

*“Placerville, a Unique Historical Past Forging into a Golden Future”*



**CITY OF PLACERVILLE PLANNING COMMISSION  
STAFF REPORT  
AUGUST 21, 2018 REGULAR MEETING**

**Subject:** 7533 Green Valley Road - Competition Canine Training Center - Conditional Use Permit (CUP) 18-02: A request to convert an existing commercial warehouse building and outdoor storage, and a portion of an existing office/retail building on 1.46 ± acres into a canine training facility in the Commercial (C) zone. Staff requests that CUP 82-07, authorized in 1982 that authorized outdoor bulk storage of plumbing supplies on the subject site, as a result of the CUP18-02 request be declared null and void.

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332 (Infill Development Projects);
- B. CUP 18-02 to convert an existing commercial warehouse building and outdoor storage, and a portion of an existing office/retail building on 1.46± acres into a canine training facility in the Commercial (C) zone;
- C. Declare null and void CUP 82-07 that authorized outdoor bulk storage of plumbing supplies on the subject site, should CUP 18-02 be approved.

**Location:** 7533 Green Valley Road, Unit A, Placerville, CA

**Assessor's Parcel Number:** 325-120-79

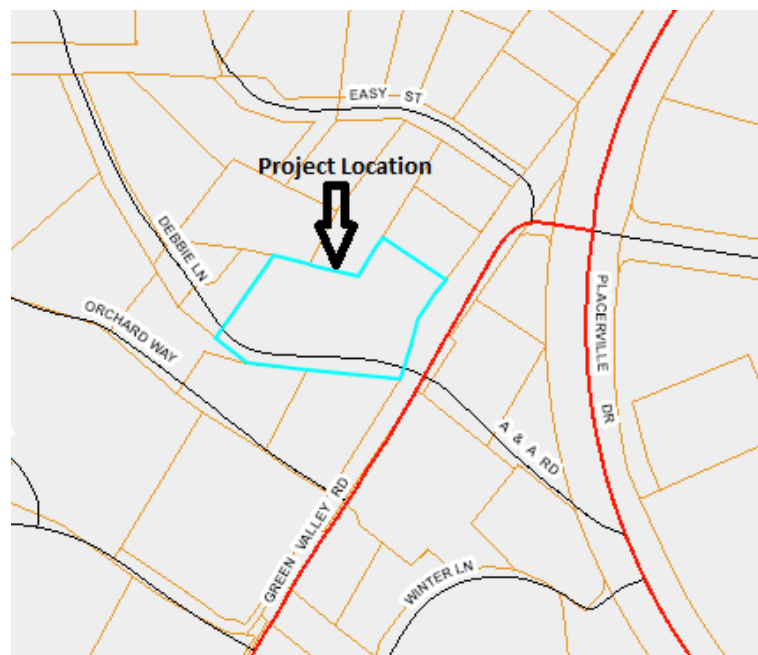
**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment A. The Commission has final approval authority over items A, B and C above, and its decision is appealable to City Council.

**Contact:** Andrew Painter, City Planner (530) 642-5252

**Applicant:** Ann McQuillen, Competition Canine, (530) 409-9800  
7533 Green Valley Road, Placerville, CA

**Property Owner:** 7533 Green Valley LLC  
775 Baywood Drive, #318, Petaluma, CA  
94954

**Project Information:**  
General Plan designation: Commercial  
Zoning classification: Commercial (C)  
Existing use of space: vacant  
Property area: 1.46± acres



## Staff 2016 Photos of 7533 Green Valley Road



**Summary:** The applicant proposes to convert two existing commercial buildings (a 6,000 square foot warehouse and approximately 3,550 square feet of the 5,000 retail/office building) totaling 9,550 square feet into a canine training facility. The applicant is not proposing any exterior modifications to the existing structures. The existing Team Real Estate business would remain, utilizing approximately 1,450 square feet within the retail/office building

Phase 1 of the facility would involve conversion of the warehouse building interior where rubber floor matting will be added and movable interior fences installed to will allow for flexible space for agility and dog sport training activities. Outside the warehouse and within the fenced former outdoor storage area, obedience, agility and noise training of dogs would occur. A portion of the warehouse would be used for retail sales of canine sports equipment.

Phase 2 would occur in year two of the facility and it involves the interior of the retail/office building along Green Valley Road. This building contains the existing 1,450 square foot Team Real Estate business located in Unit B, and the unoccupied 3,550 square foot former Kensco plumbing supply office and retail store in Unit A. This space would be converted with rubber floor mats for obedience and rally training along with a retail area for sales of canine sports equipment.

**Background Information:** This general area was annexed into the city limits in 1965. The existing buildings were constructed separately. The retail/office building was constructed in 1980. The warehouse building was constructed in 1982, receiving Site Plan Review (SPR 82-07) for the building, site landscaping, fencing and a trash enclosure, and a Conditional Use Permit (CUP 82-09) for the outdoor bulk storage of plumbing supplies. Conditions for both SPR 82-07 and CUP82-09 are provided as Attachment C.

**Business Operations:** The applicant has provided a detailed operation plan summary that has been included as Attachment B. Applicant Submittal Package. The proposed use is to operate a canine training facility. They are proposing to operate training classes of as many as 15 students and their handlers, with two classes maximum at any one time. Most classes are estimated to have 8 to 10 students and their handlers. Business hours would be 9:00 a.m. to 9:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m., Saturday and Sunday. No pets will be kept in the facility after hours.

The overall staff needs for the facility will be provided at 1 trainer and 1 to 2 assistants during agility classes. Other classes will have one trainer and 1 assistant.

**Adjacent Properties:** The properties immediately adjacent to the west and north are residential uses. To the south and east are commercial uses.

**Access, Circulation and Parking:** The project site is located at the northeast corner of the intersection of Green Valley Road and Debbie Lane. Vehicular access to the site is from a driveway on Green Valley Road on the northeastern portion of the site. A secondary gated driveway access off Debbie Lane served the warehouse structure when the site was a plumbing supply business. Per the applicant, this access would rarely be used during training center operations.

As mentioned, occupancy in both buildings would contain the animal training center and a real estate office. The Zoning Ordinance does not include a parking ratio for an animal shelter or clinic use. The Institute of Transportation Engineers, 4<sup>th</sup> Edition has a parking ratio for an Animal Hospital/Clinic of 2.3 spaces per 1,000 square feet of floor area. The City's Zoning Ordinance has a parking ratio for general office at 1 space per 200 square feet of floor area. Twenty-nine (29) parking spaces would be required for both uses within the site.

The existing parking area between Green Valley Road and the retail/office building has faded parking space striping of parking spaces totaling 23 spaces. There is adequate area within the fenced portion of the site for the six additional required parking spaces. Staff has conditioned the request to require 29 parking spaces. In addition, there are existing parking spaces serving the adjacent commercial buildings located north of the project site that could be used due to common ownership when necessary.

A daily traffic generation estimate for this use was not quantified. This is a use that has not been analyzed by the Institute of Transportation Engineers in their Trip Generation analysis. Based on the applicant's business operations, the proposed use would be similar to the traffic generation from an office, retail sales or retail services uses that currently exist within the project vicinity.

**Landscaping:** Mature landscaping exists along the site's Green Valley Road and Debbie Lane street frontages. It is combination of Chinese pistache, cypress, manzanita and other tree, shrub and groundcover species. No changes are proposed with this request.

The warehouse building and surrounding grounds are enclosed by chain link fencing, six feet in height, with wood slats. Two gates provide access to this fence enclosure. Gate one is accessed by an existing driveway off Debbie Lane. Gate two is located immediately south of the office/retail building (see Staff's photo on page 2), adjacent to an existing chain link fenced trash enclosure with wood slats.

This request allows the Planning Commission to consider existing site conditions for conformance with City Site Plan Review design criteria. Two areas for the Commission to consider involve an agreement to maintain landscaping, and enhancing the existing trash enclosure to effectively screen contents within enclosure.

City records do not indicate that a landscape maintenance agreement was made part of the 1982 approval for Site Plan Review. To rectify this staff has added the requirement of the property owner to record an agreement to maintain landscaping per the criterion under Section 10-4-(G)3(n) of City Code.

The existing trash enclosure fence slats do not meet criteria under Section 10-4-9(G)3(f) and (h) of City Code for effective screening of enclosure contents. Staff has added a condition requiring that the enclosure be enhanced at its current location using material harmonious with the commercial retail/building so that the refuse enclosure's contents are screened from public view. Material shall be approved by the Development Services Department. Alternatively, the trash enclosure may be relocated

to a portion of the site not visible from public view (e.g. westerly of warehouse structure), upon approval of the Department.

**Signage:** No business signage was proposed with the submittal request. The applicant discussed with Staff regarding a concept to create a sign plan for these two buildings, and the two buildings north of the project location. The center would potentially be called Grandpa's Corner. Should the sign plan come to fruition it would require approval by the Planning Commission.

### **Policy Considerations:**

#### General Plan

The subject site is designated Commercial in the 1990 General Plan. This designation provides for retail sales and services, including other commercial activities to serve the residents of the community. The proposal is consistent with the following General Plan goal and policies:

*Goal C: To protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors.*

#### *Policies:*

4. *The City shall encourage the establishment of new commercial businesses in Placerville that provide services currently not being provided in the Placerville area, create jobs appropriate to the skills of the local labor force, and broaden the revenue base of the City of Placerville.*

9. *The City's planning for commercial areas shall be guided by the following principles:*

- a. *Contribute to the City's objective to become a balanced community.*
- b. *Have a positive economic impact on the community.*
- c. *Provide for adequate parking and vehicular access.*

The request would provide a new year round commercial canine training facility to offer a variety of classes to service the needs of canines and their area resident owners. The training centers would infill and utilize an existing commercial space expected to create a positive economic impact on Placerville where parking and access meet City Code regulations.

#### Zoning Ordinance

The proposed canine training facility use falls under the definition of an animal clinic under Section 10-1-4 of the Zoning Ordinance as follows:

*Animal shelter or clinic: Place where four (4) or more household pets...more than four (4) months of age are kept, boarded, trained or cared for.*

Under the Commercial Zone (City Code Section 10-5-15(C)1), an animal clinic is a conditional use requiring approval of a Planning Commission level conditional use permit.

In evaluating conditional use permit proposals of this type, the Commission is required to make the following findings:

- A. The proposed use and its operating characteristics are deemed essential or desirable to the public convenience or welfare;

- B. The proposed use and its operating characteristics are in harmony with the various elements or objectives of the City's General Plan;
- C. The proposed use is not detrimental to surrounding property.

At the time of the writing of this report, there were no outstanding issues or concerns regarding the project or the location.

**Environmental Considerations:** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section 15332 – In-Fill Development Projects. The project consists of the conversion of existing warehouse and outdoor bulk storage to a canine training facility. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

The proposal occurs within city limits on a project site of no more than five acres (1.46± acres) substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. And, the site can be adequately served by all required utilities and public services.

**Public Notice and Comments:** Staff posted a public notice on the City's website and Facebook account, and notified property owners within 500 feet of the site of this public hearing. At the time of the writing of this report, staff had received 58 written communications from the public regarding this proposal. The vast majority of those received support the request. See Attachment D.

**Conclusion:** Staff recommends approval of the project since the proposal: a) as evidenced by letters from the public, provides a desirable service use for the public; b) as conditioned and per the applicant's submittal package (Attachment B) the proposed use is compatible with the existing commercial real estate use onsite and the proposed facility will not negatively impact the surrounding commercial uses or residential uses located westerly along Debbie Lane from this site, and Easy Street located northerly, and c) the training facility use is appropriately located in a commercial area and is consistent with the policies of the Commercial General Plan designation.

Staff suggests the Commission take the following action:

- I. Find that CUP 18-02 is categorically exempt under §15332 of the California Environmental Quality Act Guidelines as infill development, in that:
  - the site is located within Placerville City Limits;
  - the infill site of 1.46 acres is less than five acres in size;
  - the site is surrounded by urban development;
  - the site consists of landscaping, paved driveway and parking area, a commercial warehouse building with fenced enclosure, and an existing commercial office / retail building; the site does not provide habitat for sensitive species;
  - use of the site will not result in significant noise, air quality, or water quality impacts;
  - existing utilities (storm water, sewer, water, electrical, propane) are adequate to serve the proposed project.

- II. Make the following finding in support of CUP 18-02:
  - 1. The requested canine training facility falls within the category of an animal clinic, a conditionally permitted use in the Commercial (C) zone.
  - 2. The requested use, based on public comment submitted into the record in support of the application, is evidenced to be a desirable service to local.
  - 3. The request is consistent with Goal C and Policy C4 and C9 of the General Plan Land Use Section. The request would provide a new year round commercial canine training facility that would offer a variety of classes to service the needs of canines and their area resident owners.
  - 4. The requested use would be located entirely on the project parcel, using and underutilized existing office building, warehouse and paved parking area on-site creating a positive economic impact on the City
  
- III. Conditionally approve the project request, 7533 Green Valley Road – CUP 18-02 - Competition Canine Training Center, subject to the conditions of approval provided as Attachment A, or as amended by the Planning Commission.
  
- IV. Declare CUP 82-07, authorized in 1982 that authorized outdoor bulk storage of plumbing supplies on the subject site, null and void as a result of the conditional approval of CUP 18-02.

#### Attachments

- A. Conditions of Approval - Conditional Use Permit 18-02 – Competition Canine Training Center Planning Commission / August 21, 2018
- B. Applicant Submittal Package
- C. Conditions of Approval: Site Plan Review (SPR 82-07) and a Conditional Use Permit (CUP 82-09)
- D. Public Comments Received

## Attachment A

### CONDITIONS OF APPROVAL

#### Conditional Use Permit 18-02 – Competition Canine Training Center Planning Commission / August 21, 2018

1. This Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

The project description is as follows:

The conversion of an existing commercial warehouse building and outdoor storage, and a portion of an existing office/retail building on 1.46± acres into a canine training facility in the Commercial (C) zone, as further described in the Staff Report, located at 7533 Green Valley Road, APN 325-120-79.

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

Attachment B .....Applicant Submittal Package (22 pages)

All plans must be submitted for review and approval and shall be implemented as approved by the City.

2. Approval shall apply only to the structures at APN 325-120-79, 7533 Green Valley Road, regardless of any change of ownership, but may not be transferred to another parcel.
3. In compliance with City Code Section 10-3-6(E), implementation of the project must occur within eighteen (18) months of approval of this permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with Conditions of Approval.
4. Obtain a construction permit from the Building Division and pay all required fees for the change in building occupancy and site work conditioned herein.

Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by the Planning Division prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.

The animal training facility occupancy shall not occur until all conditions are completed to the satisfaction of the Development Services Department.

5. Provide twenty-nine (29) parking spaces in accordance all requirements under Parking and Loading, Section 10-4-4 (C), of City Code, including dimensions, surfacing and vertical clearance.

**Item 4.1**

6. The existing fenced and gated trash enclosure located west of the 5,000 square foot commercial/retail building and east of the 6,000 square foot warehouse shall be enhanced at its current location using material harmonious with the commercial retail/building so that the refuse enclosure's contents are screened from public view. Material shall be approved by the Development Services Department. Alternatively, the trash enclosure may be relocated to a portion of the site not visible from public view (e.g. westerly of warehouse structure), upon approval of the Department.
7. The property owner shall record a Landscaping Maintenance Agreement in accordance with City Code Section 10-4-9: Site Plan Review, for Site Plan Review 82-07, prior to issuance by the Development Services Department of any construction permit for onsite improvement requirements.



# Competition Canine

7533 A Green Valley Road, Placerville, CA 95667

530.409.9800 - [AgIk9s@att.net](mailto:AgIk9s@att.net)



August 5, 2018

Dear Property Owner and Neighbor:

My name is Ann McQuillen and I am the individual who has applied for a conditional use permit for the dog training center at 7533 A Green Valley Road aka the old Kensco warehouse.

I wanted to introduce myself and tell you why I feel this is a good use for this building and how it benefits you and our community. I'm happy to chat with you about any concerns or comments you might have and sincerely hope you will consider supporting our center.

The old Kensco warehouse building is 6000 SF that has been vacant now for over 8 years. During that time, it has seen no maintenance, the roof leaks, the landscaping has overgrown, fences have been damaged and the building has been vandalized repeatedly by some of our homeless populations. The building's deteriorating condition impacts everyone's property values negatively. Having the training center there will mean the building will be repaired and updated. Fences will be fixed and the landscaping will be cleaned up, trash will be removed and new plans will be planted. The presence of a business in the building will stop the homeless issues.

I think you will find the center will be a great neighbor. I've been training dogs for over 45 years. I work closely with animal control to help owners correct problems, so their dogs don't end up in the shelter. I want to help dog owners in our community learn skills, so their dogs are better citizens, and everyone is safer. We will be teaching basic life skills like obedience and puppy socialization as well as all sorts of fun dog sports.

Classes are held inside the building which is insulated. We will be increasing that insulation to hold our heating/cooling costs down. There should be very little if any noise from dogs in the classes because nuisance barking is not tolerated. Dogs will only be present with their owners when classes are in session. No dogs will be boarded or left at the center overnight. There will be no outdoor kennel runs. There will be a well policed outdoor potty area that will be cleaned after each use and kept free of any debris.

Additionally, the center will offer our local 4H kids a place to train their dogs. Right now, 4H groups are training outside and the dog groups stop training when the rains start. We want 4H to have a dry, warm and safe place to train during the entire 4H year (September to the Fair). There will be no charge to 4H for the use of the center.

Our goal is to improve the property over time so it will impact your property's values positively. We want to give our dog community a resource center for training. The attached narrative will explain in detail who we are and what we plan to do at the center. I hope you will consider supporting us.

Please feel free to call me if you would like to discuss our plans.

Sincerely,

Ann McQuillen

RECEIVED

ATTACHMENT B

JUN 28 2018

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

# The Training Center



## Who



My name is Ann McQuillen and I'm the owner of Competition Canine. I have been training dogs and their owners over 30 years in agility, obedience, tracking, search and rescue and manners. I specialize in agility, socialization and problem dog issues. I help owners learn the skills they need to make good canine citizens of their pets. I'm also an agility judge for the American Kennel Club as well as 2 other organizations. To earn the kibble, I am the broker for TEAM Commercial here in Placerville.

## Why

I have been a resident of El Dorado County for 23 years and before that I lived in the Sacramento Valley. When I looked around for places to train my own dog, I quickly realized that there were no comprehensive centers that offered training and support to every dog and no one was offering training in multiple sports. Instead you went one place for socialization, another for obedience, another for rally or agility, etc. Dog owners frequently drive hours to train the various disciplines in the summer but in the winter, there's no place to train.

When I moved to the foothills, training options were worse. While we have some great trainers in our area, none have year round training available. Few work with problem dogs and no one teaches multiple dog sports. As a trainer, I get calls from local owners looking for a class for puppies or adult obedience, beginning agility or treibball, but there are few options in the summer and none in the winter. I get calls from owners who are desperate to fix a serious issue like dog aggression, leash reactivity, fear or lack of socialization. If you can't afford an expensive private trainer, there are no options for those dogs. Yes, there are obedience classes but what if your dog isn't ready to be in a class? Many of those dogs end up in our shelter. My goal is to give the owners options to keep their family pets and make dogs safer and happier...plus I want to give serious competitors a local place to train and learn sports skills year 'round.

Local dog owners want to stay in the county to train. They don't want to fight traffic to go to Sacramento, San Jose or even further to play with their dogs. When trainers go "down the hill", they spend money for gas, food, equipment, etc. "down the hill". We need to keep those tax dollars in the county. We can help do that by giving them a place to train here. Additionally, we can attract trainers from out of the county who have clients that will follow them. We're all looking for a place to play with our dogs. Bringing in people who don't train here now, means that tax dollars are coming "up the hill". Everyone benefits; especially the dogs.

## Where

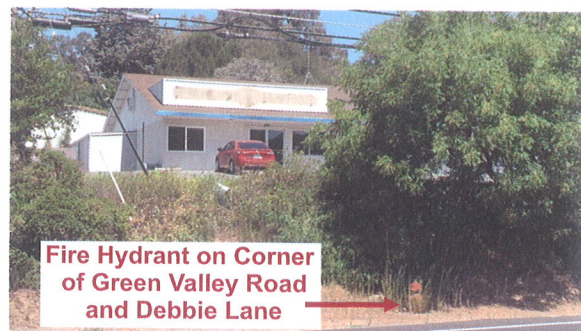


7533 Green Valley Road is an 11,000 square foot building consisting of one 5,000 SF stick-built building and one 6,000 steel warehouse. Most of the building has been vacant for 8 years. The 6,000 SF warehouse was originally used for Kensco Plumbing as storage and is non-conforming use for the general commercial zoning of the parcel. Meaning, that anyone using the warehouse for anything, must obtain a conditional use permit. The building has recently been acquired by an

investor who is also the owner of the two adjacent buildings (the chiropractor and Grandpa's Pharmacy buildings). His intent is to create a community center that serves the needs of Placerville. I approached him about the need for a regional dog training center and he liked the concept. The Center will initially use the warehouse and yard. As it grows and expands, the front building may be used.

## Why There?

One of the reasons I chose the old Kensco building to lease is that it is easy to find, it's surrounded by general commercial buildings so the impact to residential areas is minimal and the building has been vacant for 8 years. Frankly, we could afford to lease the space and yard we needed now and there was room to expand. Plus the new landlord likes our concept and was willing to work with us now and give us the option to occupy the rest of the building when we need it. I have a 15-year lease with an option to roll over for another 15 years and first right of refusal to lease on the front building. The Center will be a long-term stable tenant in a building that has had issues like graffiti, homeless intrusion, etc. due to vacancy and condition.



