

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

DATE: September 3, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a kennel permit, pursuant to Pursuant to San Mateo County Ordinance Code Chapter 6.20, to allow for dog training, daycare, and boarding activities for a maximum of 15 dogs on an existing rural parcel with a single-family residence. The subject property is located at 1620 Higgins Way, in the unincorporated Pacifica area of San Mateo County.

County File Number: PLN2026-00209 (Nilchipour)

PROPOSAL

The applicant requests a kennel permit to legalize an existing dog training, boarding, and daycare operation known as “Custom-K9 Bay Area Dog Training and Boarding.”

The facility operates within an existing single-family residence and a fully-fenced outdoor area on a steep, heavily-vegetated hillside parcel. Daily operations include structured dog training, supervised daycare, and limited overnight boarding. The average daily attendance is approximately 10 dogs (across all services), with a maximum capacity of 15 dogs. Operations occur Monday through Friday, with dog drop-off between 7:00 a.m. and 9:00 a.m. and departure by 6:00 p.m. The facility has a total of four employees, with a minimum of two staff members present on site at all times. There are cameras installed throughout all indoor and outdoor areas for staff's safety and oversight. A large, existing driveway and outdoor parking area serves as ample onsite parking and circulation space for staff and client dropoff/pickup, ensuring that all vehicles accessing the facility occurs entirely on private property and that no parking or loading activity occurs on the public street.

Training and daycare activities occur both indoors and outdoors. Based on the submitted Floor and Site Plan (see Attachment E), approximately 800 sq. ft. of indoor space within the residence is dedicated to dog-related uses; including training rooms, boarding rooms, kennels, treadmills, and support areas for food storage, sanitation, and water access. An additional approximately 1,000 sq. ft. of outdoor space is used for dog exercise and training, including a gated dog run, concrete wash area, three outdoor kennels, and a large fenced main field.

The site is substantially screened from public view due to its elevated topography and dense surrounding vegetation. While the residence is faintly visible from the opposite corner, no dog-related activities are visible from Higgins Way or Adobe Drive. Outdoor dog areas are located on the interior side of the parcel, away from public roads, and directly abut an undeveloped parcel (APN: 023-340-320) under the same ownership, providing additional buffering for noise and visibility. The applicant utilizes a structured daily operations model that includes supervised play, individual and group training sessions, crate rest periods, and sanitation using a wysiwash system. Waste is collected immediately and disposed of daily, and potable water is available through indoor sinks. For boarding activities, two individual boarding rooms are available for dogs requiring isolation due to anxiety or behavioral needs, and overnight boarding is limited and only provided to client-owned dogs enrolled in board and train programs.

This permit request is submitted in response to VIO2026-00121, which stemmed from complaints alleging noise related to animal distress. As documented in the applicant's complaint history, and inspections by the Humane Society and Pacifica Police Department, County staff found that all cases were closed without action and that no nuisance conditions existed upon inspection. The applicant asserts that the complaints were unfounded and has provided supporting documentation, including a police report confirming that dogs were healthy and well-supervised at the time of inspection. Further, County staff conducted a site inspection to confirm conditions and photograph evidence of suitable facilities for the proposed activities.

No new permanent structures, grading, or tree removal are proposed. Existing exterior lighting is used only for safety during darker hours and does not create glare on neighboring properties. The approval of the kennel permit would allow continued operation of the Custom-K9 Bay Area facility under County oversight, subject to annual inspections and compliance with all applicable kennel regulations.

RECOMMENDATION

That the Zoning Hearing Officer approve the kennel permit, County File number PLN2026-00209, by making the required findings and adopting the conditions of approval included in Attachment A of this report.

BACKGROUND

Report Prepared By: Sam Becker, Planner III, 650/382-4493

Applicant: Jeffrey Aguilera

Owner: Ali Nilchipour

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation

Location: 1620 Higgins Way, unincorporated Pacifica

APN: 023-340-330

Size: 26,252 sq. ft.

Existing Zoning: Resource Management (RM) District

General Plan Designation: Open Space

Sphere-of-Influence: Pacifica

Existing Land Use: Single-family residential

Water/Sewer Supply: North Coast County Water District/City of Pacifica serving existing single-family residence.

Flood Zone: X (Area of Minimal Flood Hazard) FEMA Panel 06081C0128E; effective August 16, 2012.

Environmental Evaluation: The San Mateo County Planning Department has reviewed the project description and has concluded that the project is categorically exempt from the California Environmental Quality Act (CEQA) review per Section 15303, Class 1 (a), related to projects not involving expansion of physical structures or any new construction, grading, or vegetation removal. The project involves legalizing kennel permit use(s) appurtenant to the existing residential use of single-family home.

Setting: The subject site is an approximately 0.6-acre corner parcel located at the intersection of Higgins Way and Adobe Drive, situated on a steep, wooded hillside with dense vegetation along its boundaries. The residence sits well above street level, and both the structure and all dog-related outdoor areas are well screened from public view. The parcel directly to the south is an undeveloped, heavily-wooded lot under the same ownership, providing an additional noise and visibility buffer between the project site and neighboring properties. The surrounding area consists of other developed single-family residences with dense vegetation throughout, and a rural hillside terrain with several informal trails and natural open space areas nearby. The closest neighboring residences are located within 300 feet to the north, northeast, and northwest, mostly across the public roads.

Chronology:

<u>Date</u>	<u>Action</u>
June 2, 2026	- Complaint received regarding dog training and boarding business without Kennel/Cattery permit. A violation case was opened VIO2026-00121

- June 03, 2026 - Application submitted.
- July 7, 2026 - Staff conducted site inspection, application deemed complete.
- September 3, 2026 - Zoning Hearing Officer's meeting.

