



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

**DATE:** February 21, 2013 at 2:00 p.m.  
**TO:** Board of Zoning Adjustments  
**FROM:** Melinda Grosch, Project Planner  
**SUBJECT:** PLP11-0042; 6445 Highway 12, Santa Rosa

### Prior Actions:

On March 15, 2012, the Board of Zoning Adjustments, with a 5-0 vote, continued the proposed dog kennel off-calendar so that the applicant could provide additional information on the following issues: 1) building insulation, particularly how the heating/cooling system will be insulated to provide full sound mitigation; 2) explore ways to reduce or eliminate having people make left turns into the roadway from Highway 12; 3) consider reducing the number of dogs to be boarded; and 4) add a Condition of Approval requiring one-year review of the operation to ensure that the kennel is not impacting the neighborhood.

### Background:

In response to the Board of Zoning Adjustments request, the applicant revised her application reducing the number of dogs from 50 to 35 and phased the project. The project description now reads:

#### PHASE I:

Up to 20 dogs will be allowed for boarding, training, and doggie daycare in the existing garage/kennel. No grooming will be available during this time. The retrofit of the existing garage building will provide increased noise insulation and provide adequate kennel space for up to 20 dogs. An accessible restroom is being constructed in the existing garage/kennel to serve the already approved doggie daycare and the proposed kennel.

This phase of the project will require three full-time employees. Currently two of the employees live on-site.

The training part of the business will be accomplished through a board-and-train program with the dog's owner(s) working one-on-one with the dog trainer. Group classes of up to five owners at a time will also be conducted. Both private instruction and group classes are to be held on Saturdays - private lessons from 9:00 a.m. to 11:00 a.m. and group lessons from 1:00 p.m. to 3:00 p.m. The dog trainer will be on an on-call basis as demand for services dictates.

#### PHASE II:

Up to 35 dogs will be allowed for boarding, training, doggie daycare, and grooming. Grooming will only be for dogs that are boarded or participating in the doggie daycare program for a minimum of five hours per week. A maximum of two dogs per day will be groomed. The groomer will be on an on-call basis as demand for services dictates. Dog bathing and grooming will be conducted inside the former detached garage converted into a kennel for Phase I.

A new 1,496 square foot kennel building to house 35 kennel runs will be constructed during Phase II to accommodate the increase from 20 to 35 dogs. The building shall be located adjacent to the south side of the single family dwelling, a minimum of 140 feet from the south property line along Highway 12. Upon completion of the new kennel building the existing kennel building will be converted to an indoor play area and the grooming area.

Up to five full-time and two part-time employees are permitted when the facility is in full operation.

**BUSINESS HOURS FOR ALL PHASES:**

The kennel will be open from 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturday, and 12:00 p.m. to 7:00 p.m. Sunday for pick-up and drop-off.

All boarded dogs will be indoors between 8:00 p.m. and 7:00 a.m.

**DISCUSSION OF ISSUES**

**Issue #1:** Building Insulation

Several of the Commissioners were concerned that the buildings for the kennel would not fully attenuate the noise. The Commissioners were especially the heating and air conditioning system would leak noise. Nighttime noise was of more concern than daytime noise. Dogs will be kept inside during the night and insulation of the buildings plays a key role in providing noise attenuation.

**Additional Information**

The applicant had a supplemental noise evaluation prepared by Lumina Technologies. The results and conclusions are contained in two reports: one dated September 27, 2012 and a subsequent report dated November 12, 2012 (both studies are attached to Commissioners' packets). These reports provide additional noise measurements and projections from locations to the north of the proposed kennel. Based on the projected noise, additional mitigation measures, including measures related to insulation of the buildings that will house dogs, management of the dogs, and others are recommended. Conditions 13 through 18 are the recommended measures from the noise consultant (see Exhibit A) in legislative format (underline/strikeout).

Recommended conditions of approval are grouped as either management and selection of the type of dogs that will be kenneled (total allowed outside at any time, kennel staff to dog ratio, etc.) or features incorporated into the kennel building (location, insulation levels, types of doors and windows, air conditioning insulation, etc.).

Since both noise consultants agreed that the original conditions would be adequate to reduce noise to levels acceptable under the General Plan Noise Element, these additional recommended conditions appear to be beyond what is actually necessary to reduce noise levels to meet levels established in the General Plan. The noise analysis concludes that with all the mitigation measures in place noise will be controlled in accordance with the Sonoma County General Plan meeting or exceeding the noise level restrictions at the project property boundaries as required.

**Issue #2:** Left Turn Reduction/Traffic

The applicant was asked to review ways to reduce or eliminate the left turning movement from Highway 12 onto the unofficially named Richards Road which provides access to the kennel.

