we measured the noise at 2360 and 2368 Buena Vista.

These sound level meters use a threshold detector to sample the environmental noise when it exceeds a particular threshold. For this project, the exceedances were set to 50 dBA. Every time the noise levels exceeded 50 dBA, a WAV file was created to help identify the source of noise. The following charts show the results of the noise measurements for this project. The morning dog feeding consistently exceeded 50 dBA 2368 Buena Vista and 45 dBA at 2360 Buena Vista. The chart labels the noise level at each 7:00 a.m. hour. This is the noise level of dog barking. Where the charts call out occupant activity, this corresponds to the occupants of 2368 Buena Vista returning home.





ANALYSIS

It is our professional opinion that dog barking qualifies as an "impulsive repetitive noise" and the additional 5-decibel penalty has been applied to Table 6.60.040A. The table below shows the adjusted maximum levels per Alameda County with the 5-decibel correction.

Category	Cumulative Number of Minutes in any one hour time period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30 (L_{50})	45	40
2	15 (L_{25})	50	45
3	5 (L_8)	55	50
4	1 (L_2)	60	55
5	0	65	60

During our measurements, each morning starting roughly at 7:00 a.m., the dogs were allowed out of the kennel into the outdoor area (presumably for the morning feeding and play). During this period (between 7:00 a.m. to 9:00 a.m.), the outdoor noise levels at the measurement locations exceeded the 45 dBA limit. During other times of the day, dogs were let out again to play, but the timing of this activity seemed to be dependent on the temperature of the day. Extreme degree days reduced outdoor dog activity presumably for the health and safety of the dogs.

The noise character at these and other residential properties near the animal resort may be described as rural with typical sounds of distant traffic and occasional birds chirping. The sudden onset of dogs barking in the morning disrupts the otherwise innocuous ambient sounds with repetitive impulsive noise.

This concludes the results of our measurements.

Best,

SALTER

Eric A. Yee
Vice President

2023-10-05 2360 and 2368 Buena Vista Kennel Measurements.docx

Appendix C

Acoustifence installation instructions (following)

ACOUSTIFENCE INSTALLATION SUGGESTIONS

ACOUSTIFENCE® INDUSTRIAL AND INDUSTRIAL CURTAIN

READ ALL INSTRUCTIONS BEFORE INSTALLATION

INCLUDED MATERIALS:

AcoustiFence Industrial Fence by linear foot, stainless steel ties, installations instructions.

REQUIRED SAFETY EQUIPMENT:

Gloves and safety glasses

REQUIRED INSTALLATION EQUIPMENT:

For Reinforced Fence with Grommets on Chain Link Fence: stainless steel ties (supplied), 2 extension ladders (long enough to extend past the top of fence structure), pliers, metal cutting snips, shovel, utility knife.

For NON-Reinforced Without Grommets For a Wood or Other Solid Fence Structure: 2 extension ladders (long enough to extend past the top of fence structure), power drill with proper bits, fasteners, washers, shovel, wood strips for perimeter of fence, utility knife.

NUMBER OF PEOPLE:

2-3

TIME REQUIRED:

20-30 minutes per 30 ft of installation

CLEANING MATERIAL:

Rinse with a mild dish soap and water solution then completely rinse with water to gently clean fence after installation and periodical to keep fence clean.

Use “Goof off” products to easily remove sap, paint, oil, grease and other environmental blemishes.