Fire Hydrant on Corner  
of Green Valley Road  
and Debbie Lane

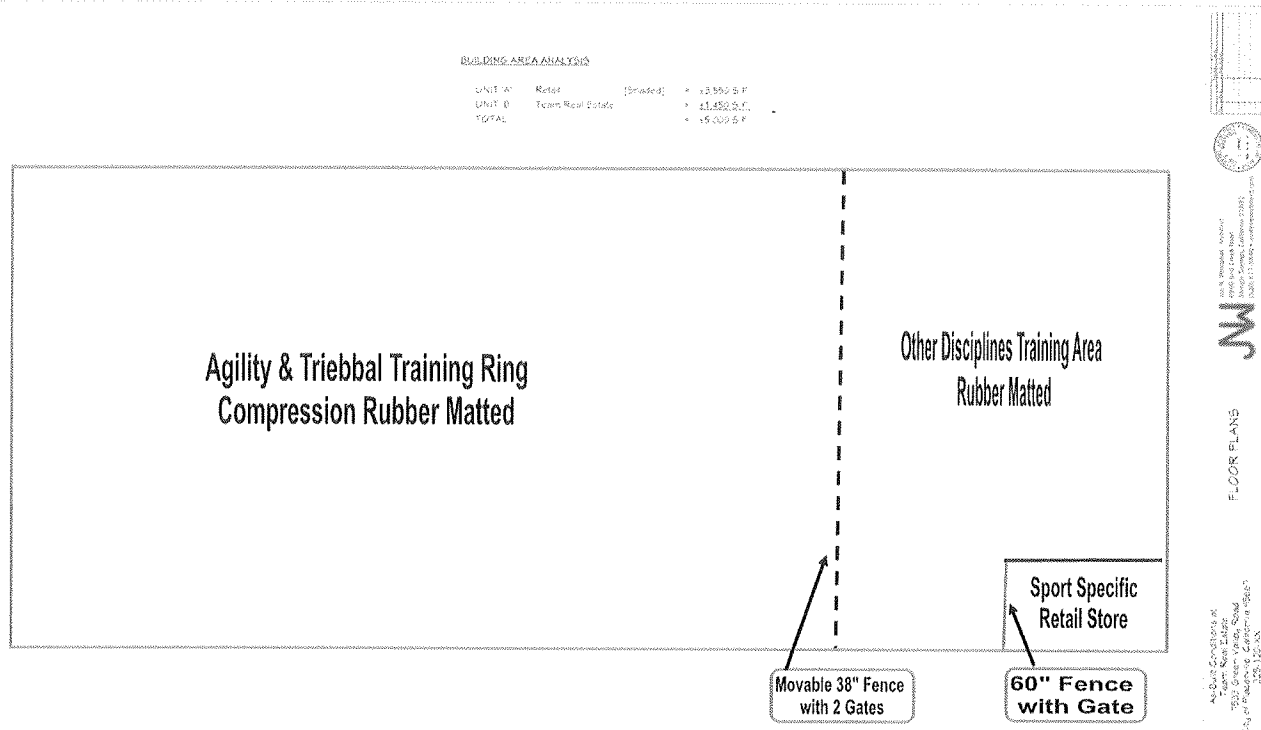
**Layout**

The Center will be using the building as it is and will make no modifications. There are uni-sex 3 bathrooms existing. 2 ADA compliant bathrooms and 1 family bathroom. The warehouse will be divided with portable fencing (38" high) to create 2 spaces. The sports specific store will be surrounded by a 60" fence with a gate. Most of the items we will carry are drop shipped. We will not compete with local pet and feed stores. The items carried such as Lotus balls, Riot Tugs, agility equipment, etc. cannot be purchased in the county. They are only available on-line.

The bulk of the 6000 will be used for the agility and trieball ring. The rest will be used for various classes in obedience, fly ball and other disciplines. The fenced yard will be used for classes occasionally subject to weather. Outdoor classes will be for obedience, rally and nose work. The yard will also be used for parking and a doggie relief area which will be fenced so waste can be picked up easily and disposed of appropriately.

Below is a floor plan of the uses anticipated in Phase 1.

# COMPETITION CANINE TRAINING CENTER PHASE 1 TRAINING AREA





## The Center

The Center will be a resource for all things canine. The goal is to have a place where anyone can come and learn skills that make their lives and their pets' lives better. Whether you are a first-time dog owner, have just adopted a dog from the shelter a veteran, 4Her, or are a "serious" sport competitor, The Center will offer something for you. Classes will be small so that everyone gets plenty of attention.

The Center will be a place where trainers can come to lease space to hold classes. The Center as well as all trainers will be insured. We are talking with the Hangtown Kennel Club about using The Center for winter conformation classes. We will set aside time for the "Pets for Vets" group to work with veterans' service dogs and give 4H dog a place to train in agility, conformation and obedience. We have offered the local Police K9 dogs the option of using The Center for training (closed to the public). This is a community center with the focus on serving everyone in the dog community in El Dorado County and the surrounding areas.

## The Store

The store will offer sport specific items such as agility equipment, rally cones/signs, bait bags, training toys (lotus balls, competition Frisbees, etc.) tracking suits and other sport specific items. We will carry items that the handlers need to participate in classes or their sports as well as requested items. The agility equipment can be ordered and drop shipped to the individual's home. The store is there only to support the trainers and dog owners but is not the focus. Whenever possible we will refer owners to local merchants to purchase for non-sport items like food, treats, bowls, etc.

## Classes Offered

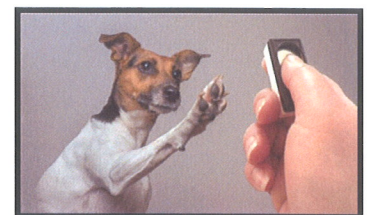
Below is a sample of the classes that will be offered along with a general description of how they meet our community's needs. While every class won't all be offered every session, this should give you an idea of the depth of the training The Center will offer as well as who our students will be.

### Focus and Control

This is an advanced socialization class focused on teaching life skills and helping dogs overcome fear, learn to get along with children, other dogs, and small animals. Many of dogs adopted at the shelter need this class to stay in their new homes. If you adopt a dog from a rescue group or the shelter, you get a discount on class fees. I do this because I want every dog to have a fighting chance to have a forever home.

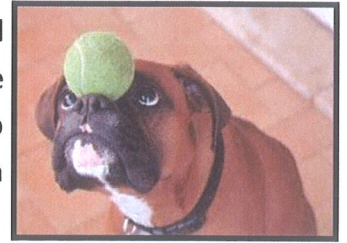
### Clicker Training

I am a cognitive based trainer. That means we don't use physical punishment to get results but work with the dog using rewards that make them choose to do what we want. This is a basic class of concepts and skills that handlers and dogs need if for classes at The Center. If you want to get your dog into TV, commercial or movie work, this is where you start. There's always a waiting list for this class.



**Tricks**

Dogs and handlers learn to train a variety of behaviors from “get in the box” to a full story line for commercial or movie work. Think about Lassie leading someone to the well to save Timmy. Those are all tricks set in a story line. The American Kennel Club offers titles for dogs at 7 levels from Novice to Advanced Performer. This is a fun class for our 4Hers as well as adults who want to mentally challenge their dogs.

**Agility**

There is no place in the county to train if it rains and only 2 places to train when it doesn't. Agility is the one of the fastest growing dog sport in the nation. In 1995 I started the 4H agility program in El Dorado County. The kids only have a summer location. We want to change that. Adult competitors now are driving to Lodi, Sacramento and as far as San Jose to work with trainers. The Center will give them a local place to train no matter what the weather does.

**4H**

The 4H classes will be trained by the dog leaders. 4H offers obedience, conformation and agility for 4H members. The Center will give them time and space to train free of charge in exchange for help during “clean-up” days.

**Canine Fitness**

Because we focus on dog sports, it's important that the owners understand the physical demands of their sport and how to prevent, treat and mitigate any injuries. This class will help them learn how to get their dogs in shape and keep them that way.

**Slim Doggie**

Ask any veterinarian or trainer and they'll tell you that obesity is rampant in our pets. For those individuals who struggle with getting weight off, we will offer a class to learn what and how to feed, how to get weight off and we will monitor their progress to keep it off. This class will be done with veterinary supervision to make it safe for everyone.

**Nose Work**

This is one of our newer dog sports and is growing quickly. Dogs are taught to find specific odors and then search for that odor on a course. This is a great sport of dogs who have movement issues or who are retired from more physically demanding sports like agility or tracking.

### Fly Ball

This is a team sport where dogs race over short jumps to a box to retrieve a ball and then race back to the start while a team member heads out over the jumps for the second ball retrieve. For ball obsessed dogs, this is a great sport. The Center plans to sponsor a Fly Ball team. This is a hugely popular sport in California and Nevada.



### General Obedience

This is a basic class for any dog to learn manners. It will teach come, sit, down, stay, etc. All dogs need basics.

### Competition Obedience

This class for the serious obedience competitor. Local competitors drive to Sacramento now to train with an instructor specializing in polishing for an Obedience Championship. That instructor has a 1-2 year waiting list. We have a qualified instructor in the county with no space to train. The Center will solve that problem.

### Rally

Rally is a combination of obedience and agility. The dogs and handlers follow a course that has stations with signs. The dog does behaviors at the stations based on the sign; like sit, circle left, circle right, weave, etc. It's a fun sport for dogs and handlers of all ages.



### Pets for Vets

It class will focus on training dogs for individuals with PTSD as well as service-based mobility needs. We have an experienced service dog trainer who will conduct the classes. I hope to find a sponsor for this class so that any veteran in our county who has a need can bring his or her dog to class free of charge.

### K9 Handlers

All K9 handlers from the local Sheriff's and Police departments are welcome to participate in our classes. They will have a discounted fee. The Center will also be available for in-service training from time to time for K9 handlers from the region. This training will not open to the public.

### Hangtown Dog Walkers

This is a group of dogs and owners who hike the trails of El Dorado County. Dogs practice their manners and obedience skills in a real life setting and everyone gets the benefit of fresh air, sunshine and exercise. It is open to anyone and is free of charge.





## Common Questions

**We do not board dogs for training.** No dogs will be in the building overnight at any time.

**Will the dogs bark?** Yes. Dogs bark. However, training classes tend to be quiet because the first thing the dog learns is to be quiet when working. Nuisance barking is not tolerated and is fixed quickly. Since the bulk of the neighbors are businesses, there is little impact to them because they are closed when the dogs are at The Center. The residential neighbors may occasionally hear a dog bark but overall, there should be little noise impact because most classes are inside the building and nuisance barking is corrected.

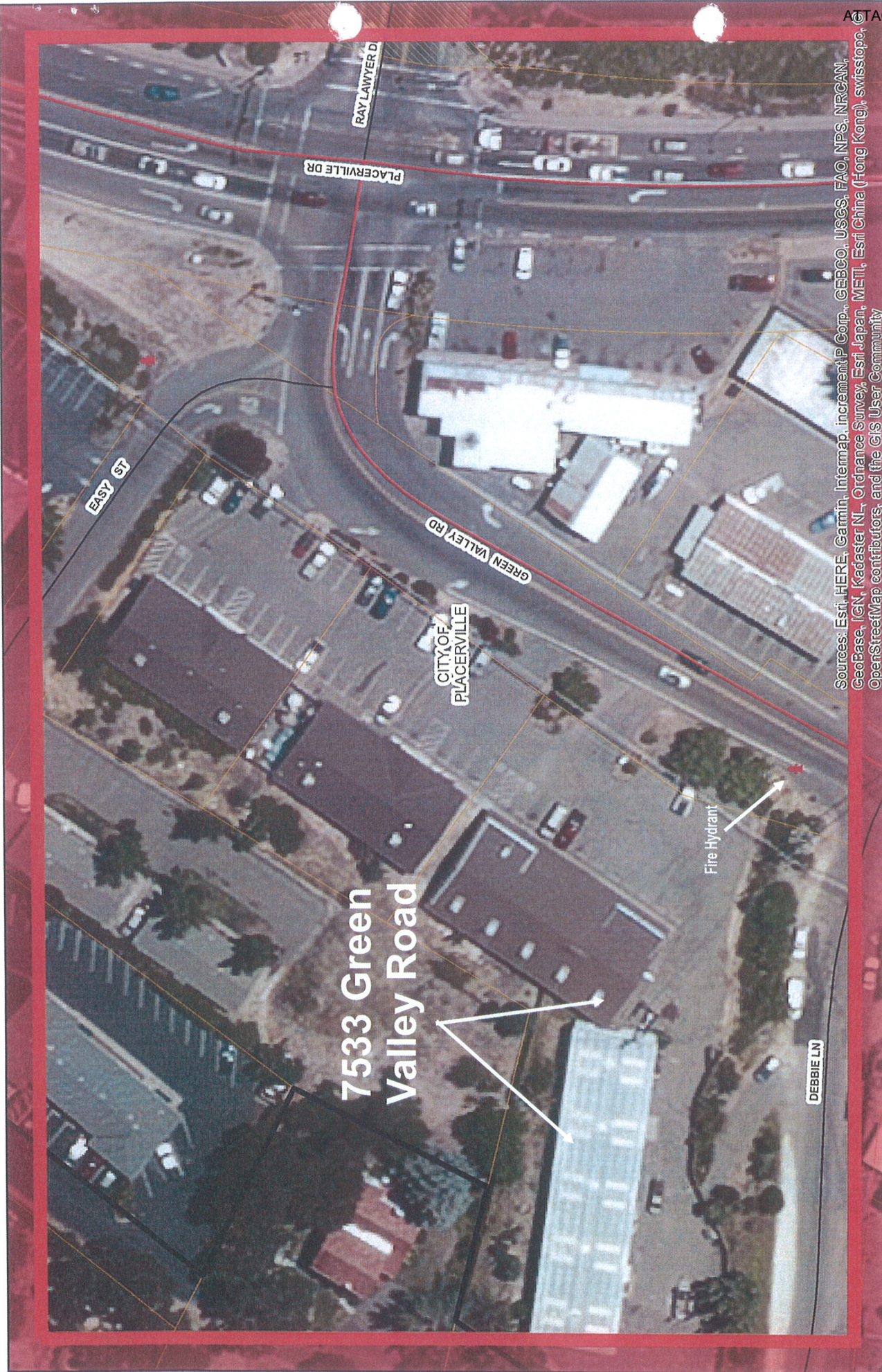
**What are the hours of operation?** The anticipated hours of operation for The Center are from 9:00 a.m. to 9:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. on Saturday and Sunday. Some classes will be held during the day, in the evening and on weekends.

**How many people will be there at a time?** This is a training center. The largest a class would be being about 15 students. Most classes will be in the 8 to 10 student range. The maximum number of classes The Center can accommodate at one time is two; however, one class is most typical. Agility classes will have 1 trainer and 1 to 2 assistants. The other classes will have 1 trainer and 1 assistant.

**Will there be events?** The Center's focus is on training. Occasionally, The Center may host a speaker, hold a seminar or a small competition event. It must be small due to the size of our building. Any larger events will be done off site. Seminars and small events are a good for our community because they bring owners and their dogs into our community where they will spend money in our restaurants, hotels and other businesses.

**Is there enough parking?** Yes. The Center is part of Grandpa's Corners. The three buildings share parking. The buildings in Grandpa's Corners house TEAM Commercial, Love Your Look Spa, Fan Chiropractic , The Shabby Rabbit and The Party Store. Most of the businesses are not open in the evenings and only two are open on weekends. Grandpa's Corners has 65 regular spaces plus 4 ADA spaces 2 ADA van spaces.

**When will The Center Open?** That's all up to the City of Placerville. The dog people are chomping at the bit. They are ready to go. Once the Conditional Use Permit is issued, The Center will open within 24 hours.



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

June 25, 2018

### Fire Hydrant Location

County Outline	Major Roads	Fire Hydrants	Blue: Band_3
Highway Labels	Major Roads	Parcels	Red: Band_1
Highways	Minor Roads	Parcels, County Owned	Green: Band_2

RECEIVED

JUN 28 2018

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

CITY OF PLACERVILLE  
PLANNING APPLICATION

Date: 6/28/18  
Zoning: C GP: C  
File No: CUP 18-02  
Filing Fee (PZ) \$700.00  
Filing Fee (EN) \_\_\_\_\_  
Receipt No: 23426

REQUEST FOR:

- Annexation
- Conditional Use Permit
- Final Subdivision Map
- Historic District Review
- Planned Development Overlay
- Site Plan Review
- Tentative Parcel Map
- Boundary Line Adjustment
- Environmental Assessment
- General Plan Amendment
- Landscape Plan Review
- Preliminary Plan Review
- Temporary Commercial Coach
- Tentative Subdivision Map
- Certificate of Compliance
- Environmental Impact Report
- General Plan Consistency
- Minor Deviation
- Sign Package Review / Amendment
- Temporary Use Permit
- Variance
- Zone Change

DESCRIPTION: Canine training facility

ITEMS ABOVE THIS LINE FOR OFFICE USE ONLY

\*\*\*\*\*

*City Ordinance #1577 established a Fee & Service Charge System. In some cases project review will require the services of specialists under contract to do work that City staff cannot perform. In these cases, the applicant shall pay the direct cost of these services plus fifteen percent (15%) for City Administration.*

PROJECT APPLICANT

NAME Ann B. McQuillen  
MAILING ADDRESS 7533 Green Valley Road,  
Placerville, CA 95667  
PHONE 530.409.9800  
EMAIL aqlk9s@att.net

APPLICANT'S REPRESENTATIVE (if different)

NAME \_\_\_\_\_  
MAILING ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_

PROPERTY OWNER(S)

NAME 7533 Green Valley LLC, Jon Jernigan, MP PHONE 707.769.7793  
MAILING ADDRESS 775 Baywood Drive #318 Petaluma, CA 94954  
EMAIL ADDRESS JonJernigan@general-realty.com

SURVEYOR, ENGINEER, ARCHITECT, OR OWNER'S REPRESENTATIVE (If applicable)

NAME Jon Westphal PHONE 530.677.9840  
MAILING ADDRESS 6960 GILD CREEK RD SHINGLE SPRINGS, CA, 95682-9346  
EMAIL ADDRESS jon@jnwarchitect.com

I have notified the mortgage holder, which is: not applicable

DESCRIPTION OF PROPERTY (Attach legal deed description)

STREET ADDRESS 7533 A Green Valley Road, Placerville, CA 95667  
ASSESSOR'S PARCEL NO.(S) 325-120-79-100  
Above described property was acquired by owner on \_\_\_\_\_

Month 06 Day 13 Year 2018

List or attach any Covenants, Conditions or Restrictions, concerning use of property, of improvements contemplated; as well as yard setback and area or height requirements that were placed on the property by subdivision tract developers. Give date said restrictions expire.

There are no CC&Rs for this property. The building will be used as it exists with no improvements made.

CITY OF PLACERVILLE  
COMMUNITY DEVELOPMENT & ENGINEERING DEPARTMENT—PLANNING DIVISION  
3101 CENTER STREET, PLACERVILLE, CA 95667, (530) 642-5252

I hereby certify that the statements and information contained in this application, including the attached drawings and the required findings of fact, are in all respects true and correct. I understand that all property lines must be shown on the drawings and be visible upon site inspection. In the event that the lines and monuments are not shown or their location found to be incorrect, the owner assumes full responsibility.

I further understand that if this request is subsequently contested, the burden will be on me to establish: that I produced sufficient factual evidence at the hearing to support this request; that the evidence adequately justifies the granting of the request; that the findings of fact furnished by me are adequate, and further that all structures or improvements are properly located on the ground. Failure in this regard may result in the request being set aside, and structures being built in reliance thereon being required to be removed at my expense.

PROPERTY OWNER agrees to and shall hold the CITY, its officers, agents, employees and representatives harmless from liability for damage or claims for damage for personal injury, including death, and claims for property damage which may arise from the direct or indirect operations of the PROPERTY OWNER or those of his contractor, subcontractor, agent, employee or other person acting on his behalf which relate to this project. PROPERTY OWNER agrees to and shall defend the CITY and its officers, agents, employees and representatives from actions for damages caused or alleged to have been caused by reason of the PROPERTY OWNER'S activities in connection with the project. This hold harmless agreement applies to all damages and claims for damages suffered or alleged to have been suffered by reason of the operations referred to in this paragraph, regardless of whether or not the CITY prepared, supplies or approved plans or specifications or both for the project.

PROPERTY OWNER further agrees to indemnify, hold harmless, pay all costs and provide a defense for CITY in any action challenging the validity of PROPERTY OWNER'S project.

Ann B. McQuillen Ann B. McQuillen 6-25-18  
Applicant's Signature Printed Name of Applicant(s) Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

DocuSigned by:  
Jon Jernigan 7533 Green Valley LLC, June 25, 2018 | 12:52 PDT  
Signature of Property Owner Printed Name of Property Owner Date  
Jon Jernigan Managing Partner  
Signature of Property Owner Printed Name of Property Owner Date

NOTICE: Section 10-3-9 of the Placerville Municipal Code prohibits the occupancy of a building or a release of utilities prior to the issuance of a Certificate of Occupancy by the Building Division AND the completion of all zoning requirements and conditions imposed by the Planning Commission or City Council UNLESS a satisfactory performance bond or other acceptable security has been posted to insure completion. VIOLATIONS may result in prosecution and/or disconnection of utilities.