DISCUSSION

A. KEY ISSUES

1. Compliance with General Plan

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

Policy 9.23 (*Land Use Compatibility in Rural Lands*) calls for the encouragement of compatibility of land uses in order to promote the health, safety, and economy and to maintain the scenic and harmonious nature of the rural lands.

The subject property is located within an area defined as rural, and the proposed use is compatible with the surrounding rural character of the neighborhood, as no new structures or development is proposed. No existing views from the surrounding properties will be impacted, no trees are proposed for removal, and the use does not encroach on any adjacent rural lands.

2. Compliance with Zoning Regulations

Pursuant to Section 8.134.070 of the County Zoning Regulations, kennels are an allowed use in the RM zoning district, subject to the issuance of a kennel permit. As noted above, there are no permanent or significant structures proposed with this permit, as there is an existing, legally permitted single-family residence which serves as both a residence and as the facility for kennel activities.

3. Compliance with Kennel/Cattery Ordinance Regulations

Section 6.20.10 provides general provisions and definitions to guide the County's regulations for the keeping of dogs and cats. This section defines "Kennels" as a place for the keeping, boarding, or other handling of more than 10 dogs per dwelling unit or per business establishment. This section also defines "Animal Fanciers" as a person, business, or entity who keeps at least five, but no more than 10, dogs, cats, or any combination of dogs and

cats and dogs per one-family dwelling unit and under common ownership. The proposed operation involves approximately 10 dogs on a typical day, with a maximum of 15 dogs (across all services); therefore, the proposed use would require a Kennel Permit (not an animal fancier permit).

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

That the Zoning Hearing Officer must make the following findings in order for a Kennel/Cattery permit to be approved:

a. General Requirements for Kennels/Catteries

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

The parcel is located on a steep, heavily vegetated hillside that provides substantial natural screening and buffering. Outdoor dog areas are located on the interior side of the parcel, away from both streets, and directly abut an undeveloped wooded parcel under the same ownership, further reducing potential impacts to neighboring properties. Although residences exist within 300 feet of the project parcel (to the north, northeast, and northwest), staff confirmed during the site visit that dog-related activities are not visible from public roads or nearby homes. In addition to Planning Staff inspections, staff is aware of multiple inspections by the Humane Society, Pacifica Police Department, and other County staff, all of which found no nuisance conditions, and all complaints were closed without action. Therefore, the keeping of animals will not create a nuisance or endanger public health, safety, or welfare.

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

Approximately 800 sq. ft. of indoor space is dedicated to dog-related uses, including training rooms, boarding rooms, kennels, treadmills, and support areas for food storage and sanitation. An additional 1,000 sq. ft. of fenced outdoor space includes a gated dog run, concrete wash area, three outdoor kennels, and a larger fenced main field. All areas are fully enclosed and secure. Dogs are supervised at all times, and the facility provides adequate and secure areas both indoors and outdoors to allow for exercise and training.

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

Indoor rooms are spacious, well-ventilated, and allow for dog movement and training. Outdoor areas provide ample space for supervised play and exercise. Dogs rotate through activities to prevent overcrowding. Staff confirmed adequate light, ventilation, and space during the site visit.

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

The applicant confirmed that dogs are supervised continuously by trained staff. Two individual boarding rooms are available for any dog(s) requiring isolation due to anxiety or behavioral needs. The structured daily operations model ensures rest, training, socialization, and sanitation. Multiple inspections by responding agencies found no evidence of neglect or abuse.

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

The applicant confirmed that vaccinations for all dogs are required and that they have established emergency veterinary contacts.

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

No new permanent buildings are proposed. Existing residential structures comply with County building regulations.

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

The facility complies with County kennel regulations, environmental health division standards, and applicable animal welfare laws. The County's Environmental Health Services reviewed the submitted materials and indicated that they had no comments.

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

Staff reviewed complaint history and confirmed that all complaints resulted in no violations or revocations taking place. This finding is met.

b. Specific Requirements for Kennels

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

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

The proposed activities take place within a single-family residence and its fenced, outdoor dog areas located on the subject property. While multiple residences exist within approximately 300 feet of the project site's developed areas, they are mostly located across Higgins Way and Adobe Drive (see Attachment D. Site Distances Map). The subject parcel's steep topography, dense vegetation, interior placement of dog areas, and proximity to an undeveloped parcel under the same ownership create a unique condition where strict application of the 300-foot requirement would impose an unnecessary hardship without improving public health, safety, or welfare.

Pursuant to Section 6.20.130, staff finds that an exception is warranted because the site's natural screening, slope, and layout ensure that the kennel use remains fully compatible with surrounding properties and does not create nuisance conditions.

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

clean to the satisfaction of the Director of Environmental Health.

Dogs are kept within the residence, which includes washable surfaces, sinks, and sanitation equipment. Outdoor areas are either made of concrete or areas covered in artificial turf. The applicant confirmed that their established operations include requiring daily maintenance, waste pickup, and related cleanliness.

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

Outdoor areas are fenced, gated, and located on sloped terrain that drains naturally. The concrete wash area is designed for cleaning and sanitation.

c. Compliance with Environmental Health Services Requirements

The Kennel/Cattery Ordinance requires that all animals be kept in a manner consistent with County Health Regulations (San Mateo County Ordinance Code, Division IV). For this application, the Environmental Health Services reviewed the submitted materials and confirmed that they do not have specific regulations applicable to this type of kennel operation. Based on the information provided, Environmental Health Services indicated that they had no comments or objections and did not require additional review or conditions.

Although Environmental Health Services did not identify any issues, the kennel operation will remain subject to annual inspections as part of the kennel permit renewal process. These inspections ensure ongoing compliance with kennel-related health requirements and verify that no public nuisance or sanitation concerns are present on site.