CONTENTS

RECOMMENDATIONS

- **Prevailing winds** – Attach the Acoustifence material so that it lies against the chain link fence or other structure, facing the main direction of the wind for added security. In high wind environments, it is highly recommended that you employ extra reinforcement. I.e. adding a second chain link fence to create a sandwich type fit.
- **Use only stainless steel ties if using grommets to secure (outdoor)** - Plastic and other ties may become brittle and break prematurely. When using stainless steel ties, band ALL ties loosely during installation unless otherwise instructed. After all ties are loosely applied, snug each tie with the same tension.
- **Hot surfaces** - In some geographical areas of intense sun light, the black version of AcoustiFence may reach very high temperatures and should be painted with a white or other lightly tinted exterior acrylic latex paint to prevent serious burns from touching and to keep the material from sun fade. Do not use elastomeric paint.
- **Nails or screws** – Using nails or screws alone to support the non-reinforced AcoustiFence will cause tears in the material. Always use washers to extend surface pressure around the head of the hardware, or sandwich the material between two surfaces to help to resolve this (recommended).
- **Use of ladders** - If using extension ladders, follow all manufacturers warning and safety procedures. Do not place any part of the ladder
- **Trimming ties** – Don't trim the ties until the entire curtain and all of the ties are secure. The ties may need to be snugged a little and you will need the tail of the tie to do so.
- **Stapling** – Acoustifence can be stapled to a solid structure such as a wood fence or a wood frame. Limit air pressure to between 60 - 80 psi if using a pneumatic stapler. Using full psi will discharge the staple completely through the material. Always test the pressure of the stapler and staple in a non-conspicuous are before hanging the fence. Do not let the staple crown pierce the material.
- **Structural requirements** - Consult a structural engineer for structural requirements as needed.
- **Customized fence sections** – If application required a custom size fence, either horizontal or curtain style, grommet locations may differ from this installation suggestion guide. A drawing representation is available upon request.

PREPARATION

- **Relax material** – Unroll the material and allow it to relax before installation. DO NOT drag the AcoustiFence material as this will scratch or mar the surface. Place the material in direct sunlight or, if the weather is below 60°F, place it indoors at room temperature for several hours. Cold temperatures will reduce flexibility during installation. Do not allow material to crease or fold.
- **Clean area around fence structure -** Clean area where fence will be installed. Remove any foreign objects that might otherwise make it difficult to attach fence, i.e. old nails or screws, tree limbs, rocks, etc.
- **Base (footer) of fence -** After complete installation, the footer edge of the fence will need to be covered to seal all air gaps and to create an acoustical seal. Depending on the actual length of fence and in-field installation, the Acoustifence might have to be buried or a material built up to close all gaps.