\*\*\*\*\*  
A Notice of Public Hearing and Staff Report will be prepared for applications requiring public hearing(s). Two Wednesdays prior to the hearing date, the Notice of Public Hearing will be sent to the Applicant and Owner; on the Thursday prior to the hearing date, the Staff Report will be sent to the Applicant and Owner. Notices and Staff Reports will be sent via email if addresses have been provided; if not, the documents will be sent to the mailing addresses provided on this form. Please list below any alternate or additional recipients, along with their contact information, or any alternate instructions for sending these materials to the Applicant or Owner.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

JUN 28 2018

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Before filling out application please read

**"REQUIREMENTS FOR FILING APPLICATION FOR CONDITIONAL USE PERMIT"**

- (A) REQUEST: The Applicant requests a CONDITIONAL USE PERMIT to USE the above described property for the following purposes: (Use this space ONLY to state exactly what is intended to be done on, or with, the property which does not conform with existing zoning regulations. IF a building is involved, a sketch of plan with photographic or other suitable description may accompany this application.)

The building will be used as it exists with no modifications to be made. The applicant will be running a dog training facility offering obedience, agility, 4H and other dog sport training. The bulk of the classes will occur after 3:00 p.m. daily and on weekends. The other tenants in the center are not open at that time.

State fully wherein your case conforms to the following requirements:

- 1. That such use is necessary or desirable for the development of the community, is in harmony with the various elements or objectives of the City's Municipal Code, and is not detrimental to existing uses or uses specifically permitted in the zone in which the proposed use is to be located.

There is no indoor training facility in the Sacramento region. Dog owners from El Dorado County are driving 1-3 hours one-way to train. They spend their money outside of El Dorado County. The center will allow Placerville to capture those tax dollars and serve our community by having a resource which is currently missing. Many of the dogs that end up in our shelter are there because the owners don't have training assistance. We need this facility.

- 2. That the site for the intended use is adequate in size and shape to accommodate such use and all the yards, setbacks, walls or fences, landscaping, and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood.

The bulk of the properties surrounding the parcel are zoned and used for commercial purposes. Most are general commercial or business/professional. There are a few apartments and single family homes within the 500' radius, but most are 400' away or more. The bulk of the training will be done inside with little impact to surrounding properties. Dog are quiet when they are training. There will be no nuisance barking allowed. Surrounding businesses support this use.


- 3. That the granting of such Conditional Use Permit and the proposed use of the subject property will not increase traffic in the area beyond the capacity of existing streets and highways.

The existing street is an arterial feeding into Placerville Drive. Since most of the training occurs in the evening when people are at home, an increase of traffic is not anticipated above what exists today.

- 4. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety and general welfare, or injurious to the property or improvements in such vicinity and zone in which the property is located.

The building has been vacant and deteriorating for over 8 years. Prior to that time little maintenance was done. The yard and surrounding areas have experienced homeless issues and vandalism. By allowing this structure to be used the City will help these issues. The building was a non-conforming use when it was built. Allowing this service based use will improve the vicinity.

I, Ann B. McQuillen, hereby acknowledge that the above information is true and correct.

 6/25/2018  
 Signature Date

\_\_\_\_\_  
 Signature Date

File Number: CUP18-02

Date Filed: 6/25/18

RECEIVED

CITY OF PLACERVILLE

JUN 28 2018

ENVIRONMENTAL INFORMATION FORM

(To Be Completed By Applicant)

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT

This form is required to be completed, returned and accepted as complete by the City prior to the application for the project is determined complete.

A. GENERAL INFORMATION

Project Title or

Name: The Competition Canine Training Center

City: Placerville, CA

Name of Owner: Ann B. McQuillen Telephone: 530.409.9800

Address: 7533 D Green Valley Road, Placerville, CA 95667

Name of Architect, Engineer or Designer: Jon Westphal

Address: 6960 Guild Creek, Shingle Springs, CA 95682 Telephone: 530.677.9840

Project Location: 7533-A Green Valley Road, Placerville, CA 95667

Assessor's Parcel Number(s): 325-120-79-00

General Plan Designation: \_\_\_\_\_

Zoning: General Commercial

Property size

Gross (sq. ft./acre): \_\_\_\_\_

Net (sq. ft./acre) (total minus areas of public streets and proposed dedications): \_\_\_\_\_

\*\*\*\*\*

Please answer all of the following questions as completely as possible.

B. PROJECT DESCRIPTION

1. Type of project and description: Conditional Use Permit for existing building
2. What is the number of units/parcels proposed? \_\_\_\_\_
3. What is the gross number of units per acre? \_\_\_\_\_
4. Site Size: 1.466 Acres
5. Square footage of each use: 6000 Phase 1 3750 Phase 2
6. Number of floors of construction: existing structure
7. Amount of off-street parking provided: 65 plus 4 ADA parkings spaces (1van) existing
8. Attach plans showing streets, utilities, existing and proposed contours (grading), drainage, all existing large trees (24" in circumference), existing and proposed buildings surrounding uses and/or buildings, landscape areas, parking areas, driveways, pedestrian walkways, exterior lighting, trash collection area, sign locations.  
Building being used "As is" no changes to be made. Use is immediate
9. Proposed scheduling: \_\_\_\_\_
10. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected: \_\_\_\_\_
11. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities: 5000 SF general commercial zoned existing building plus non-conforming use warehouse of 6000 SF. warehouse and 3750 SF of the conforming building will be used with CUP

**ENVIRONMENTAL SETTING**

29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

Attach photographs of the site. Snapshots or Polaroid photos will be accepted. See Narrative. 2 existing buildings. One stick built and one steel. The bulk of the land is covered by black-top except for landscaping along the streets. Property will be used as it exists today. No changes are planned.

30. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

The bulk of the surrounding buildings are zoned commercial. Approximately 80% of those are occupied. There are a few apartments, duplexes and SFR within 500' of the commercial areas. Most of these are tenant occupied.

**GEOLOGY AND SOILS**

31. Identify the percentage of land in the following slope categories: (The applicant may wish to submit a map showing slopes.)

0 to 10% 11 to 15% 16 to 20% 21 to 29% 30 to 35% Over 35

32. Have you observed any building or soil settlement, landslides, rock falls mining or avalanches on this property or in the nearby surrounding area?

If yes, please explain:

33. Describe the amount of cut and fill necessary for the project: No. No changes in land will be made. Building will be used as it exists.

**DRAINAGE AND HYDROLOGY**

34. Is the project located within a flood plain? If so, describe and show area subject to flooding on a map. No

35. What is the distance to the nearest body of water, stream or year round drainage channel? Name of the water body: appx 0.75 miles-Webber Creek@Old Green Valley Rd

36. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amounts into any streams? No

37. Will the project result in the physical alteration of a natural body of water or drainage way? If so, in what way? No

38. Does the project area contain any wet meadows, marshes or other perennially wet areas? No **If so, delineate this area on Site Plan.**

**VEGETATION AND WILDLIFE**

39. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each: appx 25% is landscaped 75% is blacktop

40. How many trees of 7.5-inch diameter or 20 feet high will be removed when this project is implemented? none



**FIRE PROTECTION**

41. What is the nearest emergency source of water for fire protection purposes? (Hydrant, pond, etc.):  
Hydrant is on property at the corner of Debbie Lane & Green Valley Rd.
42. What is the distance to the nearest fire station? 2.1 miles
43. Will the project create any dead-end roads greater than 300 feet in length? No
44. Will the project involve the burning of any material, including brush, trees and construction materials? No

**NOISE**

45. Is the project near a heavy commercial area, industrial area, freeway or major highway? If so, how far? located in commercial area appx.5 miles to Hwy 50
46. What types of noise would be created by the establishment of this land use, both during and after construction? none. Building being used as it exists today

**AIR QUALITY**

47. Would any noticeable amounts of air pollution, such as smoke, dust or odors be produced by this project? No

**WATER QUALITY**

48. What is the proposed water source:  EID  City of Placerville  Well  Other
49. What is the water use? (residential, agricultural, industrial or commercial): commercial

**HAZARDS**

50. Is the site listed on California Environmental Protection Agency's Hazardous Site List? No
- If yes, what is the regulatory identification number: \_\_\_\_\_
- Date of list: \_\_\_\_\_

**AESTHETICS**

51. Will the project obstruct scenic views from existing residential areas, public lands, public bodies of water or roads? No

**ARCHAEOLOGY/HISTORY**

52. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (example: Indian burial grounds, gold mines, etc.): No

**SEWAGE**

53. What is the proposed method of sewage disposal? N/A  
 Septic System  City Sewer  Other: \_\_\_\_\_
54. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

**TRANSPORTATION**

- 55. Will the project create any traffic problems or change any existing roads, highways, or existing traffic patterns? No
- 56. Will the project reduce or restrict access to public lands, parks or any public facilities? No
- 57. Will the project change the L.O.S. on any existing roads? No

**GROWTH INDUCING IMPACTS**

- 58. Will the project result in the introduction of activities not currently found within the community? Yes. See Narrative
- 59. Could the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (examples: include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No
- 60. Will the project require the extension of existing public utility lines? No If So, identify and give distances: \_\_\_\_\_

**GENERAL**

- 61. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material? No
- 62. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)? No
- 63. Could the project create new, or aggravate existing health problems (including, but not limited to flies, mosquitoes, rodents and other disease vectors)? No
- 64. Will the project displace any community residents? No

Discuss any yes answers to the previous questions, use additional sheets if necessary.

**MITIGATION MEASURES**

Proposed mitigation measures for any of the above questions where there will be an adverse impact, use additional sheets if necessary: \_\_\_\_\_

**CERTIFICATION**

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

6/25/2018  
Date

  
Signature

CD-021-P  
3/15

For Ann Bennett McQuillen for Competition Canine

Commercial Bldg.  
7533 Green Valley Rd.  
Placerville, CA 95667

# Appraiser Opinion Re: Proposed Dog Training Center



M. Jordan Kennedy, Appraiser  
Commercial Real Estate  
PO Box 984/Placerville, CA 95667  
CA License No. 041218  
Prepared: August 20, 2018

**M Jordan Kennedy**  
**PO Box 984/Placerville, CA 95667**

---

Commercial Real Estate Appraiser  
CA License No. 041218

Phone: 530.409.8326  
jkennedy985@gmail.com

August 20, 2018

Ann McQuillen  
7533 D Green Valley Road  
Placerville, CA 95667

Re: Appraiser Opinion Regarding Prospective Market  
Response to the Presence of a Dog Training Center  
7533 Green Valley Road (Warehouse)  
Placerville, CA 95667

Dear Ann,

In accordance with your August 15, 2018 authorization, I have completed the Assignment which is an Appraiser Opinion Regarding Prospective Market Response to the Presence of the Proposed Dog Training Center in the vacant warehouse behind the retail businesses at 7533 Green Valley Road, in Placerville, CA. This appraisal consulting assignment is prepared and reported in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) for the use of the Clients, and others as identified by the Client as intended users.

The Purpose of this appraisal consulting report is to form an objective opinion of the Placerville residential market's prospective response to the presence of the proposed Dog Training Center.

The prospective opinion conclusions in this report are based on the appraiser's experience appraising properties similar to the Subject in the Placerville market and on an analysis of a transaction matrix comprised of residential sales since January 2015 in Placerville and in particular transactions within a quarter mile of both Debbie Lane and Wiltse Road – which is a demographically similar neighborhood to the Subject.

The Opinion sets forth sufficient information to identify the client and users; intended use; real estate involved; the effective date; the present and proposed use of the real estate; and, a brief scope of work. Additionally, the Opinion presents summary discussions of the data; reasoning; and analyses that were used in the process to develop the prospective opinion of market response. The Opinion also includes a signed certification page.

Ann McQuillen  
Prospective Opinion (continued)

Supporting documentation concerning the data, reasoning, and analysis is retained in our file. The depth of discussion contained in this Analysis is specific to your needs and for the intended use, and users. This Opinion and all matters contained herein were prepared on behalf of the addressee only. No responsibility is assumed for its possession, use, or reliance on either the factual data or conclusions by anyone other than the addressee. It is to be used only for the function stated herein and only in its entirety.

Sincerely,



Jordan Kennedy, AL041218  
530.409.8326

## APPRAISER'S CERTIFICATION

---

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.



**Jordan Kennedy**  
**AL041218**

## PROPERTY ANALYSIS AND APPRAISER OPINION OF PROSPECTIVE MARKET RESPONSE

---

Appraisal Consulting involves an opinion of value, or in this case, prospective value, but does not have an appraisal as its primary purpose. This Appraisal Consulting assignment, "Opinion", is prepared and reported in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) for the use of Client, Ann McQuillen, and for the Purpose of developing an objective opinion regarding the effect, if any, of a Dog Training Center on nearby residential real estate values.

The Assignment: is to formulate an objective appraiser opinion regarding prospective market response to the presence of the proposed dog training center in the vacant warehouse behind the retail businesses at 7533 Green Valley Road, in Placerville, CA.

The Assignment is *not* an appraisal of the Subject property. The Assignment reflects only the perspective of the marketplace as of the effective date of August 15, 2018 established by observing historic trends from February 2015. A Dog Training Center is a unique, special purpose use and a meaningful study of specific market reaction is beyond the scope of this Opinion.

The effect, if any, of the Dog Training Center can be analyzed in relation to market reaction to other elements which have been studied and documented in various Appraisal Institute publications.

Appraiser Competency: In consideration of the extent of the appraiser's education and experience with the appraisal and evaluation of properties similar to the appraised property, the appraiser has concluded that she has: the ability to properly identify the problem to be addressed; the knowledge and experience to complete the assignment competently; and, recognition of, and compliance with, laws and regulations that apply to the appraiser or to the assignment. (USPAP Competency Rule)

The opinion conclusions in this report are based the appraiser's experience appraising properties similar to the Subject in the Placerville area; interviews with Realtors active in the local commercial real estate market; personal appraisal experience with "before/after" components such as the effect, if any, of an undisclosed suicide to value.

### Scope of Work:

The first step in the Assignment is to gather and analyze information about the various elements which are necessary to properly identify the problem to be solved. This process provides the appraiser with the ability to complete the Assignment in accordance with the intended use and in compliance with development and reporting requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).

The identification process requires the appraiser to do the following:

- After receiving the Assignment, a preliminary search of all available resources was made to determine market trends, influences and other significant factors pertinent to the property.
- Identification of the Subject property based on information provided by the client and/or their agent(s).
- Reviewed City/County Planning Department, Assessor's Office, and Tax Collector's office data relating to zoning, General Plan, parcel size, owner of record and assessed values.
- Reviewed maps of the Subject area; plats of the Subject and comparable properties; and, zoning and flood map information pertaining to the Subject and comparable properties.
- The information gathered from various sources was then analyzed, and comparisons were made to the project and conclusions derived through an analysis of available data.
- Assignment conditions **limited** the scope of work related to research, verification, and adjustments to the MLS TrendVision data.
- Assignment conditions **limited** the scope of work in support of a prospective value opinion based on market response *predictions*. The Opinion reflects the historic perspective of the marketplace as of the effective date of the Assignment; and, how it is *potentially* affected by the presence of a Dog Training Center. This would include ascertaining whether the DTC is a "nuisance" or a specially permitted commercial business in compliance with all zoning and other City-imposed development and operational requirements. (Similar to the Galleria Dog Grooming business in the County Fair Center on Placerville Drive)



## Scope of Work (continued)

- Assignment conditions **limited** the reconciled data and analyses; however, extraordinary assumptions – that the MLS data is accurate, and that there are no property conditions or concessions that would significantly alter the assumed values - are used to produce credible results regarding the prospective Opinion as to the DTC effect on real estate values.
- Assignment conditions do not require the explanation of Stigmatized property or that which might have diminution in value – although the definitions are included and would be discussed in a more “in depth” analysis.

Definitions:

*Market Value:* As used in this report, is defined as the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specific date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well-informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in cash in US dollars or in terms of financial arrangements comparable thereto; and,
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. Source: Code of Federal Regulations. Title 12. Chapter 1, Part 34.42(g).

*“As Is” Market Value:* The estimate of the market value of real property in its current physical condition, use, and zoning as of the assignment’s effective date. (Appraisal Institute)

*Marketplace:* The buying and selling of land and buildings. (Cambridge English Dictionary of Real Estate)

## Definitions (continued)

*Assignment Results:* An appraiser's opinions or conclusions developed specific to an assignment. (USPAP 2016)

*Credible Results:* Assignment results that are worthy of belief; supported by relevant evidence and logic to the degree necessary for the intended use. (USPAP 2016)

*Effective Date:* The date reflecting the time period relevant to the assignment results, or the date of the report indicating when the assignment Opinion was completed.

*Extraordinary Assumptions:* Are assumptions directly related to a specific assignment, as of the effective date of the assignment results which, if found to be false could alter the appraiser's opinions or conclusions. They presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

*Detrimental Condition:* Most often used with reference to environmental damages such as "detrimental, defect, contaminated term most litigated and therefore best defined. Terms frequently used, rightly or wrongly, interchangeably with "detrimental conditions", "impaired property", "tainted property" and "environmental defects", among others.

*Financeability:* Refers to the ability of property to obtain normal real estate mortgages as opposed to a cash sale or seller financing. Also including full price sales and the continued payment of taxes and insurance on "full market value" (Patchi, Muncy, Roddewig)

*Externality Factor:* Indication that in a rapidly inflating real estate market, negative characteristics of properties are often ignored or minimized. However, in periods of market decline the market often recognizes and discounts such negative characteristics. (Lusvardi and Warren, *The Externality Principle*)

Courts believe that real property stigma losses can be objectively measured from the market. The double standard that subjective damages can be objectively measured makes the valuation of stigma a murky issue.

*Definitions (continued)*

*Personal Reason Exception:* Where there is a loss of beneficial personal use of the property not recognized by the market, there nonetheless may be sound reasons for the awarding of damage compensation equal to or higher than any diminution. (Actual damages plus hypothetical "stigma" damages.)

*Diminution in Desirability:* Relates to the non-physical features of the property or loss of the owner's peace, comfort and quiet possession. (Alexander v. McKnight [cite omitted], in which the conduct of the neighbors was at issue.)

*Stigmatized Property:* Property which buyers may avoid for reasons which are unrelated to its physical conditions or features; an intangible negative impact on property value or marketability due to increased risk or future uncertainty or negative public perception, whether rational or not. Also known as psychologically impacted property.

Neighborhood and Local Market Analysis:*Neighborhood Analysis:*

Placerville is a historic community from the gold-rush days, and accordingly there are many old buildings from this period. A walk down Main Street also reveals many historical markers, signifying spots of certain events or persons of importance during this period. Placerville was also on the line of the Pony Express, a short-lived mail carrier service that connected California to the Midwest and East.

Historically, Placerville was often referred to by the name "Hangtown," due to the frequent hangings that occurred in the lawless area. Those traveling in the area can still see the old Hangman's platform that was used for public hangings (in a building presently undergoing renovation). The hangman's noose can also be seen on the street markers in town.

Modern Placerville is home to the Mountain Democrat newspaper and the ever-expanding Marshall Medical Center. The region east of Placerville, popularly known as Apple Hill and Pleasant Valley, is increasingly becoming a center for quality wine production. The wine region is officially designated as the El Dorado AVA. The largest wineries in the area are Boeger, Lava Cap and Madrona, but most of the 30 plus wineries surrounding Placerville are family owned and smaller in wine grape and wine production.

## Neighborhood and Local Market (continued)

Placerville is served by two major highways. U.S. Route 50 heads west to Sacramento and east to South Lake Tahoe. California State Route 49 runs north and south, connecting the city with the other major communities in the Sierra Nevada foothills. Placerville is served by the Placerville Airport with a 4,200-foot-long runway.

The Subject is located in an area which is considered urban (built up over 75%) but which quickly melts into suburban with approximately 55% residential use – single and multi-family as well as mobile home parks. The balance is allocated between retail use at 30%, office use at 10% and approximately 5% industrial use. Any changes to land use or to the economic base are unlikely. Area characteristics regarding development, value trends, rent demands and vacancy trends are all stable.

Employment is also stable; Government Offices and the jail(s) are large employers; likewise, Downtown Main Street retail and food services; and many residents commute to nearby communities west of Placerville (Cameron Park, El Dorado Hills, Folsom and Sacramento) for employment. Public utilities, police and fire protection are adequate; the Subject property is compatible with the neighborhood.

Zoning for the Subject is Commercial and nearby uses include the El Dorado County Fair Grounds; shopping centers; real estate offices; along with many small diversified business and restaurants.

Public utilities are adequate; Police and Fire Services are provided by the City of Placerville along with the nearby El Dorado County Sheriff's Department.

## Property Description

The proposed Dog Training Center is to be located in the 6,000 warehouse located the northwest portion of a larger parcel at 7533 Green Valley Road. The metal building is behind the commercial/retail space formerly occupied by Kensco plumbing supply and is entirely surrounded by 5-6 foot high chain link fencing with two secured gates, one at the south end and one on the west side, accessible from Debbie Lane.

### Property Description (continued)

The building is situated in the mid to northeast corner of the parcel. There is sufficient parking (although not marked at present) for 10-15 vehicles on the building's west side, and an equal number along the building's north side. There is additional parking, although not secured, along the front of each of the three commercial/retail buildings sharing a common parcel. Handicap accessibility is provided according to the City of Placerville, and federal regulations and in compliance with the "special permitting" process.