4. Compliance with Parking Regulations

Chapter 8.344 of the County Zoning & Development Regulations outlines the off-street parking requirements for properties depending on their use. In this case, at least two parking spaces must be provided for four employees, which will be provided in the outdoor parking area on site. There is no proposed on-street parking as part of this permit.

B. ENVIRONMENTAL REVIEW

The San Mateo County Planning Department has reviewed the project description and has concluded that the project is categorically exempt from the California Environmental Quality Act (CEQA) review per Section 15303, Class 1 (a), related to projects not involving expansion of physical structures or any new construction, grading, or vegetation removal. The project involves legalizing kennel permit use(s) appurtenant to the existing residential use of single-family home.

C. REVIEWING AGENCIES

Environmental Health Services

ATTACHMENTS

- A. Recommended Findings and Condition of Approval
- B. Location Map
- C. Zoning Map
- D. Site Distances Map
- E. Site and Floor Plan
- F. Daily Business Operations
- G. Site Inspection Photos

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2026-00209

Hearing Date: September 3, 2026

Prepared By: Sam Becker, Planner III

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. The San Mateo County Planning Department has reviewed the project description and has concluded that the project is categorically exempt from the California Environmental Quality Act (CEQA) review per Section 15303, Class 1 (a), related to projects not involving expansion of physical structures or any new construction, grading, or vegetation removal. The project involves legalizing kennel permit use(s) appurtenant to the existing residential use of single-family home.

For the Kennel Permit, Find:

2. That the keeping and maintenance of the animals will not create a nuisance or endanger the public health, safety, or welfare. The RM Zoning District allows kennels as a compatible use.
3. That the facilities exist at the proposed location to safely and adequately secure, feed, house, exercise, and maintain the animals, as confirmed by staff during their site review and the processing of this application.
4. That facilities exist at the proposed location to provide adequate light, ventilation, and space for each animal to move, stand, and sit, as confirmed by staff during their site review and the processing of this application.
5. That possession and maintenance of the animals at the proposed location will not result in the animals being subject to discomfort, neglect, suffering, cruelty, or abuse because the facility's layout provides a comfortable and safe environment for the animals.

6. That the permit holder agrees to make every effort to keep all animals free of disease and parasites and to provide adequate veterinary care as needed. The applicant requires all animals be vaccinated before dropping the animals at the site.
7. That where permanent buildings are constructed for the keeping of animals, they shall be of Type V or better construction as defined in the County Building Regulations (Division VII of this Ordinance Code). No permanent buildings are proposed to be constructed in association with this permit.
8. That the keeping of the animals at the facility will not violate any federal, state, or local law. This facility is subject to and meets all government requirements.
9. That the applicant has not had any animal license or permit revoked or has not been convicted of violating any provision of Chapters 6, 6.2, or 6.3 of Division III of this Ordinance Code, or any other federal, state, or local animal control law, within the past year. Staff has confirmed that the applicant has not been subject to any revocation or any citations in violation of any part of this Ordinance Code.
10. That any building, pen, run, or other enclosure housing dogs is at least 300 feet from any residence on a neighboring property, unless an exception is granted pursuant to Section 6.20.130. While the facility is within 300 feet of other single-family residences, its unique location on a corner with dense vegetation and steep topography provides effective natural buffering. Additionally, the activities are limited to within the residence and the outdoor fenced area that is positioned on the interior of the property, directly abutting wooded areas. These unique physical site characteristics and the project, as conditioned, prevent any adverse impacts and justify an exception under this section.
11. That where kennels are to be kept, primarily, indoors, buildings constructed for that purpose shall have floors made of concrete, asphaltic concrete, or other impervious material, with drains provided as necessary to ensure adequate drainage. Where dogs are to be kept primarily within a single-family dwelling, alternative provisions shall be made as appropriate to ensure dogs' quarters are easy to keep clean to the satisfaction of the Director of Environmental Health Services. A site visit was conducted to confirm the location of dog facilities and the placement of dogs on surfaces that could be regularly sanitized to ensure safe and healthy usage. The visit confirmed that dogs are kept both within the existing single-family residence and fenced outdoor areas, each with its designated kennel and exercise areas. Also, the site visit confirmed that the applicant maintains the indoor areas with easy-to-clean surfaces and implements a comprehensive sanitation protocol of indoor and outdoor facilities. According to the applicant submitted daily operations document; all kennels and indoor/outdoor surfaces are cleaned and disinfected daily using a wyliswash sanitation system, waste is immediately collected and disposed of in covered containers, all waste deposit areas are promptly sanitized, and water bowls are emptied, cleaned, and refilled.

every 30 to 60 minutes. These measures ensure that the dogs' indoor quarters remain sanitary and maintained, satisfying the alternative cleanliness provisions required under this section for kennels operating within a single-family dwelling.

12. That all outdoor dog pens and runs are kept free of standing water and are enclosed with a substantial fence which adequately secures the dogs. There is no pond or pool present at the site, so there will be no standing water. Staff confirmed through the site visit that dogs will play in a fenced play yard area.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report submitted to and approved by the Zoning Hearing Officer on September 3, 2026. Minor revisions or modifications to the project may be made subject to the review and approval of the Director of Planning and Building if they are in substantial conformance with this approval.
2. The applicant shall be allowed to keep up to 15 dogs at any one time.
3. This kennel permit shall be issued for a period of 12 months. The applicant shall apply for renewal of this kennel permit prior to September each year and pay the required Kennel Permit inspection fee. County staff shall conduct an inspection of the facility to ensure that there is continuing conformance with all applicable laws and permit conditions, prior to issuance of the renewal.
4. The permit holder/applicant shall comply with all Kennel requirements as specified in Section 6.20.060 of the San Mateo County Ordinance Code.
5. The permit holder/applicant shall post the kennel permit, as issued, as provided herein in a conspicuous place in the facility or provide it for inspection upon request.
6. A kennel permit issued for a kennel at a specified location as provided herein may be transferred to another permit holder at the same location, only upon the written application of the holder of the permit to the Director of Planning and Building, and with the consent of the latter endorsed thereon.
7. All outdoor runs are to be kept free of standing water and shall, at all times, be enclosed with a substantial fence that adequately secures the canines.