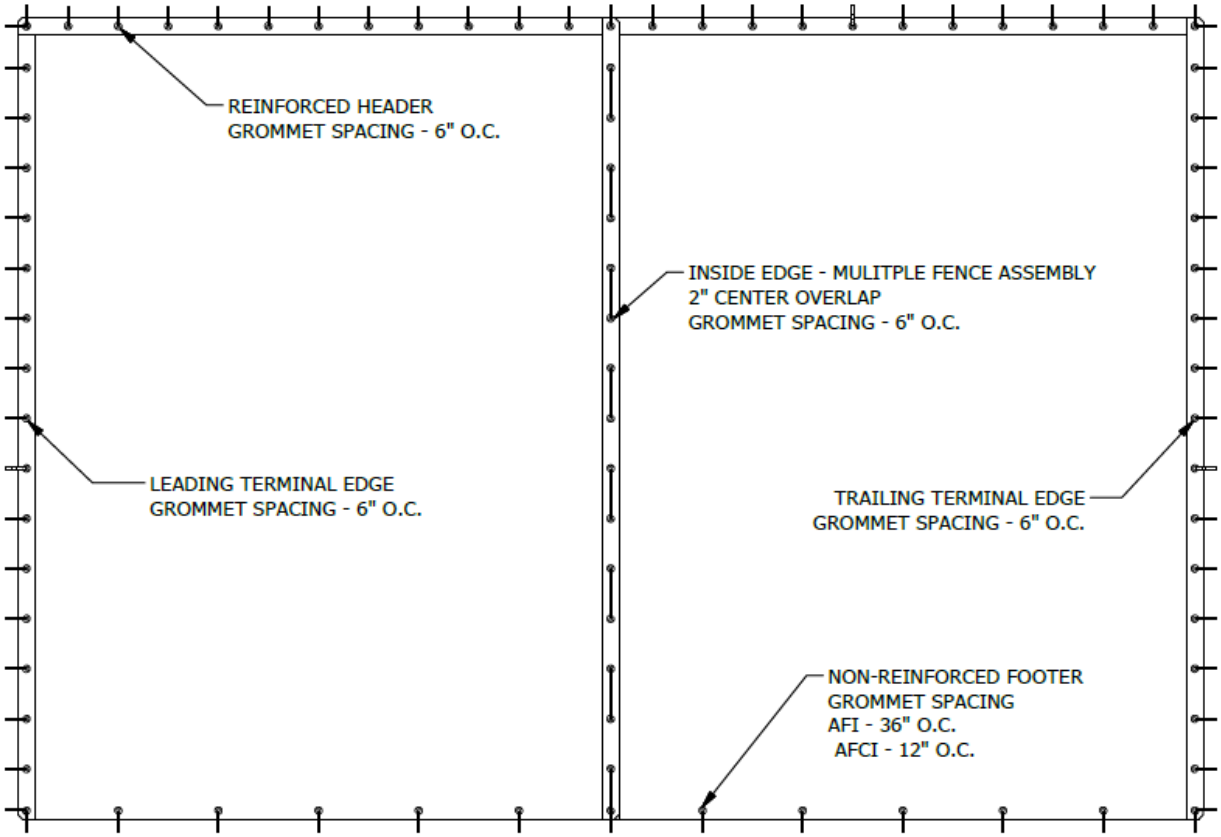


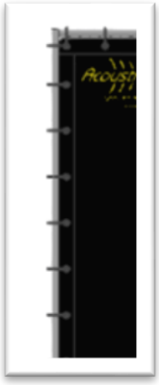
Figure 1-Stainless Steel Tie Orientation

Secure the Header

Secure the header ties around the rail ONLY. Do not include the chain link fence. This will allow the installer to pull the fence taught (horizontally) as required for the entire installation. Each grommet gets one fastener. Corner grommets get two ties. DO NOT release all the material weight on corner grommets alone.

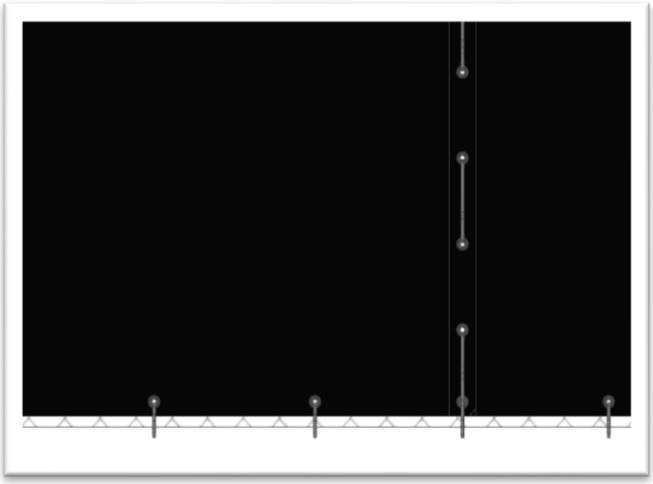
1. **Secure First Terminal Edge**

   Loosely fasten all the leading terminal edge grommets (first fence only) to the chain link fence or post as shown in Figure 1. When all ties have been applied, tighten fasteners using the staggered method. Each grommet gets one tie secured in a horizontal direction. If a single curtain application, both side edges are considered a terminal edge.



2. **Secure Base**

   Secure bottom grommets to the base of the fence structure. Secure each footer as the curtain is hung. If curtain is longer than fence structure, lie on ground and follow Step 5 for securing instructions.



3. **Install Additional Curtains**

   Secure the header of the second curtain using the ending grommet of the first curtain creating the 2”. overlap. Keep all curtains taught as the end of one curtain is secured with the beginning of the new curtain to reduce wrinkles while installing. Repeat as necessary for each additional curtain.

4. **Ending Terminal Edge**

   Fasten the SS Ties as shown in Figure 1 for the trailing terminal edge orientation.

5. **Bury and Trim**

   When the fence is completely installed, follow the recommended base (footer) of fence recommendations. This step will vary depending on the ground surface of fence and surrounding area. Once all ties have been properly snug according to location, trim and dispose of SS tie ends according to local and regional waste laws.


DOG PARK FENCE


GENERATOR ENCLOSURE

There are many ways to hang Acoustiblok Industrial Curtains on a solid structure. Please visit our website at acousiblok.com for installation suggestions from other satisfied customers.

1. **Secure the Header**

   Prepare wall – Make sure wall is free from objects that may pierce material. While attaching the header to the structure, maintain support on remainder of fence. If using a fastener application (screw/washer or staple) do not leave more than 2ft^2 without a fastener. If using framework (as shown above) be sure to secure all fence edges with the framework.

2. **Secure the Edges**

   Permanently attach both edges to structure. Be sure all air gaps are sealed to block sound and noise through fence.

3. **Secure the Footer**

   Permanently attach bottom edge to structure.