The property is situated at an approximate mid-point above Green Valley Road and Debbie Lane as it curves northeast. There is a driveway from the east side of Debbie Lane, through a security chain-link fence, into the middle of the west parking area of the Warehouse. The fence continues along the west and the north sides as the topography becomes more vertical. The north border fence abuts a residential parcel which is approximately 8' -10' above the top, as the warehouse becomes more apparently in a terraced "trough" well below the Debbie Lane residences.

Note: This particular property is currently on the market for \$299,000. The listing agent said that the warehouse has not been an issue for the sellers either during their occupancy or discouraging prospective buyers. There is a "privacy fence" in the back yard which could be made taller or extended or landscaping options for new owners if desired.

There are several mature trees in the northeast corner of the parcel as it rises steeply approximately 8'-10' or more along the east boundary (also fenced along the adjacent, residential property). The location of the warehouse, well below the "view-scape" of Debbie Lane residences, serves as an effective sound buffer – from the noise of delivery trucks and trash pick-up of the previous tenant. It would be reasonable to assume the same effect for any operational "noise" from a Dog Training Center. The warehouse is presently fenced and gated behind the former Kensco retail store which, in conjunction with the surrounding exterior fencing, renders it completely enclosed – thus preventing, on a number of levels, any danger to unattended dogs or other animals.

#### Area Traffic Element

Debbie Lane is a small, well-established "community" of residential properties of varying ages and parcel sizes that is conveniently located close to shopping, schools, banks and other services along nearby Placerville Drive.

### Traffic Element (continued)

In recent years the area has grown with the Orchard Subdivision and the new Boy's and Girl's Club – both of which contribute greatly to the traffic congestion not only at the intersection of Mallard Lane (recently widened) but also Debbie Lane and Easy Street along Green Valley to Placerville Drive. The addition of a traffic light is always the prevue of the City of Placerville and if studies warranted it would have most likely been a permit requirement at the time Mallard was widened and as an expense of developing the Boy's and Girl's Club.

### Data Analysis

In his book Real Estate Damages, Applied Economics and Detrimental Conditions (Second Edition), Randall Bell, MAI discusses that “The way to view the concept of value is to consider that the needs, tastes, fears, sensitivities, desires, and anticipations of sellers and buyers are being translated into a number or price. To accurately analyze real estate, one must be able to monitor and interpret the actions of the participants in the market because properties do not deal with one another, people do....When carefully considered, all the factors that have an influence on a property's desirability, and therefore its value, are traced back to the market's perceptions.”

Research to support this Opinion regarding property values included interviews with local Realtors and a study of MLS transactions from 2015 to present of Placerville residential sales. Also within that time frame, a review was made of Debbie Lane and properties within a quarter mile; as well as Wiltse Drive, which shares similar demographics and commercial/retail proximity.

### Debbie Lane

Year	Sales	Range	Placerville Median Price	Placerville M/Inv.*
2015	4	\$211,000 - \$320,000	\$350,000	3.5
2016	5	\$191,000 - \$385,000	\$360,000	3.2
2017	3	\$229,000 - \$380,000	\$375,000	3.3
2018	3	\$275,000 - \$410,000	\$395,000	3.1

Note: 2815 Debbie Lane is currently listed for sale for \$299,000.

## Data Analysis (continued)

Wiltse Road

Year	Sales	Range	Placerville Median Price	Placerville M/Inv.*
2015	3	\$222,500 - \$268,000	\$350,000	3.5
2016	5	\$294,000 - \$388,500	\$360,000	3.2
2017**	9	\$165,000 - \$414,000	\$375,000	3.3
2018	3	\$185,000 - \$485,000	\$395,000	3.1

\* Months of Inventory

\*\* Completion of Eskaton and significant Blair Lane improvements.

While limited in scope (by design) these statistics support the observation that residential property values, overall, in Placerville continue to appreciate year over year, and that the three months of inventory indicate a stable, active supply/demand market. Realtors interviewed in this regard also agreed that the residential market is good; buyers are knowledgeable and banks are lending.

The Realtor interviews also indicated that "even if" the proposed Dog Training Center were to have "operational" noise, such as barking dogs it would have to elevate beyond a personal, subjective perception to the level of legal "nuisance" (actionable under City ordinances) before having an effect, if any, to nearby property values. It is worth noting that in the event the "noise" becomes actionable, the question arises, does it become a matter for "disclosure".

Homeless Issues

Further in support of this Opinion, the issue of homeless "infestation" needs to be considered. While not a significant factor in the Placerville market yet, the homeless population is growing and with that growth there are associated problems. Diana McCredie, an Oregon Realtor, reported in a local news interview the following: "McCredie advised sellers to hold off and call the city or state to move out illegal tents (homeless)." If it (they) stays," she said, "they're going to have to look at, who knows, 5, 10, 15% adjustment off the market value." "Even if a homeless camp is gone when you go to sell your house, it could affect the price, she said." "That sets a benchmark for a comparable (price) now," McCredie said. "Appraisers and other real estate agents don't know that a homeless camp was there, but we're using that price to establish a value on their house." And, lower values translate to lower taxes.

Homeless (continued)

The "Subject" Warehouse, as currently vacant has been the reason for numerous calls to City Police because of the "homeless camp site" that continues to be cleared and then re-populated. Nearby business owners have provided black plastic bags to the police for the use of the illegal "tenants" to clean the area including the human waste, drug debris and other garbage that was collecting in the parcel corner.

## CONCLUSION

---

The Assignment is *not* an appraisal of the Subject property. The Assignment reflects only the perspective of the current marketplace and is not affected by such other criteria as an intended user's objectives, anticipated pro forma performance. This Opinion is informed by an investigation into the Subject property, transaction analyses of similar properties in Placerville; unadjusted, unverified, research; and conversations with local realtors.

Based upon the work undertaken (the Assignment) and my experience as a commercial real estate appraiser, I have formed the following Opinion of Prospective Market Response.

Having the proposed Dog Training Center as a 24/7 presence will restore security; eliminate unwanted illegal vagrant camping and will discourage the homeless element from returning. The new tenant likely will provide exterior lighting, security cameras, motion sensor alarms, and other forms of "good neighbor" services to elevate the overall property values. They will operate within "typical" business hours for a Dog Training Center use - including after 5 and possibly weekends. However, City zoning and "special permit" codes for Commercial/Retail use limit hours of operation; noise levels; and types of activities – for example noise reduction in camp grounds after a certain time. The Shingle Springs Plaza is an excellent example of a "good neighbor" dog center tenancy.

Research and Realtor confirmation indicate that having a "good neighbor" tenant/use will preserve present property values; and in fact, is a much better option than an unmaintained, vacant parcel inviting the nuisance of continued illegal use by irresponsible homeless vagrants.



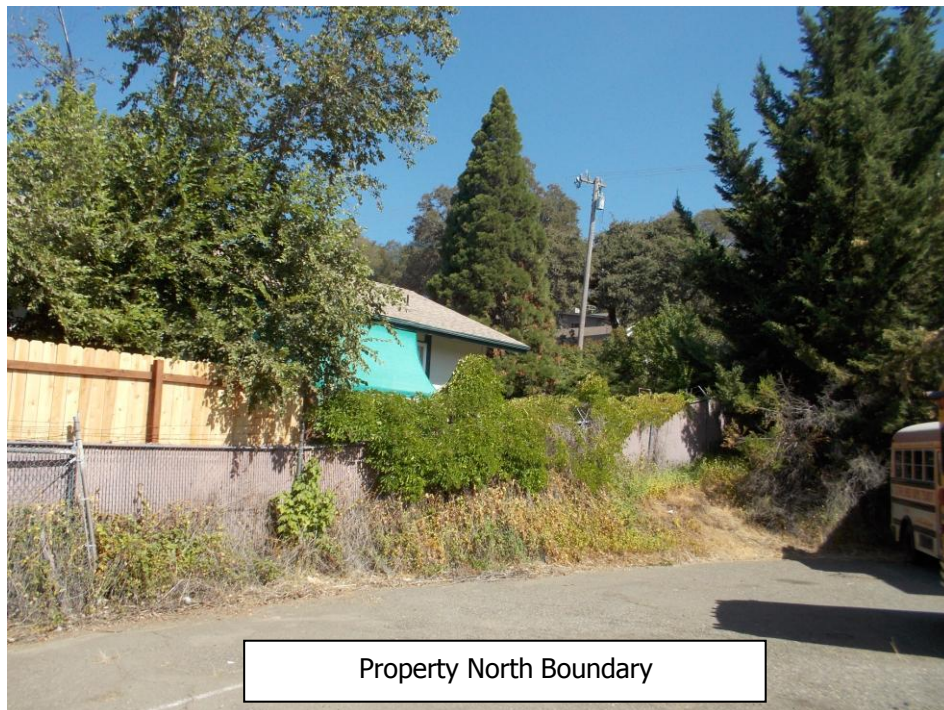
## Conclusion (continued)

Because of a healthy supply/demand residential market in Placerville, the presence of a Dog Training Center in an established Commercial zone will not adversely affect the continued growth of property values in the Debbie Lane neighborhood. With choices, buyers can make their own cost/benefit determinations and the proposed use (DTC) can be evaluated subjectively as required.

## SUBJECT PHOTOS

---







**M Jordan Kennedy**  
**PO Box 984/Placerville, CA 95667**

Commercial Real Estate Appraiser  
 CA License No. 041218

Phone: 530.409.8326  
 jkennedy985@gmail.com

Expertise:

Commercial Real Estate Appraiser: including experience in unusual properties (cell towers, billboards) and/or properties with unusual uses (airplane hangars, data center).

Education:

- Harvard University (writing courses), Cambridge, MA
- McGeorge School of Law, University of the Pacific, Sacramento, CA
- Certified Commercial Investment Member (CCIM) Courses

Market Analysis

User Decision Analysis for Commercial Investment Real Estate

Investment Analysis for Commercial Investment Real Estate

Professional Experience:

**Licensed Real Estate Appraiser** – Independent Contractor, Present; Prestige Appraisal Service, Inc. (2006-2014) El Dorado Hills, CA

Primary focus on commercial/industrial buildings and land. Assignments include: private airplane hangars, children's day care, easements and easement "divergence" valuations; mixed-use; dual-zoned properties; Planned Unit Development partial interest; properties anticipating eminent domain action; mobile home park; radio broadcast towers; cell towers; effects of undisclosed suicide; effects of power tower; and a data center, special use, tenant.

Skills include: Research within Government Agencies (County, City and State); Law library; on-line data; professional publications; brokers, agents, contractors and other sources of reliable data. Other areas include: Zoning; Special Uses – Gas station, Liquor License; Permit requirements; Fire/Safety codes; ADA compliance; Financing; Historic Landmark preservation. Relate researched data; make reasonable assumptions based on industry standards to support findings. Develop meaningful conclusions that satisfy Uniform Standards of Professional Appraisal Practices (USPAP) Scope of Work parameters. Present data and conclusions within a clear concise product.

California Real Estate Appraiser License, 2006 (AL041218) – Commercial Focus

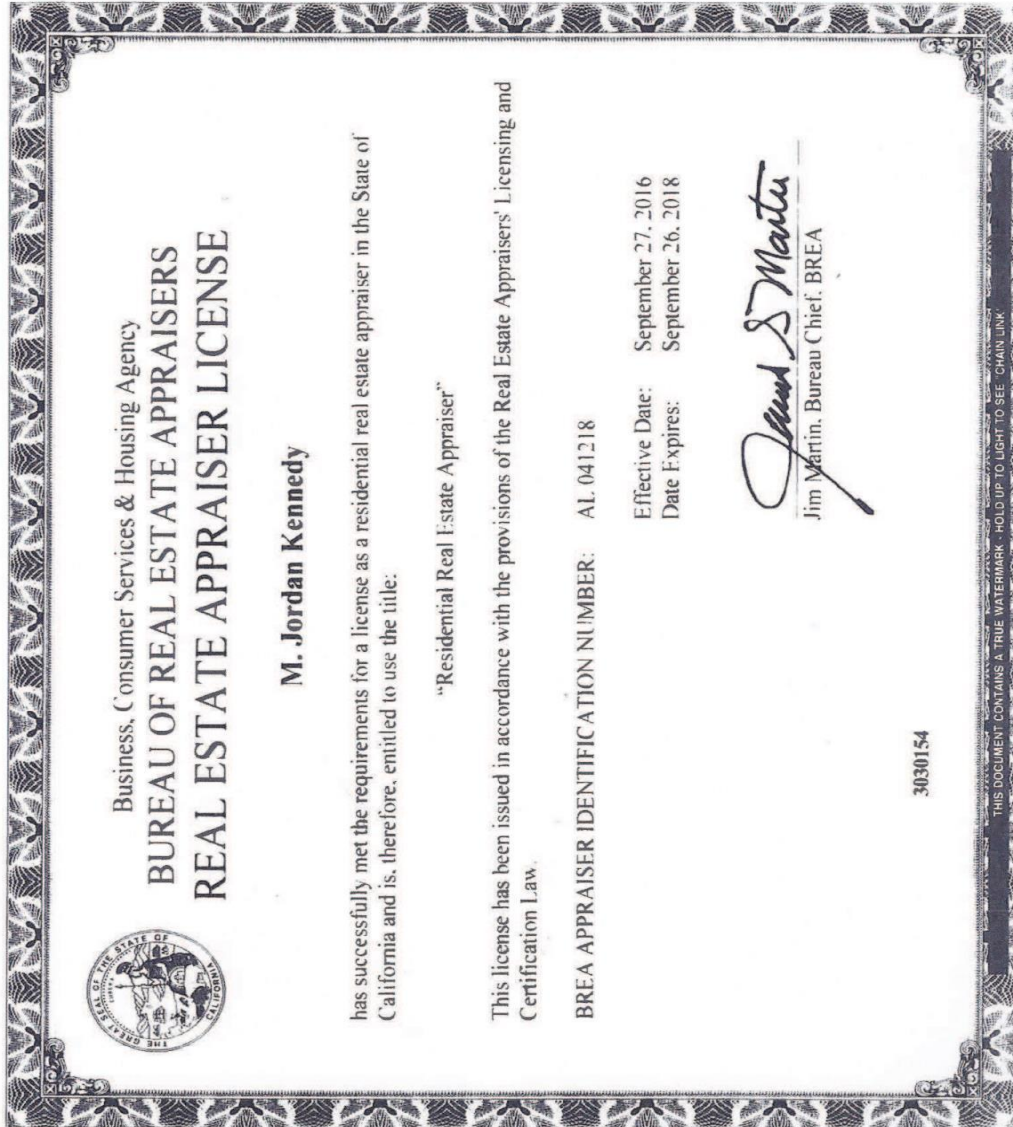
**Licensed Real Estate Broker** – California Real Estate Broker, 2003: License (#00543931) – Coldwell Banker, Placerville, CA.

Commercial Specialization: Sales/Leases: Gas Station Convenience Store – lease option/partial owner financing. Restaurants – leasing/liquor license transfer. Business Opportunities. Medical/Dental. Retail. Commercial and Industrial Properties. Broker Opinion of Value (BOV): Grocery Store; Restaurant; Small Retail Center; Historic Buildings; Funeral Home/Mortuary/Crematorium.

El Dorado County Association of Realtors, Member  
 California Association of Realtors, Member

**Commercial Property Management:** Grubb & Ellis, Oakland City Center, Oakland, CA  
 Operations, Asset and Engineering Management for high-rise, multi-tenant office buildings in the downtown Oakland area.

# APPRAISER LICENSE



1397 Weathers tone Lane  
Placerville, Ca 95667  
June 20, 2018

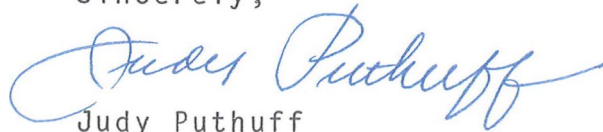
TO WHOM IT MAY CONCERN :

I have just heard of the proposed Indoor Dog Training facility that is seeking a conditional use permit in the City. The location on Green Valley Road is certainly ideal for access from all area in the community. It will also add a new business to this building that has been vacant for around eight years.

I personally know the dedication and professionalism of Ann Mcquillen and her passion for training dogs. She is a tireless advocate for our canine companions.

I am excited about this use and new opportunity for dog lovers in our community. Please grant the permit to let this exciting new business go forward. Thank you.

Sincerely,



Judy Puthuff

Michael Frenn-Chair  
Planning Commission  
Development Services

Dear Mr Frenn and Planning Commission members,

I am writing in support of the Competitive Canine Training Center's application for a conditional use permit. at 7533 Green Valley Rd, Placerville, CA.

I support for the use and need of the facility for the following reasons:

**Socialisation:**

Socialisation is a very important aspect of a dog's life. Learning how to respond to other dogs, and what is acceptable and not acceptable in dog language is an essential life lesson they need to understand and know if they are to get along with other dogs. If your dog does not get out a great deal (with family and friends, or to events etc) this is still important. Your dog will encounter other dogs on everyday occasions such as walks, appointments at the veterinary clinic and if they go into a kennel or boarding.

**Safety:**

A well-trained dog, under supervision, is safer to have around family and friends, and is at a lower risk to himself than an uncontrollable dog. However, remember at the end of the day animals will be animals, and animals are sometimes unpredictable. A dog that comes back when it is called, in the face of dangerous situations (e.g. where they could get hit by a car) has an obviously positive impact on its own welfare.

**Owner socialisation and community growth:**

Going to obedience training every week gets you out and about meeting people from your neighbourhood and community. It helps you connect with others, socialise and often provides a friendship outlet or avenue to be involved in activities and events. Statistics show that people who have dogs are at a lower risk of physical and psychological health problems including lowered risk of cardiovascular disease, hypertension, loneliness and anxiety.

Training can be time consuming, initially. It can mean getting up early on Sunday mornings for obedience school for a year or so in addition to daily training at home, but the benefits are spectacular and completely worth it. If your dog lives till they are 15 or 16 years of age, one year of training when they are young may not seem so much. Failure to properly train your dog on the other hand may mean 15 or 16 years of a difficult dog whose behaviour can be stressful for you and them.

**Tax dollars and revenue**

Trainers and student will spend time and money in the city to buy supplies and eat at the city's restaurants. A win win for all

Sincerely,





**To: The City of Placerville Planning Commission**  
**From: Ann F. Baker**  
**Subject: Conditional Use Permit for Competition Canine Training Center Proposed for  
7533 A Green Valley Road**

I, Ann F. Baker, am writing in support of the request for a Conditional Use Permit for Competition Canine Training Center as described above. I have been actively training my dogs and, occasionally assisting training other's dogs, since 1981.

When I moved to El Dorado County in 1993, I was surprised and quite disappointed to find few trainers and training facilities available. I expected much more to be available in a rural setting where almost everyone has a dog. It took considerable effort on my part to find a suitable, experienced trainer with an appropriate training facility. Many trainers arrange to use the El Dorado County Fairgrounds. Unfortunately, that limits training to the summer months. In my experience, dog training is a constant process and not something that can be done for three months and then, it's done. I know that for some people, that is adequate. Some just desire some basic skills to ensure that their dog is a good companion and knows basic house rules. But for some, more extensive effort is required or desired. In my case, I own independent breeds that take a lot of effort. In other situations, a dog may have come from a rescue situation and may have been abused, mistreated or even poorly socialized and, too often, ignored. Finally, some people enjoy working with their dogs for sport and enjoy competitive sport.

I have worked with Ann McQuillen for about two years with my dog Finn. Under her instruction, Finn has become a much more social dog and learned basic skills. He has become a better family member and a better member of our community. Ann is very professional in her approach to her business and is a highly skilled, experienced trainer. I respect her abilities. At her current training center, she is cognizant of other tenants and their needs and works to ensure that her clients are not interfering with the other businesses in the center.

I believe that the proposed, larger facility at 7533 A Green Valley Road would offer many more opportunities for local dog owners to enjoy working with their dogs in a facility that would offer a fun experience for dogs and their owners. It would also bring in trainers and dogs from surrounding areas who will spend time and money in our community. Plus it will provide the local community with well mannered happy dog families. As an indoor facility, I am also certain that the neighborhood would not be negatively impacted by any of the activities at the new center. I strongly urge you to vote to approve this Conditional Use Permit for Competition Canine.

Sincerely,

Ann F. Baker

Placerville, CA

**From:** Amanda Sooth <[asooth@eldoradocourt.org](mailto:asooth@eldoradocourt.org)>

**Date:** June 20, 2018 at 7:51:30 AM PDT

**To:** \_\_\_\_\_

**Subject:** Support letter

To Whom it May Concern:

I am writing this letter today in support of Ann McQuillen's request for a conditional use permit allowing her to open a multi- discipline training center in our community. I have been training dogs in this community since 110 years old. That is over 25 year. Since becoming a mother with a full-time job it has been nearly impossible for me to continue to engage in my passion of dog training and dog sports. There are virtually no outlets in our county and community that are available for people to use to explore the world of different dog sports and trainings. I have been looking for over 5 years now for a location that will be able to offer dog agility as well as generalized training with hours that are available to full time working families. To date I have not been able to find any that are within a reasonable driving distance, less then several hours from my residence. With the opening of this multi- discipline training center it will give people like me the outlet I have been looking to for years. It will allow me and other members of the community the ability to learn new things and activities to do with our dogs that have never been available to us.

Bringing this training facility to El Dorado county will also provide a place where others can come and provide training for their pets that wouldn't have been available before. Many of the obedience training locations in the area have wait lists that span up to one year. Providing this use permit will allow people of our community an outlet to make their dogs become a better member of the family.