8. If, in the future, the need arises for more employees and/or hours of operations are altered, the applicant shall inform the San Mateo County Planning Department in writing prior to these changes.
9. Noise sources associated with activities shall be limited to the described hours of operation from 7:00 a.m. to 6:00 p.m. weekdays.



County of San Mateo - Planning and Building Department

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 4,514

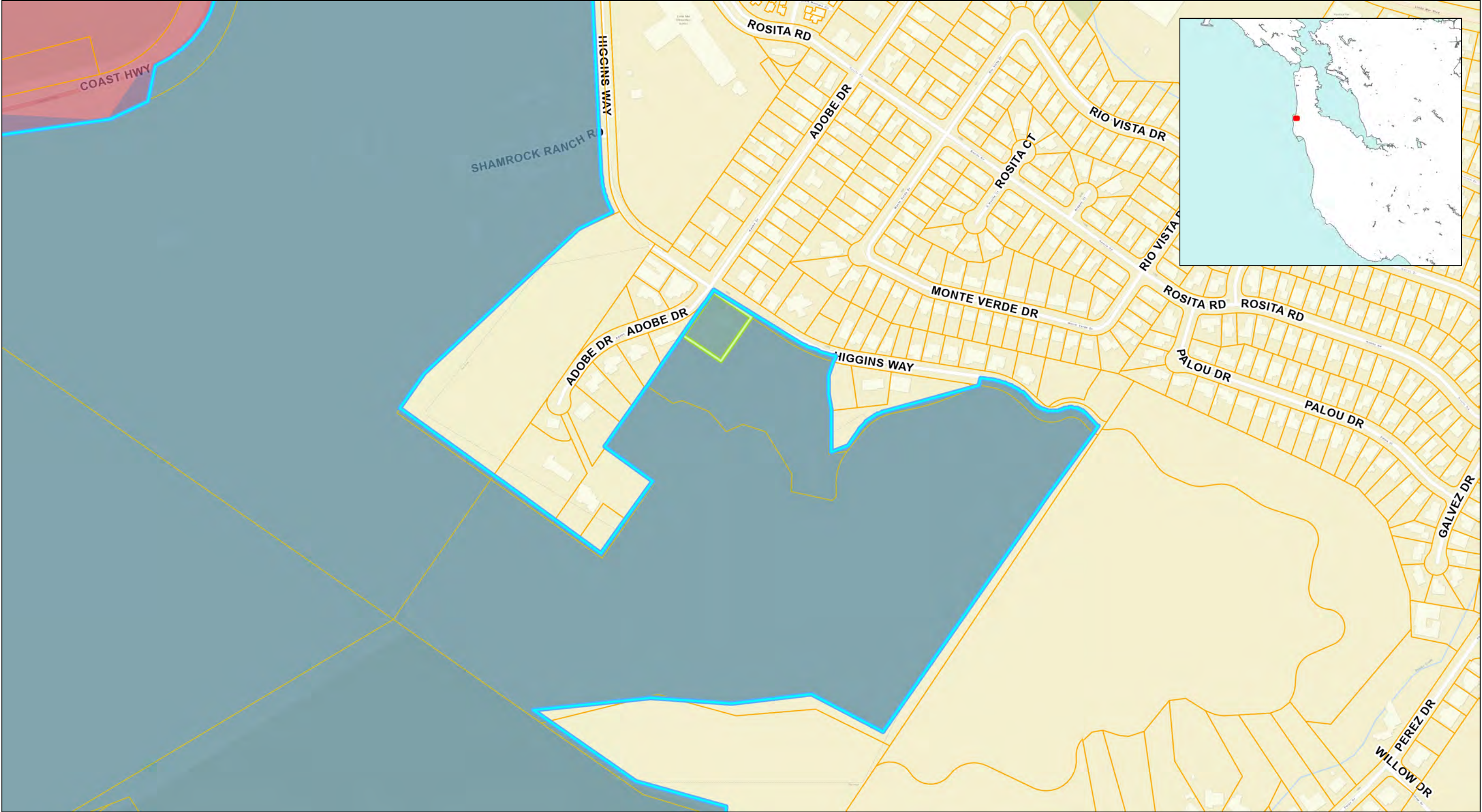


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT C



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 4,514



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



County of San Mateo - Planning and Building Department

ATTACHMENT D

Site Distance Map

Distances (ft.) by Line

- 128 ft.
- 192 ft.
- 144 ft.
- 135 ft.
- 117 ft.
- 137 ft.
- 470 ft.