8 FT DOUBLE FRAMED FULL PRIVACY - PICKET FENCE

Legal Disclosure:

IN NO CASE SHALL ACOUSTIBLOK INC. BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR INDIRECT DAMAGE TO PRE-EXISTING FENCE STRUCTURE SYSTEMS AND/OR PROPERTY DAMAGE RESULTING FROM THE ATTACHMENT OF PRODUCT PURCHASED HEREUNDER. ENSURING THE ADEQUACY OF THE STRENGTH AND STABILITY OF THE STRUCTURE SYSTEM IS ENTIRELY THE RESPONSIBILITY OF THE INSTALLER. THE PURCHASER SHALL ASSUME ALL SUCH RISKS. THE EFFECTIVENESS OF ALL ACOUSTIBLOK® PRODUCTS, INCLUDING ACOUSTIFENCE®, MAY BE INFLUENCED BY A NUMBER OF FACTORS INCLUDING BUT NOT LIMITED TO; THE CONNECTIONS USED, THE METHOD OF BINDING/TYING, SEALING SEAMS, THE WEATHER CONDITIONS AND THE MANNER OF USE OR APPLICATION. ALL OF WHICH ARE BEYOND THE CONTROL OF ACOUSTIBLOK, INC.

THE INSTALLATION GUIDE FOR THIS PRODUCT SHOULD BE FOLLOWED CAREFULLY. IT IS IMPOSSIBLE TO ELIMINATE ALL OUTDOOR NOISE WITH USE OF THIS, OR ANY PRODUCT. THE FIRST STEP IN REDUCING ANY OUTDOOR NOISE IS ADDING A SOUND BARRIER BETWEEN YOU AND THE NOISE, SUCH AS ACOUSTIFENCE, THAT IS AS HIGH AND WIDE AS POSSIBLE. THE DISTANCE AND ELEVATION OF THE BARRIER THAT IS PLACED BETWEEN THE NOISE SOURCE AND LISTENER IS KEY TO OBTAINING THE GREATEST REDUCTION RESULT. OTHER OBJECTS, SUCH AS TREES, BUILDINGS AND MOVING VEHICLES, CREATE SOUND REFLECTIONS THAT CAN ALSO CHANGE THE RESULTS. WITH ALL SOUND PROOFING PRODUCTS, IT IS MORE DIFFICULT TO ACHIEVE A NOISE REDUCTION RESULT OUTDOORS THAN IT IS INDOORS. THE RESULTING STC SCORES FROM AN OUTDOOR INSTALLATION WILL BE LESS THAN A LABORATORY STC TEST RESULT, DUE TO THE MANY VARIABLES FOUND IN AN OUTDOOR ATMOSPHERE.

Signature Certificate

Envelope Ref:706963e16988711439172a15bc28bf20dbec17ac

Author:	Deborah Jue	Creation Date:	15 Dec 2023, 15:36:51, PST	Completion Date:	15 Dec 2023, 15:48:34, PST

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Location:	EMERYVILLE, CA (US)
Date:	15 Dec 2023, 15:48:34, PST
Consent:	eSignature Consent Accepted
Security Level:	Email

Signer ID :G9ENYPKYM8...

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Location:	MORAGA, CA (US)
Date:	15 Dec 2023, 15:46:26, PST
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Security Level:	Email

Signer ID :VPLEH2ES11...

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Signed by Eric Yee	Eric Yee signed this Envelope on 15 Dec 2023, 15:46:26, PST
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Signed Document(s)	Link emailed to eyee@salter-inc.com
Signed Document(s)	Link emailed to djue@wiai.com

27 December 2023

Rena Rickles
Rickles Law
rena@rickleslaw.com

Subject: **3260 Buena Vista – Kennel Noise, Livermore CA**
Peer review of Wilson Irhig Report
Salter Project 23-0286

Dear Rena:

This letter serves as an addendum to the joint letter issued by Ms. Jue and Mr. Yee authored on 15 December 2023. This letter provides additional context to the situation in which Ms. Jue and Mr. Yee did not agree upon whether it should be included in the letter.

Prior to working with Ms. Jue on a joint letter, we reviewed two emails that you sent to us from Albert Lopez, Planning Director. The letter provided his assessment of what evidence the Board of Supervisors ("BOS") expected to have before them and which County Noise Ordinance applies in evaluating noise mitigation. This includes the locations where the abatement should be measured per that ordinance.[1]

It was our understanding that the Salter-Wilson Ihrig joint report would fully address all the issues raised by the board of supervisors and Mr. Lopez' emails. However, the final report only addressed the material's ability to reduce noise. The joint letter should not be construed as the "end all be all" acoustical solution.