When a person adopts a dog from the shelter sometime training is needed, this facility can provide that. It can help assure that when a dog is adopted from the shelter it can gain the skills and tools it needs to ensure the adoption is successful. When an adoption happens now people have to wait on a waiting list to get into a class. Allowing this facility to open could help eliminate that burden as well as frustration of new pet owner and ultimately may offer that dog a chance to stay in the home forever instead of being returned because there was no help available.

I worked for El Dorado County animal control for several years and can attest to how many dogs were returned because of the lack of services like this offered in our community. If this facility can open in the area it will also bring revenue to the City of Placerville as well as the community because many dog sports/ training classes often hold events that would bring people from all over the state to our community, restaurant's will benefit, hotels will benefit and small business in the area will benefit.

I have known Ann McQuillen for well over 20 years and there is not another person in the world that I could stand behind fully when it comes to opening a facility like this. I hope that this letter has brought to light what a positive outlet this will be to the community and that the board will grant the conditional use permit.

Thank you

Amanda **Sooth**

**Ann B. McQuillen**

---

**From:** Ann Raines <willowriverdog1@yahoo.com>  
**Sent:** Saturday, June 23, 2018 5:21 PM  
**To:** Ann B. McQuillen  
**Subject:** Support Letter

To Whom it May Concern;

"Oh my Gosh, that crazy dog won't shut up!"

"Why can't I get Rover to stop getting out of the yard"

"I can't even walk my dog. They're so crazy and get into fights with everybody else's dog"

TOTALLY SOLVED with a training center near you. As a local dog walker, owner and trainer, student and friend, almost 85% of my clients want to know where to take their pup to classes. But from there, to do so much more than just 6 weeks of getting to know their dog. That is hugely important. Because without continued education for human and dog, these dogs can potentially wind up in the backyard and forgotten.

Indoor dog gyms are becoming the rage around the nation and super popular because of the myriad of beneficial affects on owner, dog and community alike. There are 5 canine gyms in California alone as part of the franchise, "Zoom Room". They are a social gathering place for owners and dogs bringing in revenue from local patrons as well as out of town. They promote and support local charities and shelters. They employ and give back to the community. It's a win win all around.

Almost daily, when I'm working out my dogs at a local park, I have several people ask me where they can take their dog to either start training or be part of something that will give their dog more to do and realize their full potential. I hear this all the time-I mean daily-"My dog is so smart but I don't know how to train them or where to go or what to do". I need somewhere to send them. Understand that is more than 20 people a week. Every week. Please please please allow this to happen. Dogs need this so they're not barking incessantly in the backyard, running away only to wind up in the shelter or worse, or learning to be aggressive due to being misunderstood. There are 89,000 + million dogs in the US according to the ASPCA. That's a lot of owners that don't speak dog yet. They need to learn how their house mate thinks. The community needs responsible and more aware dog owners. And, to boot, Ann is THE right person for this. She is connected, passionate, strong in business.... I could go on. And on. And on.

Thank you for considering this. I hope it makes sense to you and we get to go forward with the training center.

Make this happen. Be apart of the growing trend toward better dog/ human relationship.

Thank you,

Ann Frouws

DogTrax

Sent from Yahoo Mail for iPhone

*Betsie Corwin*

10510 Gibbs Drive, Oakdale California 95361  
Phone: 209-543-5434 Email: EFCoWin@yahoo.com

---

June 19,2018

To Whom It May Concern:

This letter is in support of Ann McQuillen and her plans to open a year round indoor dog training facility in Placerville. I am in support of the applications for a conditional use permit for the Competition Canine Training Center. This facility is greatly needed in the El Dorado County area. There is tremendous interest in many of the dog sports in this area but very few places available to train year-round. The dogs and owners enthusiastically welcome and look forward to a place to train for a variety of dog activities and have fun in the process.

I live in Oakdale less than 2 hours away, and I regularly attend seminars, clinics and competitions in the greater Sacramento area and beyond. I am enthusiastic about Ann's plan's for this needed dog training facility and look forward to its opening. It will give more people a chance to train and learn about dog sports and will draw people and their dogs from other areas beyond Sacramento.

I have known Ann McQuillen for several years through dog sport competitions and dog rescue. Ann is well known in the dog training and competition community, is very experienced, highly regarded, and is the perfect person to head up this project.

I urge you to approve the conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville, CA.

Sincerely,

Betsie Corwin  
Co-founder, Oakdale Shelter Pet Alliance  
Volunteer, Oakdale Animal Shelter

**Ann B. McQuillen**

---

**From:** robert <rpetet@salescreators.com>  
**Sent:** Wednesday, June 20, 2018 11 :57 AM  
**To:** AGLK9s@att.net  
**Subject:** supporting the center or canine training

My name is Bob Petet and I live in Spokane Washington I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 733 A Green Valley Road, Placerville, California. I support the center for the following reasons:

My family is VERY active with training of our dogs, We are trainers at our local training center here in Spokane Washington. We have worked as evaluators with our local SCRAPS (**Spokane** County Regional Animal Protection Service) We know if a dog and their owner are trained the community is safer, less aggression and fear with trained dogs. As trainers we have seen over the last ten plus years new owners wanting and needing a place to socialize their dog and learn the basic commands like sit, down, come, and leave it. This protects the dog and gives the owner the feeling that they are in control. As we travel across the country competing in obedience, rally, agility, and tricks we have visited hundreds of clubs and have seen first hand how these facilities help the community. The training centers provide a comfortable working space from the elements and have the knowledge and equipment to provide training in the many team and individual sports. With each training center there is an increase in money being spent in the local areas from new customers at pet stores, restaurants and vets and with the increase of business is also an increase of tax dollars going to your city budget. We have know Ann McQuillen who has applied for the conditional use permit for many years and have seen first hand how she works with dogs, she is one of the most professional handlers and trainers in the country and Placerville is very lucky to have this person wanting to help your community. I urge you to approve this permit.

Robert Petet  
509 468-0587

**Ann B. McQuillen**

---

**From:** Bruce Simmons <brusimm@gmail.com>  
**Sent:** Sunday, June 17, 2018 9:42 PM  
**To:** aglk9s@att.net  
**Subject:** PLACERVILLE Support Letter, Ver 2

This letter is in association with Ann McQuillen's application for a 'conditional use permit' for a K-9 training center in Placerville, CA.

Ann is renowned throughout the state of California and beyond for her dedication and services she provides to the world of dogs, both in the realm of dogs that need new homes (rescues) and organized, competitive sports. She is well respected and an integral part of many different disciplines of canine sporting events. She does not do anything half-corked, but rather in a very focused mindset, with positive end goals in mind for the projects she takes on. She only tackles new tasks with the intent to succeed.

I have adopted three cattle dogs from Ann and she's very discerning of who she adopts her rescues out to. My pups have gone on to be champions in their chosen sport. (Yes, via their inclinations, they chose their sport! LOL)

Ann opening a training center in Placerville can only be a win-win situation for all involved. Many folks in the dog sporting world are aware of her efforts to open a training center and considering how far and wide people travel with their dogs to partake and compete in various dog sports and events, that can only mean that people will be coming from far and wide to Placerville, bringing with them their enjoyment of the sport and in the end, travelers and potential new tourists to your local businesses.

As it is, many of us are in anticipation of Ann being able to open an indoor training center in the beautiful town of Placerville. I myself love the California historical heritage the town has to offer and now I'll have yet another great reason to come up there, with the hopes of either participating in one of Ann's training classes, seminars or even conducting my own training session, potentially bringing my own fan-base along with me, along with new people to enjoy all that Placerville has to offer.

The community of humans that play, compete and train with their dogs are a loyal breed. Once they show up for an event of any kind, they tend to be repeat clients. I was just at an event at a wonderful facility in Lodi, where over 100 people, their dogs, families and friends attended. I can see Ann's business venture doing the same.

I think Ann McQuillen's indoor training center will be an asset to Placerville when all is said and done.

Respectfully,  
Bruce Simmons,  
Menlo Park, CA

Vader's Disc Dog World at [www.disc-dog.com](http://www.disc-dog.com)

## Arm B. McQuillen

---

**From:** Cara Callaway <fun4dogs@aol.com>  
**Sent:** Monday, June 18, 2018 11:13 AM  
**To:** Ann B. McQuillen  
**Subject:** Re: The Competition Canine Training Center - Conditional Use Permit

I am soooooo envious! Please feel free to use the following in any way that will benefit your project. Cara

Hi Ann <sup>rv</sup>

Congratulations on finding an indoor facility for dog training. As an agility trainer myself in Southern California for the past 22 years, I know how important, and difficult, it is to find a safe, indoor place to train, and a place without the risk of being closed down.

Agility, obedience and other forms of dog training are an important asset to any community. As you know, training offers a fun avenue for kids to learn responsible dog ownership, it saves the lives of many shelter dogs destined for euthanasia, and gives kids and adults a great way to get some exercise and have fun with their dogs. The ability to train indoors on a year round schedule without interruptions for inclement weather or the training area having to be shared for other activities, greatly enhances the benefits of any training program. Your shared use with other trainers also enhances the benefits of the facility and makes safe, indoor training available to many more students and sounds like an ideal situation.

I wish you the best of luck in seeing this dream come true and I hope to come visit once your facility is up and running.

Cara

Cara Callaway

[www.jumpcityagility.com](http://www.jumpcityagility.com)

Los Angeles Magazine's "*Best Dog Agility Classes*"

In a message dated 6/18/2018 10:32:02 AM Pacific Standard Time, AnnMcQuillen@mountain-specialists.com writes:

If you are getting this, you are either a friend, a student or associate of mine. I'm happy to announce that after many years of work, we are finally moving forward on an indoor training facility in Placerville. It will be in the old Kensco building. (it's been vacant for 8 years)

As some of you know, much of the dog training in El Dorado County is done without a use permit and is held at trainer's homes or in leased locations. In absence of a use permit, training can be closed down at any time. Some trainers have had this unfortunate experience. The need for training year 'round is great. There are few options in the region and the last Sacramento location is closing in July. The dogs and owners in El Dorado County and the region need a place to go, learn and play. I want Placerville to be that place and the Competition Canine Training Center to be "street legal" ...I've applied for a use permit. I'm not willing to take

the risk or being closed. It's about a 60-day process to approve my use of this long vacant and deteriorating building. Once the permit comes through, we'll make it shine. Thus, I'm asking for your help.

I need letters or emails of support for the center. I've attached a flyer that will be showing up at local clinics and feed stores. Would you take a moment and send me an email supporting the center or fill out the one attached and return it here? The center will have all dog disciplines available. We will have leased time for outside trainers to bring classes in and for owners to practice on the agility or other equipment. It all starts with that permit.

Now is the time. We can have a great place to play with our dogs in Placerville...we need your support.

Thanks in advance.

Ann

**Ann B. McQuillen**

Somerset, California

Oklahoma - Judge's Class of 1999

530.409.9800

AKC Judge's # 17426

[AGLK9s@att.net](mailto:AGLK9s@att.net)



# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Triebball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Fear, Aggression & Manners Help
- K9 Fitness & Weight Loss
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupport letter to aglk9s@att.net](mailto:asupportlettertoaglk9s@att.net)

Call or Write Your City Planning Representative  
Tell them why you support the center & how it  
benefits our community (530.621.5355)

For more information or to  
help spread the word call  
530.409.9800

Please leave this with the veterinary receptionist or business owner. You can also mail this to Comp K9, 7533 Green Valley Road, Placerville, CA 9566 or email [it to aglk9s@att.net](mailto:it to aglk9s@att.net)

Thank You for your support.

Ann McQuillen



To the City of Placerville Development Department and Planning Commission:

My name is, Carol Arquette and I live in Garden Valley. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where you train now, what you do in the winter, types of classes you leave area to take, etc.)

Currently I train in various parks, shopping malls and the Canine Competitive Gym (closing July 31). I attend a number of clinics, seminars and competitions in Lodi, Sacramento, Dixon, Vallejo, Fresno, Monterey, and various other locations.

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

Training well mannered dogs is beneficial to the community and citizens

Tax Dollars: [Framers and Students spend money at CK9Store and local restaurants, gas, etc.]

I spend hundreds of dollars on training equipment and supplies each year. Additionally, when traveling to and from various locations, I spend money on gas, hotels and food.

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

An indoor facility provides safety and security to animals, particularly beginning students. It provides for continued programs during winter months, and is ideal for various training venues.

Other:

Whether for competitive purposes or for well mannered family pets a training facility would be an asset to the community.

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

/s/ Carol Arquette

Date: June 18, 2018

**Arm B. McQuillen**

---

**From:** Chuck Marchant <chipower9@hotmail.com>  
**Sent:** Saturday, June 16, 2018 7:55 PM  
**To:** AgiK9s@att.net  
**Subject:** Letter to the planning commission/department

Placerville Planning Department

To whom it concerns,

I am a longtime resident of El Dorado County (living here since since 1988). I am also a dog owner who competes with my dog in multiple dog sports. Currently there are no training facilities in the Placerville area, and very few canine competition events. Most often I must travel out of the county for training events, seminars, and competition events. With a local facility, I would be able to keep my money local.

I ask that you approve the conditional use permit for which Ann McQuillen is applying. If granted, Ann will provide a much needed location for county residents to train with their dogs. This will be a huge benefit for local dog owners, and could bring others from out of county into Placerville for seminars and training evens (people will spend money which means a tax stream for the city).

Again, I believe the facility will be a benefit for dogs, dog owners, and the city.

Please approve the requested conditional use permit for Ann McQuillen.

Thank you for your time and consideration.

Respectfully,

Charles Marchant

3327 Gold Nugget Way

Placerville, CA 95667

Sent from my iPad

**Ann B. McQuillen**

---

**From:** Debra Kelley <lucykohi05@gmail.com>  
**Sent:** Wednesday, June 20, 2018 2:53 PM  
**To:** pv.planning@gmail.com  
**Cc:** aglK9s@att.net  
**Subject:** Re: Competition Canine use permit

Dear Commissioners and Ann, please disregard my accidentally sent e-mail just prior, and replace it with the more complete version, below. I regret my error. Thanks! - Debra

Dear Commissioners,

Our community would very much benefit from your approval of Ann McQuillen's conditional permit to use the former Kensco building for her Competition Canine dog training and activity center.

Ann's permit approval would be particularly beneficial to our large number of local dog owners given that two significant training facilities are closing next month -- detail below -- meaning trainers and dog owners are looking for, respectively, new training spaces to rent and classes to buy.

These folks would also be spending money at other local businesses, so increasing tax revenues.

Ann plans to make the space available to the 4-H Dog Project, which I volunteered with for 5 years, at the fairgrounds. I understand the training is still going on outdoors, and can attest that young dog owners don't need to deal with fall/winter/early spring weather while trying to learn dog training!

I've had the fun of assisting in an agility show where Ann was judging, and of crossing paths with her in my work as a foster for Central California Labrador Retriever Rescue. A number of my friends have worked and trained with her, and we all can say she's very professional and very knowledgeable about both dogs and their owners. She's quite well thought of in our local and regional dog training community.

I very much hope you'll approve Ann's conditional use permit.

Thank you,  
 -Debra Kelley  
 5250 Bucks Bar Rd.

Detail on training spaces closing:

-- The owner of El Dorado Pet Club, Shingle Springs, will be repurposing her existing indoor training space. It will no longer be available for rent by area dog trainers who were teaching classes there, but now will become a supplemental activity area for the exclusive use of her day care and overnight boarding dogs.

-- The building in which Canine Competitive Gym, in an industrial/business park off Watt Ave., has been sold to an "out-of-state marijuana capital company" for use as a grow space. The owners of CCG have been unable to find suitable alternative space at a suitable price. While Watt's a long way to travel from Placerville, the dearth of climate-controlled, well-equipped spaces closer to home meant a good number

of EDC dog owners felt compelled to make the trek, especially **in** rainy or hot weather. I understand that if Ann's conditional use permit were to become more permanent, she plans to install heating and AC, making the facility even more of a draw for trainers and dog owners.

Sent from Debra's ipad

**Ann B. McQuillen**

---

**From:** Deb Ray <deb.ray@comcast.net>  
**Sent:** Monday, June 18, 2018 9:54 AM  
**To:** aglk9s@att.net  
**Subject:** Support for Multi Discipline Dog Training Center

To Whom It May Concern,

I'm writing to you to endorse and support the opening of Competition Canine's dog training center.

A multi dog sport training center would be an asset to the area because these kinds of centers are few and far between. Dog sports continue to grow and there is a great need to have a local place to train and compete.

A training center would also bring economic benefits to the area **it** serves.

Thank you for your consideration.

Yours,

Debbie Ray

Sacramento, CA

**Ann B. McQuillen**

---

**From:** Dotty Calabrese <dottycala@aol.com>  
**Sent:** Monday, June 18, 2018 3:10 PM  
**To:** aglk9s@att.net  
**Cc:** Ann B. McQuillen  
**Subject:** Letter to City of Placerville Development Department and Planning Commission

To the City of Placerville Development Department and Planning Commission:

My name is Dorothy Calabrese, and I reside in Mountain View, CA. I am a two-dog owner and an animal lover. I am writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533-A Green Valley Road, Placerville, CA.

I support the center for these reasons:

1. There are very few such available centers in Northern California.
2. I have always owned rescued dogs, which usually need training to overcome past trauma, neglect, etc. This center would provide needed training for local dogs (leash reactivity, manners, aggression, etc.) and those of us who travel to find good classes.
3. This center will bring tax dollars into the Placerville economy as those traveling to it would stay at local hotels/motels, eat in local restaurants, purchase gasoline, etc.
4. An indoor training location is essential in California in the rainy season months. The indoor facility in Sacramento is closing. There are more dogs and owners wanting training than classes and facilities available.
5. The use of this building, that has been vacant for so long, is reasonable, and serves the needs of the canine community as well as the community as a whole.

I urge you to approve the conditional use permit submitted. Thank you.

Yours truly,

Dorothy Calabrese  
6/18/18

## FRANK AND KATE STEPHENS

---

4093 Oakmont Lane, Shingle Springs, CA 95682 • 530/676-1747 • E-Mail: frank.stephens@sbcglobe.net

June 18, 2018  
Placerville City Hall  
Planning Division  
3101 Center Street  
Placerville, CA 95667

Re: Use permit for Ann McQuillen's dog training facility

Dear City of Placerville Planning:

This letter is in support of a much needed dog training facility in the City of Placerville. Ann McQuillen proposes to open the Competition Training Center at 7533 A Green Valley Road.

First, Ann is a nationally known professional in the dog training world and should be approved based solely on her credentials.

However, the need for such a facility is well-known in the dog community. My wife and I have utilized Ann's expertise to train our dogs at her current small training facility. We have also, as do most dog owners in the Placerville area, traveled for over an hour to get to training in Sacramento, Lone, and Elverta. Why? Because Placerville, nor any local community, has such a training facility.

What is also helpful in Ann's quest is repurposing a long vacant commercial eyesore into an attractive facility that will quickly become known regionally as the go-to training center. And as a full-time dedicated facility it opens the possibility to provide a range of pet and competition services that will give Placerville bragging rights for its exceptional first-class training facility.

Sincerely,

Frank R. Stephens

**Ann B. McQuillen**

---

**From:** Gail Email <g\_exstrom@comcast.net>  
**Sent:** Saturday, June 16, 2018 7:52 PM  
**To:** aglk9s@att.net  
**Subject:** Training building

To whom it may concern;

I fully and enthusiastically support a multi-discipline dog training facility here in Placerville.

Right now I need to drive about an hour to do my agility training. I would love the convenience of having an indoor facility near by. My dollars for gas and food would stay local too.

We have a very large dog sport community here in Northern California and many people are excited about this training/seminar center coming to Placerville. People coming from out of the area will also spend money in our town.

Thank you for your consideration,  
gail Holloway- Exstrom

Sent from my iPad



**Ann B. McQuillen**

---

**From:** Ginny Carlson <backwoodsblonde7@yahoo.com>  
**Sent:** Friday, June 22, 2018 7:58 AM  
**To:** Ann B. McQuillen  
**Subject:** Re: The Competition Canine Training Center - Conditional Use Permit

To the City of Placerville Development and Planning Commission:

My name is Ginny Carlson and I live in Camino. I am writing this letter in support of the application for a conditional use permit for the Competition Canine at 7533 A Green Valley Rd, Placerville. I would be valuable to have a full size training center available to the local community so we can support the local economy instead of traveling to larger cities. It would also give opportunity for more diverse dog classes to help the behavior of dogs in our local community.

Thank you,  
Ginny Carlson

On Monday, June 18, 2018, 10:34:10 AM PDT, Ann B. McQuillen <AnnMcQuillen@mountain-specialists.com> wrote:

If you are getting this, you are either a friend, a student or associate of mine. I'm happy to announce that after many years of work, we are finally moving forward on an indoor training facility in Placerville. It will be in the old Kensco building. (it's been vacant for 8 years)

As some of you know, much of the dog training in El Dorado County is done without a use permit and is held at trainer's homes or in leased locations. In absence of a use permit, training can be closed down at any time. Some trainers have had this unfortunate experience. The need for training year 'round is great. There are few options in the region and the last Sacramento location is closing in JULY. The dogs and owners in El Dorado County and the region need a place to go, learn and play. I want Placerville to be that place and the Competition Canine Training Center to be "street legal" ... I've applied for a use permit. I'm not willing to take the risk or being closed. It's about a 50-day process to approve my use of this long vacant and deteriorating building. Once the permit comes through, we'll make it shine. Thus, I'm asking for your help.

I need letters or emails of support for the center. I've attached a flyer that will be showing up at local clinics and feed stores. Would you take a moment and send me an email supporting the center or fill out the one attached and return it here? The center will have all dog disciplines available. We will have leased time for outside trainers to bring classes in and for owners to practice on the agility or other equipment. It all starts with that permit.

