

WATER

The water source for your facility may be from a public water line or an on-site water well. To find out if there is a water company which serves your property, contact the Regional Water Quality Control Board. Another option is a shared water well, which requires review and approval by the Departments of Regional Planning and Public Health.

Commercial and industrial buildings may have additional water requirements to ensure adequate fire suppression. For specific water requirements, please contact the County Departments of Public Health and Fire.



SEWER

To build on vacant land, you need an on-site septic system or access to a public sewer line. A septic system requires approval from the County Departments of Public Health and Public Works.



FREQUENTLY ASKED QUESTIONS

Can I buy any property to start an animal boarding facility? No. You must first check with the County Department of Regional Planning (DRP) to determine if the property is zoned for such use.

Can I start a business without a permit from Animal Care and Control? No. Before opening a business you must have completed the licensing process with all required government agencies.

Can I breed animals at my facility? Facilities that include breeding operations are limited to certain zones. Please check with DRP. Additionally, County ordinances mandate some restrictions related to breeding. For more information, please visit our website at: <http://animalcare.lacounty.gov>

Do I need to prepare an evacuation plan for my approved animal facility? Yes, H&S Code §122383(f) requires that you have an evacuation plan in case of emergencies.

Can I operate a boarding business out of my home? No. Such businesses are not permitted in residentially zoned areas.

For more information call us at (562) 345-0323.

GOVERNMENT AGENCIES INFORMATION

Department of Regional Planning <http://planning.lacounty.gov>

Animal Care and Control <http://animalcare.lacounty.gov>

Fire Department <http://www.fire.lacounty.gov>

Public Health <http://publichealth.lacounty.gov>

Regional Water Quality Control Board <http://dpw.lacounty.gov>

Department of Fish & Wildlife <http://www.wildlife.ca.gov>

Land Development Coordinating Center (213) 974-6411

(zoningldcc@planning.lacounty.gov)

Environmental Planning & Sustainability (213) 974-6412



ESTABLISHING AN ANIMAL RELATED COMMERCIAL FACILITY IN LOS ANGELES COUNTY

What you need to know...

**County of Los Angeles
Department of Animal Care and
Control**
Facility License Program
(562) 345-0323
(562) 863-8052 Fax
<http://animalcare.lacounty.gov>



BEFORE ESTABLISHING AN ANIMAL FACILITY IN LOS ANGELES COUNTY

This pamphlet is intended to familiarize you with regulations associated with operating a commercial facility that houses animals overnight in the County of Los Angeles before you buy land, build, lease space, or bring equipment to your existing property for the purpose of establishing such a facility. Creating and operating an animal facility in Los Angeles County requires initial approval and inspections, as well as ongoing compliance with applicable codes.

REGULATED FACILITY TYPES

Below is a list of animal facilities which can only be located in specifically zoned areas and require approval from the County of Los Angeles Department of Regional Planning (DRP), a business license from the Department of Animal Care and Control (DACC).

- Dog/Cat Boarding Facility
- Pet Shop
- Grooming Parlor
- Mobile Grooming Parlor
- Animal Training Facility
- Commercial Breeder
- Animal Menagerie
- Wild Animal Dealer



SUBMITTING YOUR SITE PLAN

Before operating, a site plan must be submitted to DRP. The site plan must clearly define the areas to be used, show all fences, give the dimensions and materials of the roofed areas, and also show locations and distances from other structures. It must include lot dimensions, show all structures existing on the property, their sizes, and their distances from street, property lines, and each other. Kennel areas should be clearly indicated, including size, type (cage, enclosure, or room) and quantity.

Once DRP forwards the submitted plan, DACC will determine the following based on the intended size and breed of the animals

- minimum fence heights
- dimensions of outdoor enclosures/exercise areas
- dimensions of indoor enclosures/kennels
- maximum number of animals to be housed at the facility

DACC will also evaluate the adequacy of shelter structures in terms of materials used, and sanitation plans. The final site plan must conform to all size requirements determined by DACC and show appropriate sanitation methods.

Please contact DRP for a complete list of specific codes and requirements. DRP information is listed on the back of this brochure.



GRADING

Grading is also regulated by DRP, and in certain cases, the County Department of Public Works, the State Regional Water Quality Control Board, and the State Department of Fish and Wildlife. Prior to any grading, you should contact the Departments listed on the back of this brochure. The type of approval or permit required will depend on the amount of grading, type and amount of vegetation removed, and proximity to a sensitive resource area, stream, or wetland.



ACCESS

Many properties in rural areas do not have direct access from a public or private street. Some properties are accessed by private easements or dirt roads. To avoid unnecessary complications due to lack of access, a property owner should verify proof of legal and physical access with their Title Company. A property owner should submit proof of legal and physical access with their site plan for development. The County Departments of Regional Planning, Public Works, and Fire may require proof of legal and/or physical access prior to the issuance of any approvals or permits.