On September 14, 2023, Mr. Lopez wrote in his first letter:

"Rena, here is what the Board directed us to do, and this is the approach we will take.

> <u>Board directed Planning staff to meet</u>
>
> <u>and confer with the parties and return with a report of the outcomes</u>
>
> <u>and recommendations for operational or other improvements</u>
>
> <u>to reduce further noise "</u>

[1] The full December 11, 2023 email from Mr. Lopez is attached.

On December 11, 2023, Albert Lopez emailed which County Ordinance he felt to be applicable and what he wanted included in our joint report. (full text below under "bullet point 1")

While the Salter-Wilson Irhig joint letter partially addresses the scope of the expert sound analysis, it does not, in our opinion, fully address the scope of analysis requested by both the Board of Supervisors and the Planning Director. It is the intent of this letter to fill in the gaps.

Our professional opinion follows below.

1. The joint letter noticeably leaves out any discussion regarding the noise ordinance.
    a. On 11 December 2023, Director Lopez issued an email to both parties which included the following statement:

        "The County Code appears to require applicable decibel readings to be taken from adjacent residential properties receiving the noise based on the table at Section 6.60.040A (link). No other County ordinances are applicable in this case, based on the location of the kennel in East County and the CUP.

        i. What noise/decibel level reductions are expected from the Acousti-fence as heard from the receiving party, and who will be responsible for measuring?"

    b. SALTER COMMENT: When we asked Ms. Jue about including reference to this email in the joint letter, Ms. Jue did not want to mention the ordinance or comment on the materials ability to comply with the ordinance. She cited that the letter should only address the validity of the material to reduce noise. To keep to the schedule of publishing the letter, we agreed to keep the letter only about the [Acoustic fence's] material's physical properties. As such, the joint letter cannot be used to assess the fences capability to meet the ordinance. Nor does this letter address Mr. Lopez's concerns.

    c. SALTER COMMENT: The addition of the fence should not exempt the kennel from complying with the ordinance.

2. The joint letter does not discuss its appropriateness as a noise barrier. It provides the composition of the acoustic fence and its noise reducing capabilities.
    a. SALTER COMMENT: The barrier has a surface weight of 1 lbs./sq.ft. Most other sound barrier materials have a surface of 2 to 4 lbs./sq.ft. This material would be considered lighter weight than most of its competitors. The lack of weight does not disqualify the material from it use but does require a more-detailed analysis (which we started by visiting an existing installation and looking at the lab test data). For a factor of safety, an increase in the fence weight is recommended.

    b. SALTER COMMENT: Ms. Jue recently contacted Mr. Yee to discuss the merits of increasing the mass by using two layers of material and increasing the height of the barrier, presumably for an increased factor of safety. I agree that would be an improvement over our joint recommendation filed December 15,2023 and should be connected to the target noise level in the noise ordinance.

3. The joint letter only provides an estimate of noise reduction expected by the fence; it does not provide any context of adequacy of the noise reduction. (to the ordinance)
    a. SALTER COMMENT: Without the ordinance limits of Table 4.40.060A, the purported noise reduction the fence material will reduce the noise 5 or more decibels but has no reference (in the ordinance) to measure against.
4. By focusing just on the noise reduction of the fence, the letter fails to address the second leg of the BOS vote: provide "recommendations for operational or other improvements to reduce further noise ": i.e. The letter does not provide any other noise-reducing recommendations. It also neglects to provide professional opinions on the necessity or effectiveness of such measures.
    a. SALTER COMMENT: During the generation of the letter, Ms. Jue and Mr. Yee discussed other measures available to the kennel to reduce noise. Some of these included the following:
        i. administrative controls such as staged release of dogs into the yard to reduce the total number of animals at one time
        ii. administrative controls in dealing with overly aggravated animals
        iii. continuing the current prohibition of no dogs out at night
        iv. the addition of acoustically absorptive materials to reduce reflections and built-up noise within the kennel and activity yard
        v. creation of a dedicated manned hotline or a designated on-site employee to act as a neighbor liaison for noise
    b. SALTER COMMENT: Ms. Jue struck, "recommendations for operational or other improvements to reduce further noise" as she believed the review was restricted to only the analysis of the noise fence material.
    c. SALTER COMMENT: The barrier should be only one, not the only piece of the solution to reducing kennel noise. To be effective additional noise-reducing measures need to be put in place by the Board to protect the nearby residence from kennel noise.