Now is the time. We can have a great place to play with our dogs in Placerville... we need your support.

Thanks in advance.

Ann

To the City of Placerville Development Department and Planning Commission:

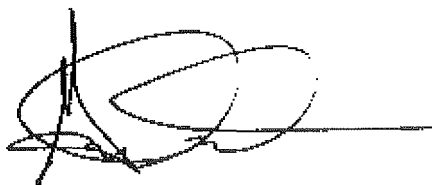
My name is, Gordon Helm and I live in El Dorado County and spend much of my time in the Placerville area. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center as it would help Placerville's economy since it would bring more people into town where they ultimately would spend money that they are currently spending elsewhere. This in turn would create more tax revenues for the city and potentially help with current budget constraints. (Even if it's only a small amount, every little bit helps!)

Moreover, having well behaved (trained) dog sis always beneficial to the community since trained dogs are less likely to be aggressive and potentially bite someone. Being this is an indoor facility, it seems that it would have minimal impacts to the surrounding neighborhood as compared to any other commercial use.

Lastly, it seems the the space that is being considered for The Center has been empty for some time. Having a paying tenant obviously helps the landlord and ultimately also helps the community by not having and empty building that may not be cared for properly since it is empty.

I urge you to approve the conditional use permit for the Competition Canine Training Center.

Sincerely,

A handwritten signature in black ink, appearing to be 'Gordon Helm', written over a horizontal line.

Date: 06/18/18

Email: [grhelm@grhelm.com](mailto:grhelm@grhelm.com)

To the City of Placerville Planning Commission:

My name is, Janet Rhoades, and I'm writing this letter in support of the conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

I am an dog agility instructor. I am in support of this center because the need for a dog training center is great. This canine training center will bring me to the Placerville area. The center is a training center. A such one of the greatest nature in the area only benefit Placerville.  
 I feel this use of this building that has been vacant and neglected so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Janet Rhoades

**Ann B. McQuillen**

---

**From:** JHewitt <jetski144@gmail.com>  
**Sent:** Monday, June 18, 2018 7:47 AM  
**To:** aglk9s@att.net  
**Subject:** Dog training facility

To Whom This May Concern.

A new training facility is much needed in **me**. Many of us are having to take our dogs to Sacramento thus bringing revenue down the **hill**.

The easy accessibility to training in our county helps promote interaction with dogs, animal husbandry and a better undertaking and guidance to those having trouble training.

Let's keep dogs from being displaced and filling shelters.

Give us a place for seniors to get help with their furry friends and the young can learn how to work with their canine friends.

Give us a place that can be set up for competitive training and performance sports.

I support Ann McQuillen.

Jeri Hewitt  
Pleasant Valley

Sent from my iPhone

To Whom It May Concern,

I am writing you as a dog trainer and dog sport enthusiast in the Central Valley and Foothills of California for over 25 years to show my support of, and to express the need for Competition Canine's prospective Training Center in Placerville for our community.

California is one of the richest centers for a huge variety of dog sports. The climate and proximity of multiple large population cities offers amazing locations and venues for a large variety of dog training and competitions for well trained dogs and their owners. It is also not uncommon that dog sport enthusiasts travel from other states to participate in California training and competitions.

This facility would be a fantastic addition to the area, as well as draw others up to the foothills to support the businesses there. I myself, as a trainer, am already referring my clients from the Central Valley up to Competition Canine, when it opens.

Please strongly consider permitting Competition Canine's facility. It will not only benefit the huge dog training community in California and neighboring states but local businesses surrounding the facility, like restaurants, hotels, pet stores, gas stations, etc.

Thank you for your time

Jessica Clough

Precision Chaos Agility Lodi, Ca

Arm **B. McQuillen**

---

**From:** Kathryn Miele <miele8@gmail.com>  
**Sent:** Wednesday, June 20, 2018 2:00 PM  
**To:** Ann McQuillan  
**Subject:** Letter of support!

Dear Ann,

I am happy to write a letter of support for the creation of an indoor dog training venue here in Placerville. This is a *much needed facility* for our community! To be able to train in all weather conditions, in a safe, gated and matted building here in Placerville is a dream!

I live in the Gold Nugget Way neighborhood, just 2 miles from the old Kensco building, so you can imagine how convenient it would be for me, along with many other Placerville residents, to have a dog training facility located there. Training and competing in a variety of dogs sports is a big part of my life and I look forward to the day when we can train at your new facility!

Sincerely,

Kathryn VanSickle-Miele  
454 Dusty Gold Ct.  
Placerville CA 95667

cell/text 916-798-2258

[miele8@gmail.com](mailto:miele8@gmail.com)

# Indoor Dog Training Placerville

Competition Canine {Ann McQuillen} has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Triebball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Fear, Aggression & Manners Help
- K9 Fitness & Weight Loss
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupportletterto aglk9s@att.net](mailto:asupportlettertoaglk9s@att.net)

Call or Write Your City Planning Representative  
Tell them why you support the center & how it  
benefits our community (530.621.5355)

For more information or to  
help spread the word call  
530.409.9800

Please leave this with the veterinary receptionist or business owner. You can also mail this to Comp K9, 7533 Green Valley Road, Placerville, CA 95666 or email [itto aglk9s@att.net](mailto:ittoaglk9s@att.net)

Thank You for your support.

Ann McQuillen



To the City of Placerville Development Department and Planning Commission:

MVname is. Linda Buell and I live in Shingle Springs. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: [where you train now, what you do in the winter, types of classes you leave area to take, etc.]

Dog agility is my sport and I currently train at a local residence but have limited equipment at home to practice on and need a local indoor facility for inclement winter weather.

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

I feel that our Placerville area is in dire need of an all around dog sports complex to support healthy dog and human lifestyles as well as helping to address public behavioral issues in dogs.

Tax Dollars: [Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.]

I firmly believe that this complex would contribute greatly to the local economy by students and trainers frequenting local establishments such as restaurants and pet related businesses.

Why Local Indoor Training is Needed: [Sacramento facility closing, winter status, more dogs than classes available, etc.]

An indoor training complex provides consistency in training which is paramount to dog and handler success in many areas of competition.

Other: The popularity of dog sports is constantly increasing as a family sport and will only continue to grow so the need for a local indoor year round training center is here and now.

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

*Linda Buell*

Date: 6/18/18

**Ann B. McQuillen**

---

**From:** Marjorie Trebino <mtrebino@mac.com>  
**Sent:** Sunday, June 17, 2018 9:24 AM  
**To:** aglk9s@att.net  
**Subject:** Multi discipline training center

To: City of Placerville

Please consider this training facility with favorable result.

This facility will bring to the community a place where people and their dogs will be able to train in a safe environment.

As a past certified pet first aid instructor this facility would offer education benefits to the entire community. Pet dogs as well as those that wish to compete with there dogs.

As a competitor I often travel to Placerville to train and compete I am looking forward to enjoying this new facility.

Marjorie Trebino  
4094 Brooks Road  
Valley Springs, Ca. 95252

Sent from my iPad



Arm B. McQuillen

---

**From:** Ann B. McQuillen <AnnMcQuillen@mountain-specialists.com>  
**Sent:** Monday, June 18, 2018 10:59 AM  
**To:** Aglk9s  
**Subject:** FW: K9 Inside training facility

**From:** Mary Jackson <marvkjacksongoatt.net>  
**Sent:** Sunday, June 17, 2018 8:55 PM  
**To:** Ann B. McQuillen <aglk9s@att.net>  
**Subject:** K9 Inside training facility

Dear City of Placerville Planning Commission,

Please approve the Kg Inside Training Facility in Placerville. Dogs are a large part of the families here in El Dorado County. We need a safe place to train these family members so they can be not only great members of this society but also have a spot where they can learn and grow. As you mayor may not know a tired dog is a good dog and there is no better way to tire a dog out then to have it use its mind. Some of these dogs and their handlers even go on to state and national events where they represent our wonderful county. Wouldn't it be great if they could also brag on what a nice training facility the county has, as well.

As a long time member of El Dorado County and a fellow dog owner and trainer I respectfully request your approval of this dog training facility.

Sincerely,

Mary K Jackson  
Shingle Springs, CA

Ann B. **McQuillen**

---

**From:** Mary Lou Giles <mlgiles18@yahoo.com>  
**Sent:** Saturday, June 23, 2018 11:42 AM  
**To:** pv.planning@gmail.com; aglk9s@att.net  
**Subject:** Competition Canine Use Permit

Dear Commissioners,  
I'm writing in support of Ann McQuillen's conditional permit to use the former Kensco building for her Competition Canine dog training and activity center.

I've been involved in local dog training for over 20 years both as a participant and an instructor. There is definitely a need for a spacious indoor training facility offering a wide menu of classes and activities for dogs and their owners. Currently, there is no such facility. The only indoor facility in the county has been El Dorado Pet Club, but the owner is re-purposing the space for the use of her day care and boarding dogs. In any case the space is small, and the class offerings were limited in scope. When I taught Manners classes there, I had room for only 4 or 5 dog/owner teams. Ann is well regarded by local "dog people"; I have no doubt that the facility will be well used and appreciated, and that those who use the facility will spend money at other local businesses.

I urge you to approve Ann's conditional use permit.

Thank you,  
Mary Lou Giles  
3460 Cambridge Rd.  
Cameron Park

June 16, 2018

City of Placerville

**Attention: Use Permit for Multi Dog Facility**

To Whom it may Concern:

An indoor facility with various dog activities is needed in this area. It will provide owners and pets a place to learn to care and train the dog. With the heat it will provide a cool environment that is not only safe for human but also animals.

With the closing of other facilities recently there is no place to get help with your new puppy, adopted dog or older dog. The facility will be staffed with knowledgeable people who can assist and train new and old handlers. There will be referrals to vets in the area.

The support from a facility of this kind will also benefit Placerville.

Your full attention to this matter is greatly appreciated.

Sincerely,

*Michelle Wilson*

**Ann B. McQuillen**

---

**From:** Ann B. McQuillen <AnnMcQuillen@mountain-specialists.com>  
**Sent:** Monday, June 18, 2018 10:52 AM  
**To:** Aglk9s  
**Subject:** City of Placerville Planning Department

**From:** ChriMaso Boston Terriers <chrimaso@gmail.com>  
**Sent:** Saturday, June 16, 2018 1:24 PM  
**To:** Ann McQuillen <aglk9s@att.net>  
**Subject:** City of Placerville Planning Department

To Whom It May Concern:

I am writing today in support of Ann McQuillen's new indoor multi-discipline training center. I am excited to know we will be having an indoor training facility as it will allow training year round in a safe, enclosed and controlled environment. This is not only good for our pets, but for the humans training as well. We do not currently have anything of this magnitude in our region and it will be a welcomed attribute to our community. It will support the dog community in El Dorado County (and surrounding areas as well) for many training and educational opportunities. Well trained dogs (and their humans) make for a much more enjoyable experience when walking or playing out and about in both casual activities like hiking, dog walking, etc., and training/event activities like agility, obedience, rally, etc. Dog activities are becoming more and more prominent and having a facility such as Mrs. McQuillen's will further promote these activities.

Additionally, I know Ann personally and can attest to her devotion to dogs and their owners in all aspects of the dog world (training, education, health, rescue, etc.). This includes providing a safe and health environment for dogs and their humans to learn together and deepen the pet-human bond. Ann is well-known and respected for her integrity and commitment and having her as a trainer and owner of this new facility is exciting and needed in Placerville.

I am looking forward to not only the training Ann will provide, but the educational events that are planned as well. If you have any questions, or need additional information, please do not hesitate contacting me at this email address or via phone at 530-676-7668. Thank you for your consideration.

Pamela H. Preston

**Ann B. McQuillen**

---

**From:** PattyLundquist <ponypat@comcast.net>  
**Sent:** Thursday, June 21, 2018 12:23 PM  
**To:** aglk9s@att.net  
**Subject:** Dog training facility

Hello!

There are many of us who love to train our dogs for dog sports, and it has become more and more difficult to find a place to practice for competition. Competition Canine would provide a facility for the hundreds of people who enjoy these sports! Please provide Ann McQuillen with the permit she needs to go ahead with her project that would benefit so many. Happy people and their happy dogs makes a happy community! People who do dog sports are very responsible about safety and cleanliness. They also bring money into the businesses near the training facility, as an added bonus to the community. Thank you for your time and consideration.

Patty Lundquist

**Ann B. McQuillen**

---

**From:** Sandy Taylor <taylored4stats@gmail.com>  
**Sent:** Thursday, June 21, 2018 10:44 AM  
**To:** aglk9s@att.net  
**Subject:** Support for Competition Canine Training Center

To Whom in May Concern:

I am writing in support of Ann McQuillen's proposed canine training center in Placerville. I have been an avid dog agility competitor for over 10 years and currently head into Sacramento to train. I am also interested in pursuing Kg Nosework but have not been able to locate a class compatible with my schedule and location. A local facility where I could train would be fabulous. I know quite a few folks in the area looking for local training opportunities as well. This facility would be a welcome and favorable addition to the Placerville community.

Sincerely,

Sandra Taylor  
Shingle Springs, CA

**Ann B. McQuillen**

---

**From:** Sarah Tandberg <dobepom@gmail.com>  
**Sent:** Saturday, June 16, 2018 4:54 PM  
**To:** Ann B. McQuillen  
**Subject:** Training Center

I am writing in regard to the proposed training center that Ann McQuillen hopes to develop. I am involved in dog sports and teach obedience and agility. I also taught the dog obedience classes through City of Placerville Parks and Recreation Department from about 1976 to 2002. It would have been wonderful to have an indoor training room during that time.

Dog sport are growing in popularity and our community could use a multi dog sport as well as pet dog training facility that could be used year-round.

Thank you for your consideration,  
Sarah Tandberg

**Ann B. McQuillen**

---

**From:** Steven G Smith <sgsmith-15@sbcglobal.net>  
**Sent:** Sunday, June 17, 2018 10:35 PM  
**To:** agilk9s@att.net  
**Subject:** Fwd: K9 Training Center

Sent from my iPhone

Begin forwarded message:

**From:** Steven G Smith <[sgsmith-15@sbcglobal.net](mailto:sgsmith-15@sbcglobal.net)>  
**Date:** June 17, 2018 at 7:00:09 PM PDT  
**To:** [agilk9s@att.net](mailto:agilk9s@att.net)  
**Subject:** Kg Training Center

To Whom it may concern

I am temporarily living in El Dorado County, I am strongly considering making the Placerville area my permanent residence.

One of the biggest factors on selecting this area is the availability of a quality training venue for my performance dogs.

I have been Training agility dogs successfully for the past 15 years. Well trained dogs are a wonderful addition to any community, instead of people being fearful or just uninterested in dogs, they tend to look at a well mannered dog with delight and curiosity.

I ask that the commission approve a quality training center for all of the responsible dog owners to use for honing our skills and make Placerville recognized in the performance dog community

Best Regards  
Steve Smith

Sent from my iPhone



**Ann B. McQuillen**

---

**From:** Susan King <SKing@swinerton.com>  
**Sent:** Thursday, June 21, 2018 11:24 AM  
**To:** aglk9s@att.net  
**Subject:** Conditional Use Permit for Competition Canine Training Center, 7533 A Green Valley Road, Placerville, CA

Good morning,

I'm sending this email in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville, CA.

Currently I teach dog agility classes at an indoor facility in Sacramento. Unfortunately the facility will be closing in July so the new building owner can grow marijuana.

I will be very interested in teaching dog agility classes at Competition Canine Training Center when the use permit is approved.

Please support and approve their conditional use permit.

Thank you,

**Susan King**

Owner

**FUN FIRST AGILITY**

C916.266.3338

[Esusan@funfirstagility.com](mailto:Esusan@funfirstagility.com)

[www.funfirstagility.com](http://www.funfirstagility.com)

To: City of Placerville Development Department and Planning Commission

Date: June 20,2018

This letter is to advise you of my full support for the application for a conditional use permit for the Competition Canine Training Center at 7533A Green Valley Road, Placerville. An indoor training facility in our geographic area would be a huge benefit to all of us who own and train dogs. In addition, we'd be spending our dollars locally rather than traveling long distances to spend them elsewhere. The kinds of programs envisioned, such as Pets for Vets and 4H, would also benefit the community at large. And all of us benefit from well-trained, well-mannered, and healthy dogs!

Please give your approval to this worthy project. Thank you for your consideration.

A handwritten signature in cursive script that reads "Teresa A. Gary". The signature is written in black ink and is positioned above the typed name and address.

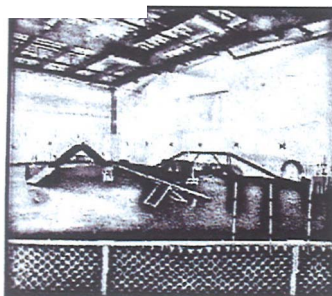
Teresa Gary  
3577 Bird Haven Loop  
Cool, CA 95614

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupportlettertoaglk9s@att.net](mailto:asupportlettertoaglk9s@att.net)

Call or Write Your City Planning Representative  
Tell them why you support the center & how it  
benefits our community (530.621.5355)

For more information or to  
help spread the word call  
530.409.9800

Please leave this with the veterinary receptionist or business owner. You can also mail this to Comp K9, 75330 Green Valley Road, Placerville, CA 95667 or email [ittoQQllc9s@atf.net](mailto:ittoQQllc9s@atf.net)



Thank You for your support.

*Ann*  
Ann **McQuillen**

To the City of Placerville Development Department and Planning Commission:

My name is, Tyler Carlson and I live in Far Oaks, CA. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train, what you do in the winter, types of dogs you leave area to take, etc.)

I currently do some training but would love a shaded spot in summer or sheltered in winter

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

great need and have many friends w/ dogs that want training.

Tax Dollars: (Trainers and Students spend, CK9 Store and local, etc.)

New Service + Customers will only bring more tax \$\$\$ to El Dorado County

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs available, etc.)

Why have people travel spend \$ outside County for such a good program - support

Other:

your local business owners + allow them to provide world class local service + jobs

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Tyler Carlson

Email: N/A

Date: 6/12/18

Phone (optional) (530) 644 204

TO: CITY OF PLACERVILLE DEVELOPMENT DEPT  
AND PLANNING COMMISSION

SUBJECT: 1533A GRSZN VALLEY P:D  
CONDITIONAL USE PERMIT FOR  
COMPETITION CANINE TRAINING CENTER.

My name is Sharon Cameron; I live in Placerville and am an animal lover and owner.

I support the training center request for the following reasons.

I have trained numerous dogs and travelled many miles for clinics, seminars & training classes, and paid for meals, gas and lodging out of town. Lets have a training center here so our friends can come and spend their money here in Placerville. THINK OF THE POSSIBLE TAX DOLLARS!

I see many local dogs around town who really need some leash and manners training. Having more training available would be nice.

Some people slack off on dog training during wet winter weather. We need an indoor facility to continue training year round and be ready for spring shows & competition.

Lets put this long vacant and neglected building to good use. PLEASE APPROVE THIS REQUEST FOR A CONDITIONAL USE PERMIT.  
Thank you  
in advance Sharon  
Cameron

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email asupport letter to [aglk9s@att.net](mailto:aglk9s@att.net)

For more information or to  
help spread the word call  
**530.409.9800** .

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-D Green Valley Road, Placerville, CA95667 or email it to [aglk9s@att.net](mailto:aglk9s@att.net)



Thank You for your support.

Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is, Sandra Zajkowski and I live in Placerville. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter, types of classes you leave area to take, etc.)

Shingle Springs Agility - in winter I use  
Training Time do to wet weather - field not usable

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

Placerville is very dog friendly downtown  
but some dogs without nice interact with public  
as, etc.)

Tax Dollars: (Trainers and Students spend

I spend about at various  
venues

Indoors

Other:

would draw more people to visit Placerville  
- more dog activities

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Email: SandraZajkowski@yahoo.com

Date: 4/22/18

Phone (optional) \_\_\_\_\_

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email a support letter to [aglk9s@att.net](mailto:aglk9s@att.net).

For more information or to  
help spread the word call

**530.409.9800**

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-0 Green Valley Road, Placerville, CA 95667 or email it to [aglk9s@att.net](mailto:aglk9s@att.net)



Thank You for your support.

*Ann*  
Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is, Dianna Brink and I live in Placerville, CA. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter, types of classes you leave area to take, etc.)

Canine, Competitive Gym, nosework, tracking  
This facility is closing in S. Sacramento.

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

More sports training is needed in the area which is limited especially in winter.

Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)

We spent \$1,000 \$2,000 each year for dog training

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, no dogs than classes available, etc.)

Indoor training is needed especially local. we currently travel long distances to attend indoor training.

Other:

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

*Dianna Brink*  
Email: [pdbrink@att.net](mailto:pdbrink@att.net)

Date: 6/22/18

Phone (optional) \_\_\_\_\_

# Indoor Dog Training Placerville

Competition Canine (Ann **McQuillen**) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

## Train When It Rains!

Agility - Classes & Practice Time

Obedience and Rally

Treibball Training

Fly Ball Training and Team

Clicker and Tricks Training

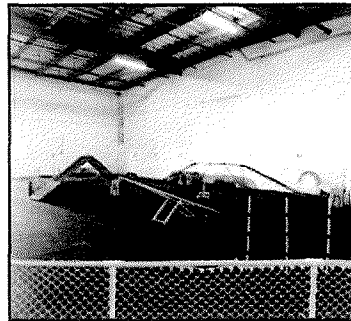
K9 Fitness & Weight Loss

Fear, Aggression & Manners Help

4H & Pets for Vets Programs

Leased time to train or teach classes available

Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email a support letter to [nqik9s@att.net](mailto:nqik9s@att.net).