**Additional Information**

The applicant had a supplemental Traffic Study prepared by Chris Kinzel of TJKM. The report is attached to the Commissioners' packet. The traffic consultant reviewed accident data from the California Highway Patrol for the stretch of Highway 12 that includes the area around this intersection. The accident rate is 0.82/million vehicle miles for a 1.16 mile stretch of Highway 12 between Melita Road and Oakmont Drive. Both Caltrans and the consultant note that the accident rate is low. Caltrans notes that it is "substantially lower than the statewide average." The consultant, TJKM, determined that there had been less than one reported collision per year within 500 feet of the intersection of Highway 12 and Richards Road during the last five years. Thus the determination that it does not warrant a dedicated turn lane is upheld by the accident data.

As part of the revised proposal the applicant is proposing that all services be on an appointment only basis to allow for scheduling of trips outside the a.m. and p.m. peak period. A pick-up and drop-off van will also be provided so that trips into and out of the site are reduced as much as possible. In addition all materials provided to clients will recommend that they use a route that allows them to make a right turn into the site.

Overnight boarding actually produces less daily trips since dogs are there for more than one day, thus the trips for pick-up and drop-off are spread out over the period of time the dog is being boarded.

TJKM also looked at the vehicle speeds and sight distances and determined that they meet the site distances for the posted speed on this section of Highway 12. The "critical speed" (speed traveled by 85% of drivers) was measured as 57 miles per hour. The segment is posted for 55 miles per hour.

The consultant also looked at the sight distances and compared them to the distances recommended in the Caltrans Highway Design Manual for roadways such as Highway 12 in this segment. The design manual calls for a minimum of 500 feet of stopping sight distance. For cars traveling east on Highway 12 there is 510 feet of stopping sight distance from the Richards Road intersection. For westbound traffic on Highway 12 there is 1,000 feet of stopping site distance. These distances are also adequate for those entering Highway 12 from Richards Road.

At this time Caltrans is not recommending the addition of a left turn pocket or right turn lane into Richards Road.

**Issue #3:** Total Number of Dogs

The Board of Zoning Adjustments asked the applicant to consider if 50 dogs was really the number of dogs necessary to make the business viable. Several Commissioners expressed that 50 seemed too high for the site and that they would feel more comfortable if the number of dogs were lower.

**Additional Information**

The applicant's revised proposal statement now requests 35 dogs as the maximum for all dogs (total of boarding and doggie daycare). Lumina Technologies (noise consultant) agreed with the earlier noise consultant that a maximum of 20 dogs outside at any one time would not exceed the noise thresholds. Therefore, the limitation on the number of dogs that will be outside in the play yards, exercise paddocks, or with outdoor access in the indoor/outdoor kennels will remain at a total of 20 with a maximum of ten in any one yard. Staffing levels will ensure that there is at least one person in attendance with each ten dogs and in any area where dogs are allowed. The indoor/outdoor runs will be fitted with flaps that can be locked in the closed position so that dogs can be contained within the building to ensure that a maximum of 20 dogs are outside at any one time. Dogs will be rotated through the various indoor and outdoor spaces throughout the day to allow each dog to have maximum exercise and play opportunities combined with appropriate rest periods for their age and activity levels.

**Issue #4:** Operational Review

The Board of Zoning Adjustments asked that an operational review be considered to ensure that the mitigation measures are working to minimize the impacts of the project and that the neighborhood has not been unduly affected by the project. The applicant has included the operational review in the revised proposal statement.

**Additional Information**

The applicant has proposed a phased operation. In Phase 1 a maximum of 20 dogs for boarding and/or doggie daycare are requested. In this phase training services for dogs that are boarded or in doggie daycare would be available but grooming would not. After one year of operation or prior to implementing Phase 2, whichever comes first, the facility would undergo an operational review and could start serving up to 35 dogs assuming the operational review is favorable. Grooming services would also be added at this time.

**Resolution**

A condition requiring an operational review after one year or before the applicant can increase the number of dogs from 20 to 35 has been added to the Conditions of Approval (see Condition # 43, Exhibit A). This will be a one-time review with a noticed hearing before the Board of Zoning Adjustments to discuss whether there have been any noise or other issues with the operation of the kennel. Sonoma County Animal Care and Control performs inspections of all commercial kennels twice a year. They are monitoring most of the things that are of concern: noise, cleanliness, security (fencing, housing, etc.), and general operation of the kennel. If they have

concerns they have several options for resolving the problems including revoking the kennel license. If the license is revoked then the Use Permit will need to be revoked at a noticed public hearing.

### STAFF RECOMMENDATION

Staff recommends the Board of Zoning Adjustments approve the revised proposal for a two phased 35 dog boarding and doggie daycare facility. The facility will also offer training and grooming for dogs being boarded or participating in doggie daycare. Training and grooming are available only to those dogs being boarded or in doggie daycare, not for the general public.