Summary

It is the opinion of Salter Inc. that the joint letter does not address all the BOS and the Planning Director's requests. To address what the BOS and Planning Director asked, our professional recommendations must also include:

1. The abatement provided by the proposed, or even better by the augmented fence suggested by Ms. Jue must reduce kennel noise to comply with the County Noise Ordnance.

2. The Acoustic fence cannot be the only noise mitigation: 1) The prior conditions regarding the prohibition of any dogs being allowed out at night, 2)other noise absorptive materials should be added to reduce built up noise from the significant noise sources (i.e. kennel and play yard); and 3) operational changes which will abate noise should be instituted such as a) staggering the number of dogs out at one time; and b) having a person available 24/7 to address in "real time" noise or other dog ranch complaints.
3. Since Ms. Jue has found a superior fence material by weight and height, it should be considered.
4. To prove that the mitigations adopted are effective, post installation and prior to being "final", both sound engineers must measure the noise from the effected residential homes.

This concludes our comments on the subject project.

Best,

SALTER

Eric Yee
Vice President

2023-12-27 2360 and 3268 Buena Vista Supplemental Report.docx

Curry, Damien, CDA

From: gdiprima@yahoo.com
Sent: Monday, January 1, 2024 10:03 AM
To: Haubert, David, Supv BOS Dist 1; Wilson, Shawn, BOS Dist 1; BOS District 4; Henninger, Tona, BOS Dist4; Tam, Lena, Supv BOS Dist 3; Yee, Jamie, BOS Dist 3; Márquez, Elisa, BOS Dist2; Christy, Gabriela, BOS Dist 2; Carson, Keith, Supv BOS Dist 5; Curry, Damien, CDA; Lopez, Albert, CDA
Subject: Additional conditions to CUP of the Ranch Kennel Pet Resort and Spa

To the Board of Supervisors,

I am a resident of Buena Vista Avenue in South Livermore. I wish to emphasize the critical need for additional conditions to be placed on the Conditional Use Permit of the Ranch Kennel Pet Resort and Spa located on Tesla whose property abuts properties on Buena Vista Ave.

The kennel recently went through an expansion and the noise from the kennel has subsequently increased. I live on Buena Vista, approximately .75 miles away, yet I can often hear the dog barking from the kennel in the mornings and evenings. I know my neighbors who live very close to the kennel on Buena Vista have expressed extreme frustration and have experienced considerable mental duress due to the incessant dog barking that continues, unabated daily, for approximately 12-13 hours a day. These neighbors cannot enjoy their outside spaces, and the noise interferes with their sleep.

While a county noise study suggested the noise levels from the kennel are comparable to passing traffic, I feel this data is potentially misleading. Dog barking, unlike traffic noise, is intermittent and irregular, causing prolonged disturbance. The impact on neighboring homes and well-being should be considered beyond decibel levels.

Comparatively, Livermore wineries must adhere to noise limitations for neighborhood well-being. Shouldn't the kennel follow similar considerations? The kennel is popular and a useful business in the community. However the daily noise negatively affects the surrounding neighbors, and this necessitates measures to mitigate noise and preserve residents' right to enjoy their properties.

I understand that there is a request by Buena Vista residents for additional enforceable conditions to be added to the CUP, which mirror noise abatement from the surrounding wineries. The idea is to balance the kennel's business needs alongside the needs of the neighbors who need reasonable and enforceable reduction in harmful and prolonged noise. The neighbors in the vicinity of the kennel seem to be willing to make concessions – but the kennel should also be willing to create a better noise barrier and take other steps to preserve the neighborhood, the health of the neighbors, and the value of the surrounding homes. The kennel can limit the number of hours dogs are out and barking, limit the time of day that dogs can be out, have someone on staff who can immediately respond to noise complaints, and their CUP should be subject to review again regarding the impact of noise abatement.

I hope you'll consider additional noise reducing conditions to the current kennel permit.

Thank you,
Gina DiPrima
Resident and neighbor, 1763 Buena Vista Ave