

To Members of Oakmont's Community Development Committee: April 12. 2012

A 50-dog kennel is not compatible next to residential areas!

Meadow's Kennel, 6445 Highway 12, is seeking a "use permit" for a 50-dog, full service, 7 days-a-week, kennel directly across Oakmont on Highway 12. Four nearby Oakmont Homes Associations with 207 homes will suffer detrimental noise effects of this kennel: Aspen Meadows, Mesa Oaks, Meadowridge, and Quail Run. This kennel is only 130 feet away from some homes, while homes 1/4 mile away and farther have endured barking from the 10-dog current limit at this kennel. In addition a request is made for a new 1,496 sq. ft. kennel building which shows 35 outdoor dog runs from the kennel building, counting the existing 7 outside access dog runs, for a total 42 outside access dog runs.

County planning says it will only allow 20 dogs out at a time, but clearly, with the outdoors runs from the kennel buildings, many more dogs than 20 could be heard from the kennel.

This website: www.nbrhd.net (Click on "summary") has been created to inform nearby residents of the issues involved.

While we know that some at Oakmont support this kennel, Mariellen Munson, Chair of Aspen Meadow's Association, analyzed all Oakmont letters of support, with addresses, on file for this kennel. Results showed: three supporters lived within 3/4 mile of the kennel, while all other Oakmont supporters lived one to two miles away!

We, along with others in our group, have read the Noise Impact Study, Traffic Analysis, etc. and have no confidence in the proposed "mitigation" (lessening) of problems created by this kennel. Traffic will increase along with congestion and safety issues. Barking noise will grow as a problem. Any enforcing of noise problems will require the use of a sound meter along with a chart listing exterior noise exposures. This gets so complicated that Oakmont residents will never get relief.

Even worse, Oakmont homesellers in these neighborhoods will have to disclose that a kennel is nearby. California disclosure laws are strict and require disclosure for any problem, especially noise, that would affect property value or desirability. Century 21 and McBride real estate agents have stated that a nearby kennel would have to be disclosed. This creates a domino effect of depressed property values--as home values depend on comparables in the neighborhood. Also, lawsuits can and have resulted for a failure to disclose a nearby dog kennel. (LA Times: Dogged By Noise, Homeowners Ask Kennel for Piece and Quiet)

We urge all of our Oakmont neighbors to please visit the above website and become informed on all the issues.

Respectfully,
Mariellen Munson
Chair, Aspen Meadow's Homes Association
(this letter was submitted to Oakmont News and was
authored by other members of our group)