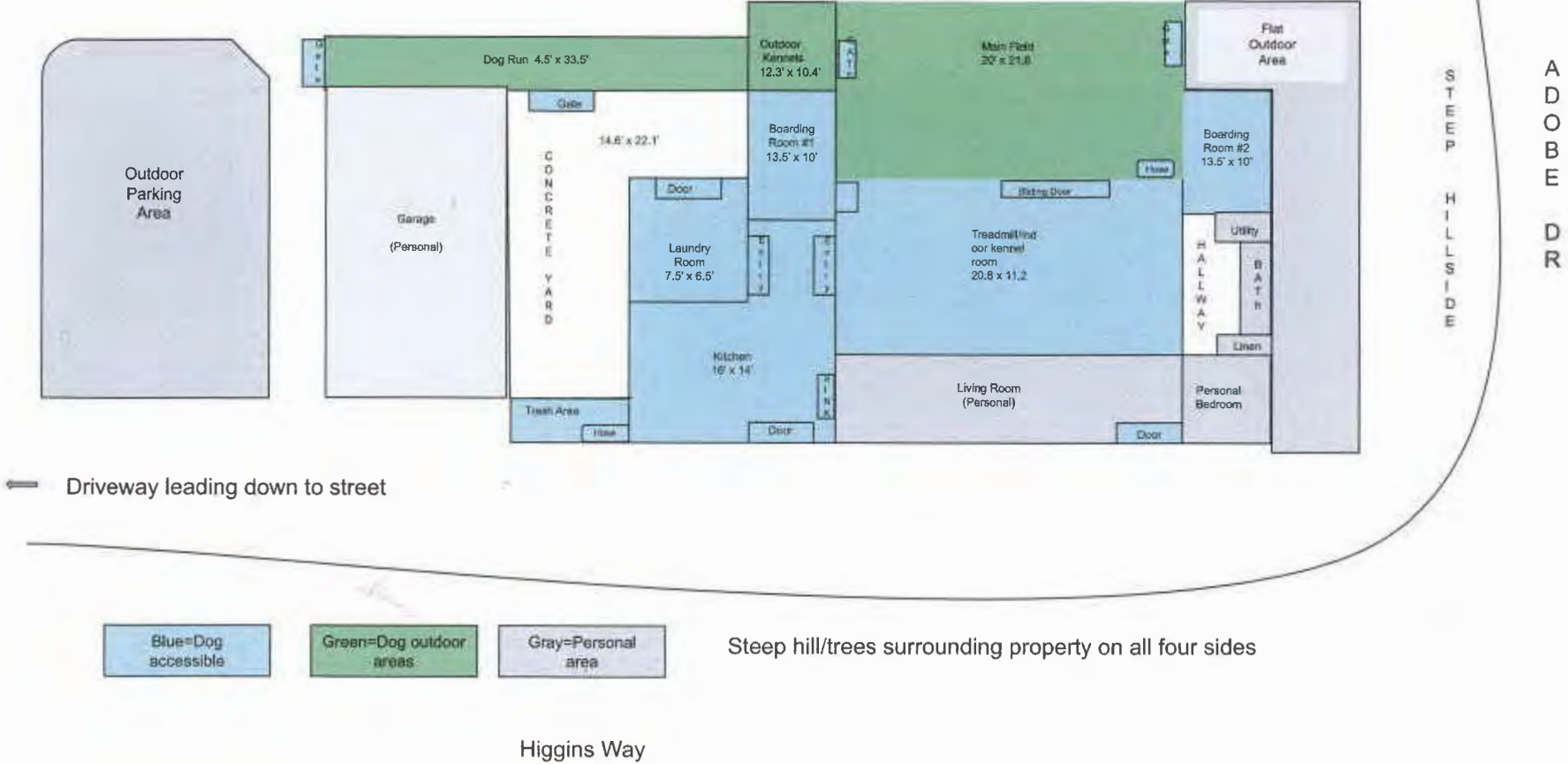




County of San Mateo - Planning and Building Department

ATTACHMENT E

Steep mountainside - all trees





County of San Mateo - Planning and Building Department

ATTACHMENT F

Custom-K9 Bay Area Daily Operations Overview

Hours of Operation

- Monday through Friday: 7:00 AM – 6:00 PM
 - Dog Drop-Off: 7:00 AM – 9:00 AM
 - Dog Pick-Up: 3:00 PM – 6:00 PM
-

Services Offered

1. Day Training (Drop-Off / Pick-Up)

Day Training is designed to provide consistent, structured training throughout the week. Clients are encouraged to bring their dogs a minimum of three times per week to maintain continuity and effectiveness.

- Dogs participate in approximately 3–4 focused training sessions per day.
 - Training sessions may occur both on-site and in public environments, depending on the dog's age, temperament, and training goals.
 - Puppies and younger dogs typically remain on-site.
 - Between sessions, dogs are grouped by size and temperament for structured, supervised socialization.
 - Dogs are fed lunch if provided by the owner.
 - Midday rest periods are incorporated, during which dogs are crated for approximately one hour to promote calm behavior and recovery.
-

2. Private Training

- Private sessions are offered in packages of 1, 3, or 5 sessions.
- Each session is approximately one hour in duration.
- Training is conducted at the client's home.
- Service area includes San Francisco and San Mateo Counties.

3. Board & Train Programs

- Programs are offered in 3- or 4-week durations.
- A maximum of 2–3 dogs are enrolled at any given time, depending on training goals and compatibility.
- Dogs reside on-site during the duration of the program.
- Training is conducted both on-site and in real-world environments, tailored to each dog's specific needs.

4. Structured Daycare

- Available exclusively to dogs that have successfully completed a training program.
- Dogs must demonstrate proficiency in foundational obedience commands (recall, sit, down, heel, and duration).
- The program reinforces prior training through structured play and supervised interaction throughout the day.

Facility Capacity & Staffing

- Average daily attendance: Approximately 10 dogs (across all services).
- Maximum capacity: Up to 25 dogs.
- Staff: 4 total employees, with a minimum of 2 staff members present on-site at all times.
- Video monitoring: Cameras are installed throughout all indoor and outdoor areas for safety and oversight.

Sanitation & Cleanliness Protocols

- A WYSI Wash sanitation system is used daily to disinfect all areas, including turf, cement, kennels, walls, and shared equipment/toys.
 - Waste is immediately collected and placed in a covered container, then properly disposed of at the end of each day.
 - All areas where waste is deposited are promptly sanitized.
 - Water bowls are emptied, cleaned, and refilled every 30–60 minutes.
 - All kennels are thoroughly cleaned and sanitized daily.
-

Facility Features

- Three large indoor rooms are available for use during inclement weather.
 - Outdoor kennel areas are covered to provide protection from weather conditions.
 - Multiple kennel sizes are available to accommodate dogs of all sizes.
 - Cage-free boarding options are available for dogs that qualify, with designated open areas and bedding.
-

This structured approach ensures a safe, clean, and controlled environment that prioritizes the well-being, training consistency, and appropriate socialization of all dogs in our care.