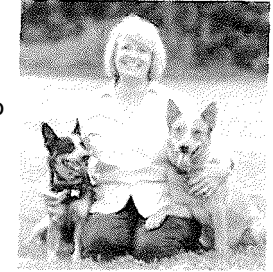
For more information or to  
help spread the word call

530..409..9800

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-D Green Valley Placerville, CA 95667 or email it to [nqik9s@att.net](mailto:nqik9s@att.net).

Thank You for your support.

Ann McQuillen



To the City of Placerville Development Department and Planning Commission:

My name is, Paul Brink Placerville I'm an animal love- and owner, jm writing this letter in support of the fora conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter, types of classes you leave area to take, etc.)

Sacramento - Rally, Nosework, tracking, confirmation, Bara work

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

all of above

Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)

\$ 1-2,000/year

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

Sacramento facility closing, long distance driving, time

Other:

We need a facility like this

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Paul Brink  
Email: pabrink@att.net

Date: 6/23/99

Phone (optional) 530-621-9989

**Ann B. McQuillen**

---

**From:** Vida Vreca-Ponnequin <vidstergirl@aol.com>  
**Sent:** Sunday, June 24, 2018 4:29 PM  
**To:** Ann B. McQuillen  
**Subject:** Re: The Competition Canine Training Center - Conditional Use Permit

TO WHOM IT MAY CONCERN:

I first came to Ann McQuillen when I had issues with my female heeler. She guided me through training and socialization, in addition to starting her in dog agility. Dog agility truly helped my female and I with our bond and for creating an outlet for her endless energy. She grew into a good canine citizen.

Having an indoor facility for dogs and owners in the Placerville area will positively assist the community and give them a place to exercise their dogs and obtain socialization. This affects the community in a positive way.

Thank you.

Vida Vreca-Ponnequin

Sent from my iPhone 707.592.7899

On Jun 18, 2018, at 10:31 AM, Ann B. McQuillen <[REDACTED]@ists.com> wrote:

If you are getting this, you are either a friend, a student or associate of mine. I'm happy to announce that after many years of work, we are finally moving forward on an indoor training facility in Placerville. It will be in the old Kensco building. (it's been vacant for 8 years)

As some of you know, much of the dog training in El Dorado County is done without a use permit and is held at trainer's homes or in leased locations. In absence of a use permit, training can be closed down at any time. Some trainers have had this unfortunate experience. The need for training year 'round is great. There are few options in the region and the last Sacramento location is closing in July. The dogs and owners in El Dorado County and the region need a place to go, learn and play. I want Placerville to be that place and the Competition Canine Training Center to be "street legal" ...I've applied for a use permit. I'm not willing to take the risk of being closed. It's about a 90-day process to approve my use of this long vacant and deteriorating building. Once the permit comes through, we'll make it shine. Thus, I'm asking for your help.

I need letters or emails of support for the center. I've attached a flyer that will be showing up at local clinics and feed stores. Would you take a moment and send me an email supporting the center or fill out the one attached and return it here? The center will have all dog disciplines available. We will have leased time for outside trainers to bring classes in and for owners to practice on the agility or other equipment. It all starts with that permit.

Now is the time. We can have a great place to play with our dogs in Placerville...we need your support.

Thanks in advance.

Ann



# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email a support letter to [aqlk9s@att.net](mailto:aqlk9s@att.net)

For more information or to help spread the word call  
**530.409.9800**

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-0 Green Valley Road, Placerville, CA 95667 or email it to [aqlk9s@att.net](mailto:aqlk9s@att.net)



**Thank You for your support.**

Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is: Sally Connell and I live in Santa Rosa, CA. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter, types of classes you leave area to take, etc.)

Seminars & International-type handling

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

Tax Dollars: (trainers and students spend money at CK9 Store and local restaurants, gas, etc.)

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hit us, more dogs than classes available, etc.)

Train during hot or wet months & good surface

Other:

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Date:

6-23-18

Email: SallyConnell@comcast.net Phone (optional)

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email a support letter to [aglk9s@att.net](mailto:aglk9s@att.net)

For more information or to help spread the word call  
**530.409.9800**

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-D Green Valley Road, Placerville, CA 95667 or email it to [aglk9s@att.net](mailto:aglk9s@att.net)



Thank You for your support.

Ann McQuillen

To the **City** of Placerville **Development Department** and Planning Commission:

My name is, Annette Thomas and I live in Petaluma, CA - I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter, types of classes you leave area to take, etc.)

I train in Sebastopol  
I will come to this facility for seminars & special events

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

Tax Dollars: (Trainers and Students spend money at CK9 Steele and 1808f restaurants, gas, etc.)

Why local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

To train during the hot + wet months  
To train on a safe surface.

Other:

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Date: 6/23/18

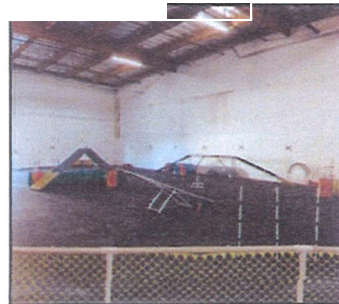
Email: annetomas@comcast.net Phone (optional)

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupport letter to aqlk9s@att.net](mailto:asupportletter@aqlk9s@att.net)

For more information or to help spread the word call  
**530.409.9800** .

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-D Green Valley Road, Placerville, CA 95667 or email it to [aqlk9s@att.net](mailto:aqlk9s@att.net)



Thank You for your support.

*Ann*  
Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is \_\_\_\_\_ and I live in \_\_\_\_\_, CA \_\_\_\_\_ from an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter, types of classes you leave area to take, etc.)

SEE INDOOR SPACE - indoor in use  
LEATHER FOR ABILITY

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

Other:

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

\_\_\_\_\_  
Date: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone (optional): \_\_\_\_\_

# Indoor Dog Training Placerville

**Competition Canine** {Ann McQuillen} has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- K9 Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupport letter to aglk9s@att.net](mailto:asupportletterto@aglk9s@att.net)

For more information or to help spread the word call  
**530.409.9800**

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-0 Green Valley Road, Placerville, CA95667 or email it to [aglk9s@att.net](mailto:aglk9s@att.net)



Thank You for your support.

*Ann*  
Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is, Harley Frazier and I live in Placerville. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter types of classes you leave area to take, etc.)

Sunrise - Springs - Agility

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

definitely

Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)

over millions dog runs per year in AKC the area with training attachments \$

Why local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

There are no other indoor training facilities in Placerville

Other:

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

*Harley Frazier*  
Harley Frazier

Date: 6/15/19

Email

harley.frazier@hotmail.com

Phone (optional)

**Ann B. McQuillen**

---

From: Anita Schiller Terry <anitaschillerterry@gmail.com>  
Sent: Tuesday, June 26, 2018 6:41 PM  
To: Ann B. McQuillen  
Subject: Indoor Dog Training Placerville

To whom it may concern :

I am writing to express my strong support for the approval of a conditional use permit for the Competition Training Center at 7533A Green Valley Rd in Placerville.

I live in El Dorado. After looking for well over a year for a place I could train my dogs indoors, I finally found a facility near Elk Grove. Unfortunately, that facility will be closing in July 2018 as the lease has expired and will not be renewed. The next closest available classes are in the Bay Area. Although I was happy to find dog agility classes I could attend, the classes were extremely limited due to high demand and the location was such that it took me an hour to drive each way, meaning that to attend a 90 minute class, I had to give up 3.5 hours. There are no other classes available within a reasonable driving distance. With a facility in Placerville, I can be there in 15 minutes. I can train throughout the year, no matter how hot, cold or wet the weather is. I can meet and form bonds with people from my own community.

Dog people are very community-minded, and I can see those attending classes at the new facility getting involved in community service activities, such as supporting local animal shelters, helping with neighborhood cleanup projects, etc.

Another benefit to the community could be revenue generating and fund-raising opportunities with events held there. There are dog shows held at the Placerville fairgrounds; there could be adjunct events held at the new training center too, such as agility and barn hunt competitions.

People who will come to the facility from surrounding locales will bring business to Placerville - filling up at local gas stations, eating in local restaurants, shopping in local stores, etc.

Having an indoor dog training facility would be a fantastic win for the community with no apparent downside. I hope you will seriously consider supporting the approval of this training facility.

Sincerely,  
Anita Terry  
El Dorado, CA

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Triebball Training
- Fly Ball Training and Team Clicker and Tricks Training
- Fear, Aggression & Manners Help
- 1<9 Fitness & Weight Loss
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupportletterto@aglk9s@att.net](mailto:asupportletterto@aglk9s@att.net)

Call or Write Your City Planning Representative  
Tell them why you support the center & how it  
benefits our community (530.621.5355)

For more information or to  
help spread the word call

Please leave this with the veterinary receptionist or business owner. You can also mail this to Camp K9, 7533 Green Valley Road, Placerville, CA 9566 or email [itto@aglk9s@att.net](mailto:itto@aglk9s@att.net)

Thank You for your support.

Ann McQuillen



To the City of Placerville Development Department and Planning Commission:

My name is, Gina Halle and I live in Garden Valle,  
animal lover and owner. I'm writing this letter in support of the application for condil  
for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I s  
Center for the following reasons:

difficult due to weather.

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

I have taken classes in leash reactivity & Barn Hunt from Ann. There is a need for more classes to be offered in this area.  
(Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)  
Definitely will bring more dogs & humans to be shopping/eating here!

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than

there are no training classes offered indoors in the winter in this area!

I participate in many dog activities/classes seminars/competitions - WE NEED this facility

I feel the use of this building that has been vacant and neglected for so long is reasonable needs of the dog community as well as the community as a whole. I urge you to approve permit.

Sincerely,

Gina Halle

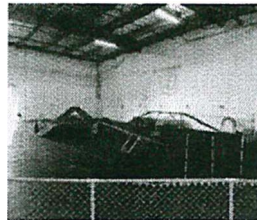
Date: 6/19/18

# Indoor Training a Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Trieball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Fear, Aggression & Manners Help
- K9 Fitness & Weight Loss
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupportlettertoaglk9s@att.net](mailto:asupportlettertoaglk9s@att.net)

Call or Write Your City Planning Representative  
Tell them why you support the center & how it  
benefits our community (530.621.5355)

For more information or to  
help spread the word call  
**530.409.9800**

Please leave this with the veterinary receptionist or business owner. You can also mail this to Comp K9, 7533 Green Valley Road, Placerville, CA 9566 or email [ittoaglk9s@att.net](mailto:ittoaglk9s@att.net)



Thank You for your support,

**Ann McQuillen**

To the City of Placerville Development Department and Planning Commission:

My name is Linda Downing and I live in Placerville. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at **7533 A Green Valley Road, Placerville**. I support The Center for the following reasons:

Training: (where you train now, what you do in the winter, types of classes you leave area to take, etc.)

An indoor facility is needed. I have trained at fairgrounds and it was not the best situation. Weather is a factor also dogs are not contained. Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed). I have trained in Ann's indoor facility. Perfect for training reactive, or aggressive dogs. Manners classes are great inside as pups can be off lead and safely contained. Tax Dollars: (Trainers and students spend money at CK9 Store and local restaurants, gas, etc.)  
Plus for our area--more local business.

Why local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dog sports than classes available, etc.)

Provides extra safe facility for dogs and handlers. Classes can be scheduled without regard for weather. Would provide relief for other: over-crowding.

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Linda E. Downing

Date: 6-18-18

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupportletterto aglk9s@att.net](mailto:asupportlettertoaglk9s@att.net)

For more information or to  
help spread the word call  
**530.409.9800**

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-D Green Valley Road, Placerville, CA95667 or email it to [aqlk9s@att.net](mailto:aqlk9s@att.net)



Thank You for your support.

Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is, Krysten Kellum and I live in Placerville. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where do you train now, what you do in the winter, types of classes you leave area to take, etc.)

Dock Diving - lone

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

leash aggression ! manners

Tax Dollars: (Trainers and Students spend money at CK9Store and local restaurants, gas, etc.)

\$100 classes ! \$20 Day use

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

Placerville loves dogs - resident-to-dog ratio is WAY up there!

Other:

Dog training is healthy for humans and dogs

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Email: KrystenK@gmail.com

Date

6/20/2018

Phone [optional]

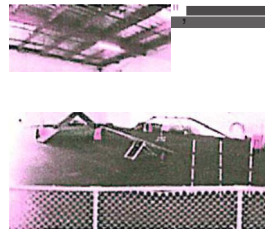


# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Trieball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Fear, Aggression & Manners Help
- Kg Fitness & Weight Loss
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email a support letter to

Call or Write Your City Planning Representative  
Tell them why you support the center & how it  
benefits our community (530.621.5355)

For more information or to  
help spread the word call  
530.409.9800

Please leave this with the veterinary receptionist or business owner. You can also mail this to Comp K9, 7533 Green Valley Road, Placerville, CA 9566 or email it to



Thank You for your support.

Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is, LYNDY BAUDUCI and I live in AUBURN. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: [where you train now, what you do in the winter, types of classes you leave area to take, etc.]

TEACH EARTHDOG - BARN HUNT - CHAIRMAN FOR AM. WORKING TERRIER ASSO TRIALS, DO NOSEWORK TRIALS

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

DO CONFORMATION CLASSES, NOSE WORK AND BARN HUNT, AGILITY, RALLY

Tax Dollars: (Trainers and Students spend money at (Kg Store and local restaurants, gas, etc.)

LOTS OF \$\$\$

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

ESPECIALLY NEED FACILITIES INDOOR FOR WINTER CLASSES

Other:

NOT A (U) OTHER TRAINING FACILITY IN THIS AREA IN USE NOW

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

Lyndy Bauduci  
AUBURN, CA

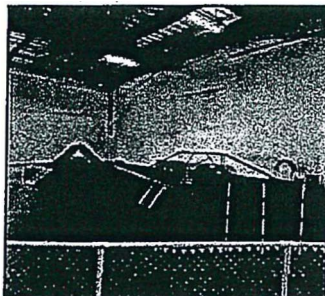
Date: 06-25-2015

# Indoor Dog Training Placerville

Competition Canine (Ann McQuillen) has applied for a conditional use permit. If approved the indoor center will be located at 7533 A Green Valley Road in Placerville. This is the old Kensco building and warehouse.

The center will be a place for dog owners and trainers that expands the services currently available in Placerville.

- Train When It Rains!
- Agility - Classes & Practice Time
- Obedience and Rally
- Treibball Training
- Fly Ball Training and Team
- Clicker and Tricks Training
- Kg Fitness & Weight Loss
- Fear, Aggression & Manners Help
- 4H & Pets for Vets Programs
- Leased time to train or teach classes available
- Sports Store - Training Equipment for use at home.



We're dog people. We know our community needs this facility. Help us convince the City of Placerville that we do.

## What You Can Do

Email [asupportlettertoaglk9s@att.net](mailto:asupportlettertoaglk9s@att.net)

For more information or to  
help spread the word call

**530.409.9800**

Please send your personal note or letter via email or mail. You can mail this to Competition Canine, 7533-0 Green Valley Road, Placerville, CA95667 or email it to [aglk9s@att.net](mailto:aglk9s@att.net)

Thank You for your support.

Ann McQuillen



TO the City of Placerville Development Department and Planning Commission

My name is, 11/1 and I live in Placerville. I'm an animal lover and 0. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

need a place where dogs and owners learn to safely interact with other dogs

Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)

We need to keep as much economy as possible in El Dorado County

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

It's a fun way to socialize and learn at the same time, while also giving

back to the community and the youth through 4-H

I feel the use of th

Sincerely,

Date: 6-26-2018

Email: kellyeduff@yahoo.com

Phone (optional) 916-708-5297

Dear Sir or Madam,

I am writing this letter in support of an application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road in Placerville. My name is Richard Struck and I own a four unit multifamily (2836 Easy St.) directly up the hill which would make my property a neighbor to this proposal.

The impact to the city would be that some dogs in Placerville would be better trained which in turn would have the owners tend to want to keep and thus not abandon them, so the business would be attempting to make things better here on Placerville Drive. Also, the building would no longer be vacant so there is no fear that a homeless person will break in and start a fire. A third major impact would be to bring more business to Placerville Dr. from the people that drop off their dogs here, thus encouraging more businesses to relocate here, basically a snowballing effect.

The couple proposing this seem like nice enough people so I'm sure they would keep the noise to a minimum. I hope they can get the ball rolling on this and once it is up and running we can all see how it goes. I am sure it will be just fine.

Thank You,



Richard Struck

Subject property: 2836 Easy St., Placerville, 95667

home: 1104 Crestline Circle, El Dorado Hills, 95762

email: [rickstruck@comcast.net](mailto:rickstruck@comcast.net)

cell: (916) 761.1343

Lucille & Jose Villalobos

2813 Debbie Lane, Placerville, CA95667 /530-503-5809

Development Services Department, Planning Division

3101 Center Street, 2<sup>nd</sup> Floor, Placerville, CA995667

RECEIVED

AUG 03 2018

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT

RE: Notice of Planning Commission - Public Hearing 17533 Green Valley Road, Placerville, CA95667

To whom it may concern:

Jose and I do **not** agree in having the existing commercial warehouse building and outdoor storage being approved to authorize a canine training facility. This building is directly across from my kitchen window and backyard area which is adjacent to my neighbor's property, 2815 Debbie Lane, Placerville, CA 95667.

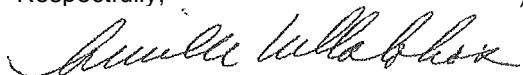
I strongly object to the commercial zoning of this project due to some major concerns. The noise level will increase directly across from my residence which will cause mental health stress. Currently, we have neighbors that have multiple dogs **and** we often hear them barking or crying/whining. This is uncomfortable to hear in the evening when you just want to relax in your own home. Plus, the neighbors dogs set off our dogs that are normally quiet. But when they hear the other dogs they start barking.

I am concerned about the additional traffic that will be added to Debbie Lane and Greenvalley Rd. Currently, we are at the **corner** section that has a set of lights on Placerville Dr./Greenvalley Rd. and Ray Lawyer Dr. This intersection is already congested with G&O traffic, other business traffic, homeless traffic **and** service providers meeting across the street from the planned project area and the frequent traffic near Boys and Girls Club and the many homes and apartments that access this main thorough fare due to the various family homes, apartments and businesses that already access Greenvalley Road. In addition, Greenvalley Road is a main thorough fare to families to transport their children to Indian Creek School and El Dorado High School. I would be concerned if an animal got loose and chased a minor, senior **citizen** or other adult down the busy intersection. I would **not** want to see any community member injured due to unpredictable animal behaviors.

I bought my home on Debbie Lane because it was close to services, but yet it is a quiet neighborhood that is hidden from the community. Jose **and** I would like to continue to live in our quiet neighborhood without additional traffic, noise, or **concern** about other animals triggering our dogs to barking excessively.

Please consider our request to **not** allow the County to grant permission for a canine training facility in our neighborhood.

Respectfully,



8/3/18

Lucille and Jose Villalobos

lacey Family  
 2804 Debbie lane  
 Placerville, CA 95667  
 530-417-4407

AUG 08 2018

PLACERVILLE

Development Services Department, Planning Division  
 City of Placerville Planning Commission  
 3101 Center Street, 2<sup>nd</sup> Floor  
 243 Placerville Drive  
 Placerville, CA 95667

August 1, 2018

**Re: 7533 Green Valley Road – Conditional Use Permit 18-02 (1.46 acres into a canine training facility in commercial zone adjacent to residential zone in EDC Unincorporated)**

To Whom it May Concern,

We are submitting our strong objections to the proposed conditional use permit that would allow a dog training facility to be allowed to occupy and use the 1.46 acres located at 7533 Green Valley Road, Placerville, CA 95667 for a multitude of reasons. Please see as follows;

1. Although **7533 Green Valley Road is zone commercial**, it is **directly adjacent to a residential zone**.
2. **Green Valley Road Traffic and visibility issues**
3. **Debbie Lane Traffic and road condition issues**
4. **Noise issue that will destroy the ability for the residents to 'reasonably enjoy' their private properties where they live. This change would decrease property values adjacent, and throughout the surrounding neighborhoods.**
  - a. **Current metal building used for 'quiet' storage would amplify dogs barking**
  - b. **Likely 6-7 days a week**
5. **Puts livestock on R1+A properties at risk. There have already been a few incidents from the local vet clinic located on Sierra Animal Clinic at 7476 Green Valley, Placerville.**
6. **Ongoing issue with dogs impacting a multitude of neighbors that the city of Placerville already hasn't been able to stop on a property 'inherited property from EDC Unincorporated'.**
  - a. **Dog barking**
  - b. **Agitation of surrounding neighbor's animals**
7. **Smell from dog excrement (it has to go somewhere on that property).**
8. **Personal impact at Lacey Property at 2804 Debbie Lane.**

Please see more detailed responses as follows;

1. Although 7533 Green Valley Road is lone commercial, it is directly adjacent to a residential lone.

Please see as follows on both maps. The proposed location for this canine training facility is surrounded by residents wanting to live in a quiet neighborhood within the trees. These residents have paid considerably more to have land lots that allow for greater distance from neighbors, with an expectation of peaceful living.