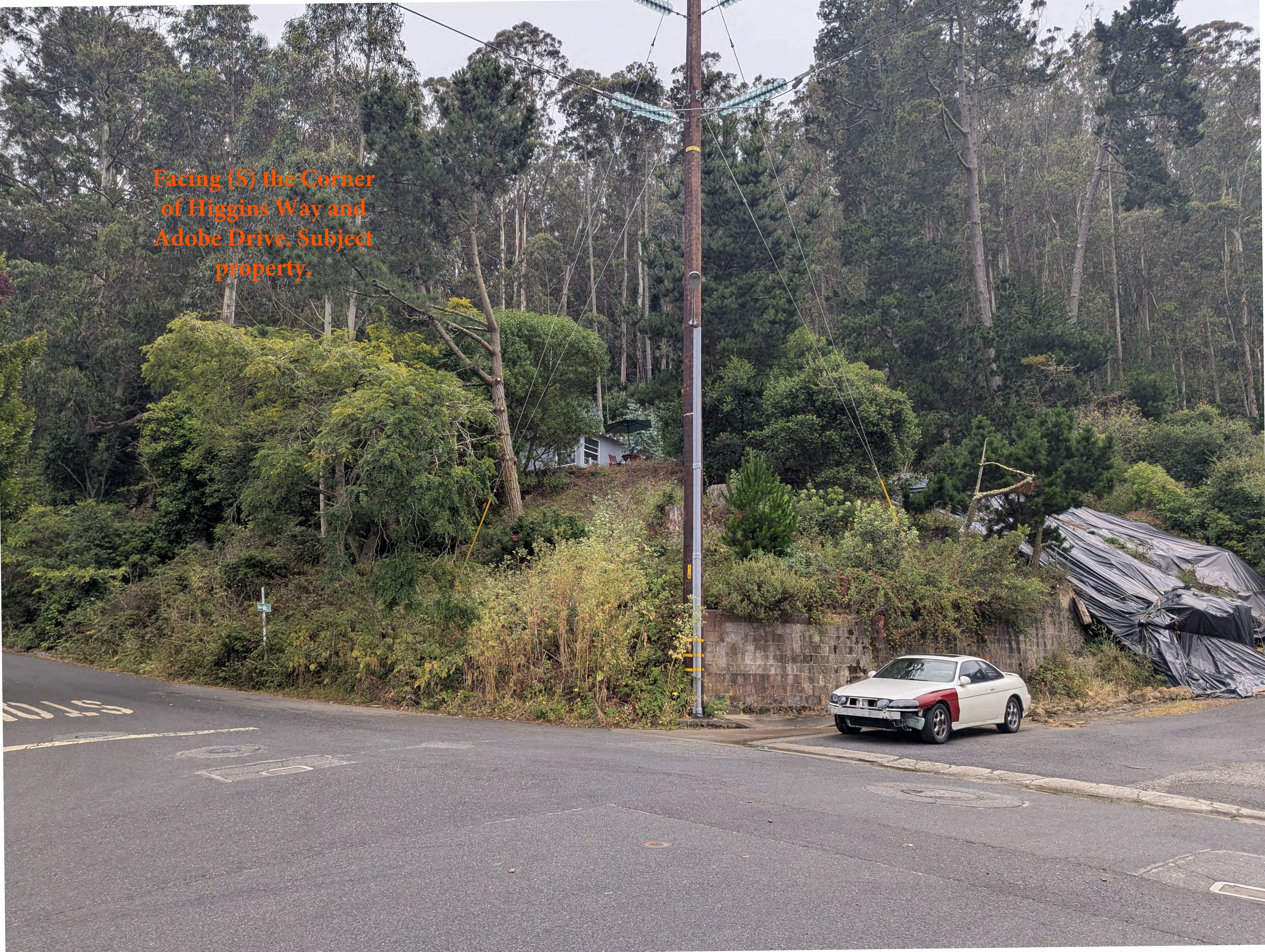
County of San Mateo - Planning and Building Department

ATTACHMENT G

View on Higgins
Way, across street.
Property on (R)



Facing (S) the Corner
of Higgins Way and
Adobe Drive. Subject
property.



View of subject
property at corner.



Continue
along Higgins
Way. Subject
property on
(R)



1620 Higgins Way
entrance on (R) of street



From
driveway
entrance,
facing front
of facility





Outdoor
parking
area and
front of
facility



Outdoor
parking
area, facing
driveway
entrance

Dog Run, house
(garage) on (R)



Facing Dog Run gate
entrance. House
(garage) on (L)



In Dog Run, facing Concrete
Yard



Wash station in
Concrete Yard



Waste supplies in
Concrete Yard



Concrete Yard wysiwash
cleaning supply



Dog run to
Outdoor
Kennels



Outdoor
Kennels (3)



Main Field



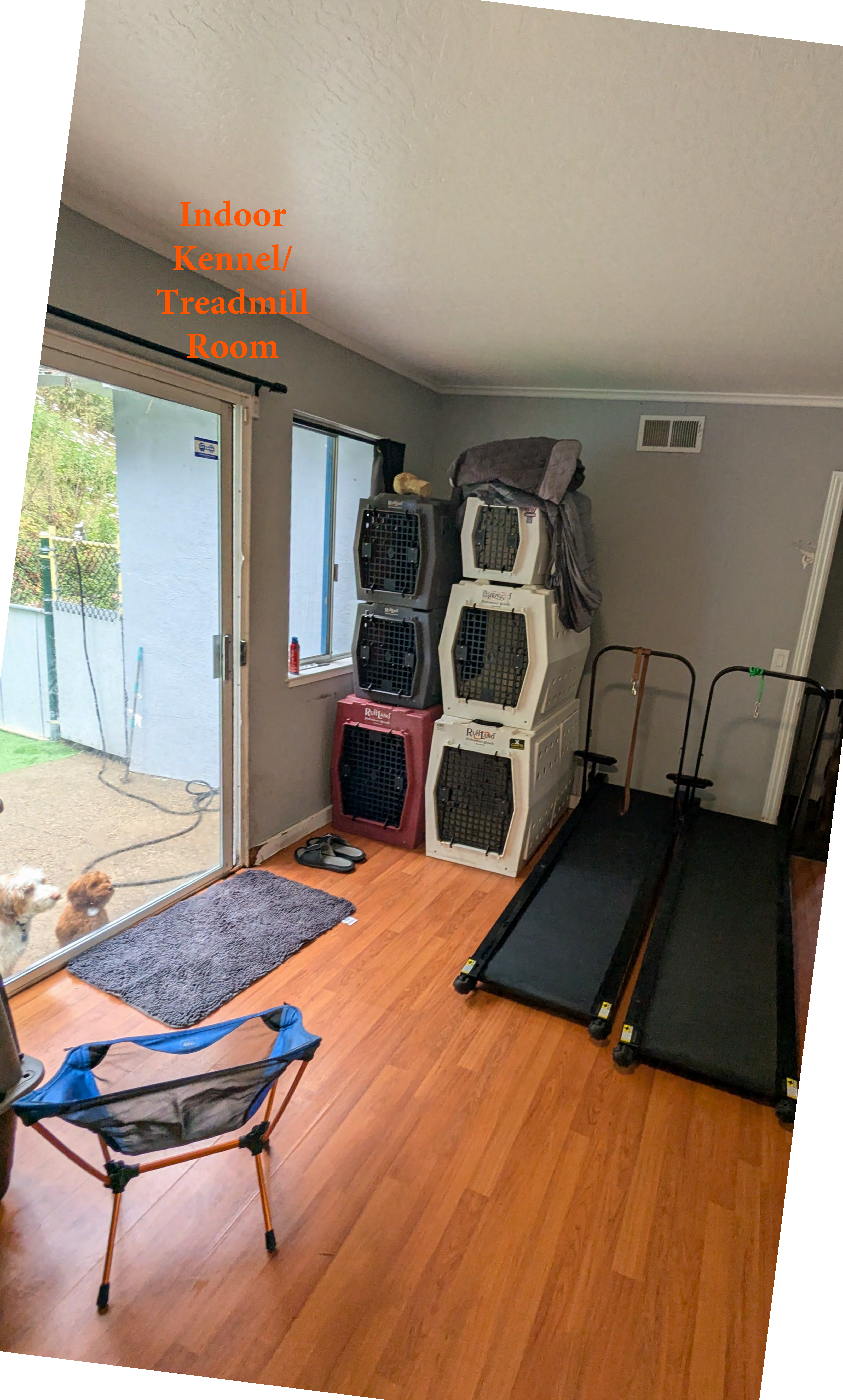
Main
Field



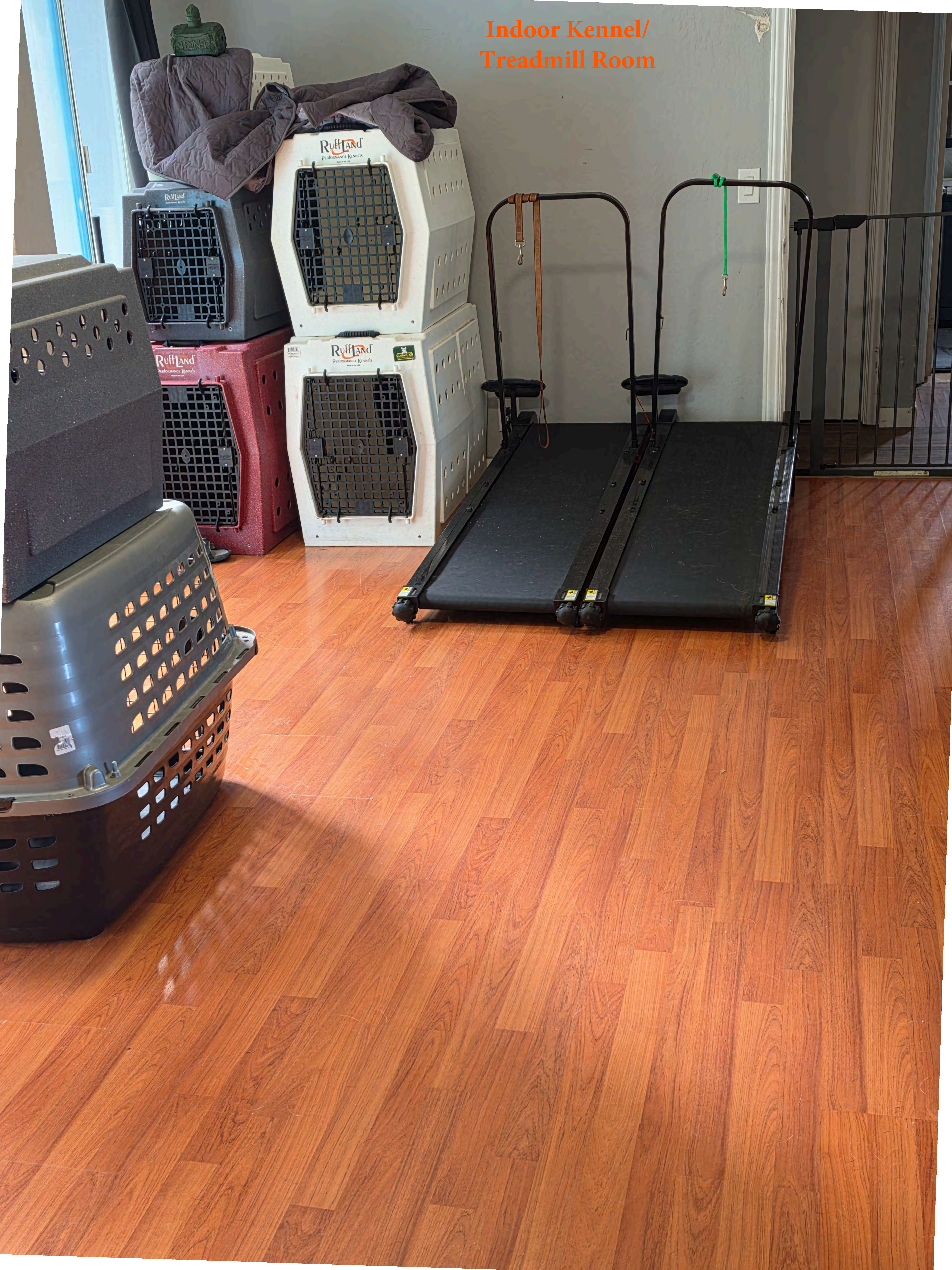
Natural
Vegetation
outside Main
Field. Photo
taken from
indoor
treadmill
room