2. Green Valley Road Traffic and visibility issues

The location proposed is at a turn-out just off Placerville Drive. In the past, the business that were located there, had low traffic patterns, with ongoing in and out throughout the day. The area is already known to back-up traffic in both directions towards Placerville Drive, and Mallard, locking in the residents at Debbie Lane. Unless the City of Placerville is prepared to perform a traffic light assessment, and fund a traffic signal at Debbie Lane/Green Valley, NO business with high traffic patterns should be approved for this location.

By the nature of a canine training facility of the size proposed, it would be expected to see bursts of high traffic to accommodate training classes, even up to possibly 20-30+ dogs, cars, people at a single start time. This would lock the residents of Debbie Lane in, creating a serious ingress/egress issue. Debbie Lane is outlet-locked dead-end road with numerous elderly residents. This would cause an undue burden to these residents, that may even be harmful.

### 3. Debbie Lane Traffic and road condition issues

The proposed property has an inlet road that has been locked and not utilized in the near-four years we have been on Debbie lane. This area already has serious traffic issues Monday-Friday during the G&O business hours, as their cars are parked on both sides of this narrow road, and they have ongoing drop-offs of damaged cars coming in on wreckers and flatbeds. As such, this Debbie Lane inlet not only has excessive traffic congestion, but the road is in poor to very bad condition much of the winter with very large potholes in such high density, it is impossible to come into the Debbie lane Residents without doing damage to our cars. Unfortunately, the road is privately owned, so the City nor El Dorado County are doing anything to repair the road. It is up to the owner of G&O to contend with, periodically when they feel it needs it. It is often too late already for the residents at hand. This road location cannot handle anymore wear and tear, without a solid plan with funding for yearly road repairs.

### 4. **Noise issue that will destroy the ability for the residents to ‘reasonably enjoy’ their private properties where they live. This change would decrease property values adjacent, and throughout the surrounding neighborhoods.**

#### a. **Current metal building used for ‘quiet’ storage would amplify dogs barking**

- i. The building and location proposed is a large metal warehouse, that was built and **utilized** for storage of pipes. It was not occupied, nor built to contain sound. Putting any number of dogs into this metal tin-can-like building is going to amplify the sound, destroying the surrounding neighborhood for the residents. In doing so, it will also seriously drop the property values, for residents who have been **diligently** trying to fix up this neighborhood.
- ii. In particular, the two residents directly adjacent to this proposed location are elderly and **like** the quiet. This building will render their properties to a fraction of the current worth} in addition rendering their property nearly unsellable.
- iii. As the property values go down in the concentrated area directly around the proposed area, the reduced values will propagate through the entire area as comps are used to price houses in the nearby area. This area has already been on a tipping edge for the past few years} while the residents have persistently been fighting off the sources that would drag the neighborhood down.

#### b. **Likely 6-7 days a week**

- i. Dog training is likely a 7 day a week business. Many people will only have the time to work with their dogs on the weekends,

which will make for a very busy and loud environment on the two days of the week people seek as their peaceful refuge at home. This will absolutely interfere with the resident's 'ability to reasonably enjoy their own properties', which renders this change 'obnoxious'.

**5. Puts livestock on R1+A properties at risk. There have already been a few incidents from the local vet clinic located on Sierra Animal Clinic at 7476 Green Valley, Placerville.**

A number of the residents on Debbie Lane, Orchard Lane, and nearby areas are RiA, R2A and above in El Dorado County Unincorporated. Our residence at 2804 right up by this location is a R2A, and we established this property with legal livestock upon our arrival. (We were one of the parties that helped push the approval of chickens in the City of Placerville, lending our experience of having chickens moving to the R2A from a RiOA in Rescue.)

To keep the year-round creek from turning **into** an algae cesspool that hatches mosquitos for **nine** months out of the year, we have incorporated **full-time** Muscovy (quack-less) ducks into our back yard. Incidentally, we had to switch to quack-less ducks after the quacking of the Pekins we had were bothering neighbors with their noise (very noise-sensitive neighborhood). While we have added a great deal of fencing around the property, it is impossible to entirely fence the property due to the yearly creek (Hangtown & Weber Creek) tributary that runs directly through it.

As California is not a 'fence-out' state, it is not a requirement for us to fence out predatory pets (such as dogs), but rather for other people to fence in their own. We have had issues with this already from a number of different neighbors (who are now in compliance), and also the Sierra Animal Clinic on 7476 Green Valley Road. The incidents from the animal clinic stemmed from people bringing their dogs into the vet clinic and losing control of them in the parking lot, and they ran off towards Orchard Lane and Debbie Lane. Assuming we have notice prior to the dogs coming on our property, this means we have to put all our livestock into crates and/or containment, and the last case they had lasted for a number of days before the run-off dog was located. Crating and containing livestock such as ducks during hot summer months when they need to cool down, is not pragmatic, nor reasonable.

Keep in mind; most dogs going for visits to the vets are well-behaved. Dogs requiring their owners to spend a lot of money to 'train' them, by the nature of the business, are not well trained. This facility is one lot from mine, much closer than the vet clinic, and wouldn't give us any time to secure our livestock, thus poses a serious threat.



Our backyard where our 'livestock' reside after almost four years of intensive time, effort, and costs;

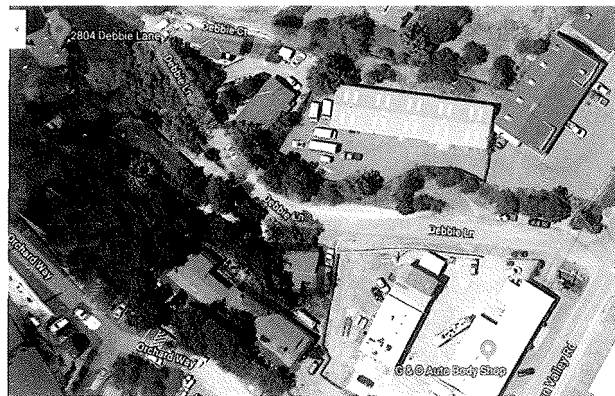


6. Ongoing issue with dogs impacting a multitude of neighbors that the city of Placerville already hasn't been able to stop on a property 'inherited property from EDC Unincorporated'.
  - a. Dog barking
  - b. Agitation of surrounding neighbor's animals

This neighborhood has already has an issue with dogs coming from a residential property located within the City of Placerville limits. This property is zone 'single family residential' and is adjacent to the G&O commercial property and shares the same owner. Unfortunately, the property is being run as a high-density low-income row housing that apparently converted previous sheds on the property into row housing. Instead of one 'single family' as it is zoned for (with a maximum of 4 dogs per code that meet the sound requirements of EDC), there are 6 separate rentals, most with 3-4 dogs. There are likely in excess of 15-20 dogs currently in high turn-over rentals on this 'single family residential'. The dogs barking coming from this single parcel has annoyed all the surrounding neighbors (those with dogs and without dogs alike). Additionally, the dogs on this parcel agitate the neighbors that have dogs, as they get into 'barking'

competitions. Usually quiet dogs, start barking in response to dog fighting on that property.

This property already is lowering the value of the area, and has been problematic. Previous attempts to contend with the property and bring it into code compliance have been met with the response that the property was inherited from EDC Unincorporated, and thus is essentially exempt from rule compliance. No efforts to change the type of property, or contend with the sound complaints have been made, although there have been complaints from numerous neighbors. The housing highlighted in yellow is housing 6 separate rentals, although zone 'single residential'. This property is well over the legally permitted dog population impacting neighbors all around.



With a simple residential property that the City of Placerville has already been unable to regulate and bring into compliance, there is little to no hope they would be able to properly control sound ordinance violations coming from a large 1.46 acre dog training facility.

**7. The smell from dog excrement (it has to go somewhere on that property).**

Dogs poop. That's a fact. They also pee, and mark new territory. To have a dog facility, the people running it **will** have to have somewhere outside for the dogs to go to the bathroom, and even if they dean the poop of 30+ dogs (or more), it **will** smell. The smell **will** destroy the direct neighbor's ability to not only enjoy, but likely tolerate their property. With that much dog poo, **and** a garbage service that only runs once per week, the overwhelming stench **will** likely impact more than just the direct neighbors.

**8. Personal impact at Lacey Property located at 2804 Debbie Lane:**

We move to 2804 Debbie Lane three years ago. When we moved here the property was nearly at the point of being condemned. It was a cash-only, un-mortgage-able, uninsurable property that we put extensive time and effort into

bringing back to 'live-able' condition. The property is over 1 acre, and was in horrible condition inside and out when we arrived here. There was an incredible amount of trespassing, drug usage, drug trafficking, drug sales that were going on over a regular basis in our back yard. My three children (then ages 12-20), worked to completely clean up the back yard, donating every weekend and summer of their last four years to making our home a nice place to live. It has taken a lot of time, money, and effort to make this place nice again, and peaceful. The effort in the very back is never-ending, contending with the trespassers and illegal activities that continue to come out of the Green Wing neighborhood area. To minimize these activities, and lower the risk of a fire, we have cleared the entire acre, which has now been planted with 25 fruit trees to provide a future income for the farmer's market in downtown Placerville, and to help maintain privacy. The goal is to improve the neighborhood, property value, and property values around us.

The corner of the property that is closest to the proposed location is actually our outside living space, as the only area that is level and not subject to the creek flooding. The following three photos for your reference;





We have done nearly four years of work to get it to the point it is now so we can enjoy it. Please don't ruin this for my family by approving a barking dog facility right next to this yard area.

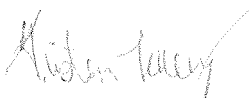
**Wrap/up:**

There is not a doubt or argument that bringing a dog training facility into El Dorado County would bring value to those residents with dogs they wish to have trained} when they are unable to commit the time and effort themselves. However} this particular commercially zoned lot that is surrounded on three sides by residential quiet properties is NOT the right location for such a business. The property owners in the Debbie Lane area should not have to pay the price of their peace and ability to enjoy their properties} for those who are asking a business to help them train their dogs they haven't put the time into. While they are throwing money at their own problem} the residents property values will be gushing much over any profits made by the unrelated business.

If the City of Placerville approves this facility} and the sound and traffic make the neighborhood homes decrease in value} the residents that are filing against approving this conditional use permit will have **little** recourse} then to **file** a lawsuit against the City of Placerville for decreased home values. This is not intended to be taken as a threat} just an honest conveyance of next steps. This is after all} where we **live** 24x7} and where we have committed our entire **life** savings into making our homes.

Please} do NOT approve a facility that will destroy the home lives for a number of residents} and decrease the overall value of the entire neighborhoods surrounding. With this neighborhood already living in the tipping range} something like this could push the neighborhood over the edge while re-Increasing: crime, drug addiction-related issues, and the requirement for law enforcement allocations to this area once again (City of Placerville Police Department and El Dorado County Sheriff Department). There has already been a concentrated effort by many of the residents to get the subtle improvement that has been made. Please don't let all their caring efforts have been made in vain.

Sincerely}



Kristen Lacey (Tiffani Lacey} Ryan Lacey} Hannah Lacey)

2804 Debbie Lane} Placerville, CA 95667

# Neighborhood Petition

7533 Green Valley Road - Conditional Use Permit 18-02

Signatures by Residents by property (against approving the proposed use permit)

## Signatures

Street Address	City / Zip	County or City Resident
2804 Debbie lane	Placerville, CA 95667	El Dorado County
Property Owner 1 Name:	<i>Property Owner 1 Signature:</i>	
Kristen lacey		
Property Owner 2 Name:	<i>Property Owner 2 Signature:</i>	
N/A		
Property Tenant/Resident 1 Name:	<i>Property Tenant/Resident 1 Signature:</i>	
Tiffani lacey		
Property Tenant/Resident 2 Name:	<i>Property Tenant/Resident 2 Signature:</i>	
Ryan lacey		
Property Tenant/Resident 3 Name:	<i>Property Tenant/Resident 3 Signature:</i>	
Hannah lacey		
Property Tenant/Resident 4 Name:	<i>Property Tenant/Resident 4 Signature:</i>	
Property Tenant/Resident 5 Name:	<i>Property Tenant/Resident 5 Signature:</i>	
Property Tenant/Resident 6 Name:	<i>Property Tenant/Resident 6 Signature:</i>	
Property Tenant/Resident 7 Name:	<i>Property Tenant/Resident 7 Signature:</i>	
Property Tenant/Resident 8 Name:	<i>Property Tenant/Resident 8 Signature:</i>	

PLACERVILLE

AUG 03 2018

CITY OF PLACERVILLE

# Competition Canine

7533 A Green Valley Road, Placerville 95667

530.409.9800 - [Aglk9s@att.net](mailto:Aglk9s@att.net)



To Whom It May Concern:

My Name is Kiel Smith and I am a property owner or resident  
 at 7500 Green Valley Road Placerville, CA 95667

I am aware that Competition Canine has applied for a Conditional Use Permit for 7533 A Green Valley Road, Placerville for the purpose of running a dog training facility at that site. I understand that no dogs will be boarded at the property overnight.

I support the issuance of a Conditional Use Permit for 7533 A Green Valley Road, Placerville for the purpose of running a dog training facility.

7/3/18

RECEIVED

AUG 06 2018

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT

Please I will place this with the volunteer recreationist or  
business owner. You can also mail this to me at  
7533 Green Valley Road, Placerville, CA 9566 or  
electronically to aglk95@att.net



Thank You for your support.

Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is, CYNTHIA CZECH and I live in Placerville, CA. I am an  
animal lover and owner. I'm writing this letter in support of the application for a conditional use permit  
for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville, CA. I support The  
Center for the following reasons:

Training: (where you train, how, what you do in the center, types of classes, you leave area to take, etc.)

TRAIN IN SACRAMENTO, ROSEVILLE, WHERE EVER I  
CAN FIND INDOOR YEAR ROUND CLASSES. I TRAIN  
AGILITY, OBEDIENCE, RALLY  
Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)  
PUPPY CLASSES, BEHAVIORAL TRAINING  
ARE NEEDED WHICH ARE CONVENIENT AND  
AFFORDABLE  
Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)  
TRUE! I WILL COME TO PLACERVILLE  
TO TRAIN

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

ALSO TRUE! LOCATIONS FOR TRAINING  
HAVE BEEN LOST IN RECENT YEAR

Other:

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the  
needs of the dog community as well as the community as a whole. I urge you to approve the  
use permit.

CEIVED

Sincerely,

AUG 06 2018

CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT

Date:

07/03/18



— — — Forwarded message — — —

From: Ann B. McOuillen <AnnMcOuinen@mountain-specialists.com>

To: Aglk9s <Aglk9s@all.net>

Cc:

Bcc:

Date: Mon, 6 Aug 2018 19:36:31 +0000

**Subject:** Training Facility

I wanted to email you about the training center in case we have an emergency surgery and I can't make the meeting with the Planning Commission.

I started in 4H with you many years ago. You helped me learn how to **think** and memorize the course. That helped me in school. I know now that agility is the reason I went from special ed classes because of my **linear** learning challenges to regular classes. You and Pete took the **time** to help me learn how to learn. I am able to be a registered veterinary technician today, because of agility and 4H.

**Placerville** needs this training center. There is no place in **the** region to go when **it** rains. **All** training slops. But dogs need training **every** month of the year. The ability to have a place to practice agility and other dog sports is huge. It win bring in **trainers from** Sacramento as wen as our friends loca ly who are driving to San **Jose** or **Martinez** to train in **the** winter.

I **strongly** support your opening the center and will help in any way I can to get that conditional **use** permit issued so we can m ke this happen. **Please** tell the City of Placerville and John and I **strongly** support the center and encourage them to issue the permit.

Alison

Alison L. Goodwin, RVT CVT VNA

(530) 957-8845

[bc.sheltieagility@yahoo.com](mailto:bc.sheltieagility@yahoo.com)



June 28, 2018

To The City of Placerville Development and Planning Commission:

My name is Anna Morey and I live in Shingle Springs. I am an animal lover and owner. I writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the Following reasons:

**Training:** I current tra in all over the Sacramento area and this would be awesome to have a facility that is safe, secure and capable of providing training in all different areas of a dog and owner's life.

**Help Local Dogs:** Class will help not only dogs but their owners to feel more comfortable working with their dogs that have specific issues, for example, leash reactivity issues, in a safe secure environment with trainers that are educated, skilled and have experience with dogs that have specific behavior needs. Other classes like basic obedience, agility and fun tricks are wonderful ways for dogs and owners to go out in the community with their dogs in a safe and proper manner.

**Tax Dollars:** A well trained dog is able to be an ambassador not only for their breed but also for other member of the community, to invest in working with their dog so they can explore the city together.

**Why Local Indoor Training is Needed:** We are so luck to get to experience the four seasons of nature. An indoor facility is a great way for dogs and owners to have the ability to work together all year round. During summer and winter weather most dogs are confined to home. This is a great oppotuniy for the community to have a place to go and take their dogs.

**Other:** Most people would love to have a dog. All of those people would love to have a well trained dog. This would be a place of support, education and training for all dog owners. Ann McQuillen's knowledge, experience and background are amazing and to have a place where dog owners can go for training, support and fun would be an awesome addition to the community.

I feel the use of the building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. [ urge you to approve the conditional use permit.

Sincerely,  
Anna Morey  
June 28, 2018



Please leave this with the veterinary receptionist or business owner. You can also mail this to Comp K9, 7533 Green Valley Road, Placerville, CA 95666 or email it to



Thank You for your support.

**Ann McQuillen**

To the City of Placerville Development Department and Planning Commission:

My name is Jenny Verschuor and I live in Eas Sac. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where you train now, what you do in the winter, types of classes you leave area to take, etc.)

Shingle Springs / Auburn in the winter  
there are no indoor options

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

all Training classes are needed

Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)

Yes indeed

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

No other indoor facility available

Other:

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,



Date: 8.3.18

**RECEIVED**  
AUG 09 2018  
CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

Please leave this with the veterinary receptionist or business owner. You can also mail this to Comp K9, 7533 Green Valley Road, Placerville, CA 9566 or email it to [aqlk9s@att.net](mailto:aqlk9s@att.net)



Thank You for your support.

Ann McQuillen

To the City of Placerville Development Department and Planning Commission:

My name is Donna Afflebach and I live in Camanche Park. I'm an animal lover and owner. I'm writing this letter in support of the application for a conditional use permit for the Competition Canine Training Center at 7533 A Green Valley Road, Placerville. I support The Center for the following reasons:

Training: (where you train now, what you do in the winter, types of classes you leave area to take, etc.)

Train with Hangtown Kennel Club in Spring-Fall. Nothing in winter, do not leave area

Help Local Dogs: (leash reactivity, aggression, sports and manners classes needed)

all of the above needed

Tax Dollars: (Trainers and Students spend money at CK9 Store and local restaurants, gas, etc.)

agree we need more facilities like this

Why Local Indoor Training is Needed: (Sacramento facility closing, winter hiatus, more dogs than classes available, etc.)

El Dorado County ~~has~~ has very little/few training facilities & Sacramento facilities are closing. There are waiting lists for

Other: Current classes

I feel the use of this building that has been vacant and neglected for so long is reasonable and serves the needs of the dog community as well as the community as a whole. I urge you to approve the conditional use permit.

Sincerely,

[Signature]

Date: 8/13/18

RECEIVED  
AUG 13 2018  
CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

**Ann B. McQuillen**

---

**From:** Connie Tuft <tagnconnie@yahoo.com>  
**Sent:** Monday, August 13, 2018 12:38 PM  
**To:** Ann B. McQuillen  
**Subject:** sorry this is so late...

My name is Connie Tuft. I live in Placerville, Ca. I have had dogs all my life and have attended multiple dog sport classes with my dogs. I now own three Golden Retrievers and find it very difficult to find the classes I want to attend locally. There are some trainers in the area, but they only train during outdoors while they have sunlight. This really restricts a person who gets a dog and needs a class outside this time frame. From my years of owning dogs I have found it so very helpful to take them to class. I can teach them sits and downs and come at home, but I need to work these behaviors in a class situation where we have distractions. I also find it very helpful to have a trainer guiding me as we work through distractions. I use to breed and sell Golden puppies and would always stress training with my puppy buyers as I think it makes for a better house pet.

Years back I worked a tittle with Bonnie Bergen, Cainine Companion founder, in her Assistance Dog Instute, when she was taking at risk teenagers and bringing them in to help train dogs. One of the ideas she had that really stood out, was that these at risk teens were learning how to teach the dogs in an incremental and humane way. She felt this could probably carry over to when this teenage had their own kids and would have developed the tools from training dogs that would help them with rearing their own children...

I fee the use of this building would serve the needs of the dog community, especially people getting puppies. I urge you to approve the conditional use permit making a lot of dog owners very happy to have a year around and great place to take their dogs for training.

Connie Tuft

Okay, change it all you want, send it back to me and I will cut and paste and send back to you later today...

Or I hope to come to your hearing at 6:00 PM and can bring it with me...

C

RECEIVED  
AUG 13 2018  
CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.

**Ann B. McQuillen**

---

**From:** Colleen Keough <keough@usc.edu>  
**Sent:** Monday, August 13, 2018 1:24 PM  
**To:** Ann McQuillen  
**Subject:** Support Conditional Use Permit

To the City of Placerville,

I support the approval of a Conditional Use Permit to Ann McQuillen to operate an in-door, multi-use dog training center in the requested location. As someone who travels across the US during the summer, I search for such facility to give my dog some much needed exercise and training in a new location. Of course, these stops at canine training centers also involve supporting the local hospitality businesses.

Respectfully,

Colleen M. Keough, Ph.D.

RECEIVED  
AUG 13 2018  
CITY OF PLACERVILLE  
COMMUNITY DEV. DEPT.