Indoor
Kennel/
Treadmill
Room



Indoor Kennel/ Treadmill Room



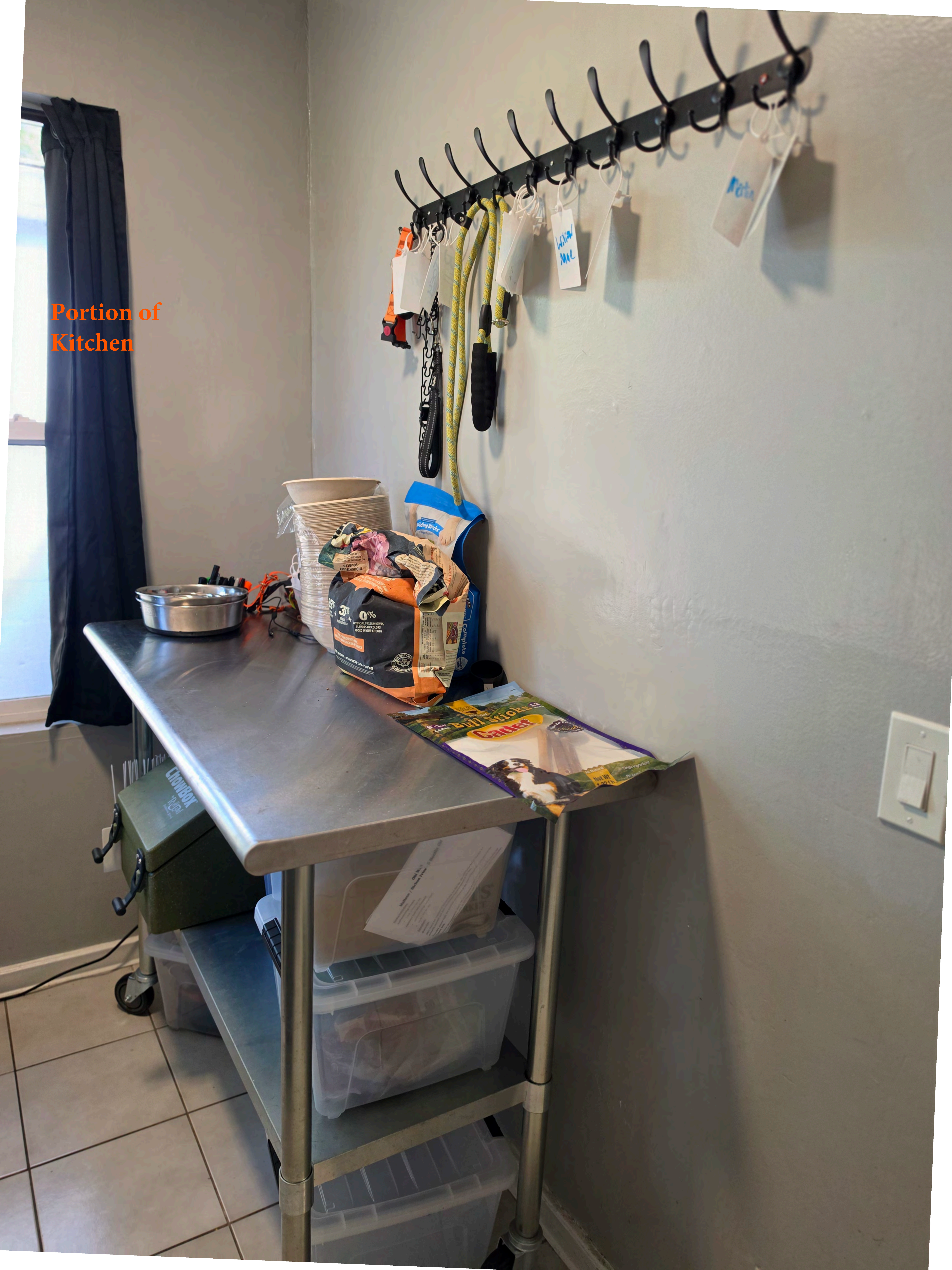
Boarding Room #1



Boarding Room #2



Portion of
Kitchen



Front of Facility



other side of facility.
Flat Outdoor Area.
(not for use)





Portion of Flat
Outdoor area.
View of
opposite street
corner from
subject
property.

View of Higgins Way
from subject property,
Flat Outdoor Area