### FINDINGS FOR RECOMMENDED ACTION

1. The primary use of the three acre parcel is not agriculture. However, the parcel will conform to the general appearance of adjoining parcels in that it will remain open paddocks which will be grazed by sheep in addition to their use as play areas for the dogs. The owner will continue to raise sheep each year on a seasonal basis in the paddocks which comprise approximately 50% of the parcel. The DA (Diverse Agriculture) zoning designation expressly allows commercial kennels subject to approval of a conditional Use Permit. Implementation of the conditions established for location, landscaping, colors, and lighting for the new kennel building will ensure compliance with the SR (Scenic Resources) designation of the site.
2. Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, because mitigation measures have been incorporated into the project as Conditions of Approval. The Mitigated Negative Declaration has been completed in compliance with CEQA State and County guidelines, and the information contained therein has been reviewed and considered.
3. The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the area. The particular circumstances in this case are: a) the potential visual impacts from the construction of a new kennel building are adequately mitigated by the proposed location, colors, landscaping, and lighting; b) the potential noise impacts will be mitigated by a dog management plan, insulation in the building, pre-screening of dogs who are allowed to stay at the kennel, and confining dogs to the kennel building between 8:00 p.m. and 7:00 a.m., c) The accident rate on Highway 12 from Melita Road to Oakmont Drive is substantially lower than for similar roads in California thus a left-hand turn pocket is not warranted at this time. The Richards Road entrance also has adequate sight distances for the travel speeds based on standards established by CalTrans, d) the applicant has reduced the number of dogs requested for boarding/doggie daycare from 50 to 35 with training and grooming services offered only for those dogs on-site for boarding or doggie daycare; and e) The applicant has offered to phase the project and only move to full operation after undergoing a favorable operational review.

### LIST OF ATTACHMENTS

- EXHIBIT A: Draft Conditions of Approval  
EXHIBIT B: Revised Proposal Statement dated September 28, 2012  
EXHIBIT C: Memo from CalTrans Regarding Accidents  
EXHIBIT D: Correspondence  
EXHIBIT E: Previous BZA Staff Report Dated March 15, 2012  
EXHIBIT F: Site Plan  
EXHIBIT G: Elevation Floor Plan  
EXHIBIT H: Draft Resolution

**Separate Attachment to the Board of Zoning Adjustments:** Revised Mitigated Negative Declaration with Traffic and Sound Studies and full sized plans.

**Draft Conditions of Approval  
Exhibit A**

**Date:** February 21, 2013  
**Applicant:** Heidi Niemann  
**Address:** 6445 Highway 12, Santa Rosa

**File No.:** PLP11-0042  
**APN:** 030-110-036

**Project Description:** Request for a Use Permit for a Boarding Kennel and Doggie Daycare for up to 35 dogs. Training and grooming will also be included. Site development includes conversion of an existing 880 square foot garage into a 13 run kennel and grooming area, and construction of a new 1,496 square foot-kennel-building-to-house-37-indoor/outdoor-runs.

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**Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.**

1. Within five working days after project approval, the applicant shall pay a mandatory Notice of Determination filing fee of \$50.00 (or latest fee in effect at time of payment) for County Clerk processing, and \$2,156.25 (or latest fee in effect at time of payment) because a Negative Declaration was prepared, for a total of \$2,206.25 made payable to Sonoma County Clerk and submitted to PRMD. If the required filing fee is not paid for a project, the project will not be operative, vested, or final and any local permits issued for the project will be invalid (Section 711.4(c)(3) of the Fish and Game Code.) NOTE: If the fee is not paid within five days after approval of the project, it will extend time frames for CEQA legal challenges.

**BUILDING:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

2. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department (PRMD). The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.
3. Prior to initiation of the approved use, the project shall comply with the accessibility requirements set forth in the most recent California Building Code (CBC), as determined by the PRMD Building Division. Such accessibility requirements shall apply to all new construction and remodeling and, where required by the CBC, to retrofitting of the existing structure.

**HEALTH:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

**PRIOR TO PROJECT OPERATION AND VESTING THE USE PERMIT:**

Water:

4. Prior to project operation and vesting the Use Permit, the applicant shall provide the Project Review Health Specialist with the bacteriological (E. Coli and total coliform) arsenic and nitrate analysis results of a sample of the well water tested by a California State-certified lab. If the analysis shows contamination, the applicant will be required to treat the well per County requirements and re-test the well. If the contamination cannot be cleared from the well, destruction under permit of this department may be required. Copies of all laboratory results must be submitted to the Project Review Health Specialist.

Septic:

5. Prior to project operation and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require soils analysis, groundwater, and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements. ~~The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.~~

6. Toilet facilities shall be provided for employees prior to vesting the Use Permit. A copy of the Floor Plan showing the location of the restrooms shall be submitted to the Project Review Health Specialist prior to issuance of building permits.

Vector Control:

7. A Mosquito and Vector Control Plan (mosquitoes for the pond and rats for the dog food) acceptable to the Marin-Sonoma Mosquito and Vector Control District (telephone 707-285-2200) shall be submitted prior to the construction of any ponds and prior to vesting the Use Permit. The Project Review Health Specialist shall receive a copy of the Mosquito and Vector Control Plan and an acceptance letter from the Marin-Sonoma Mosquito and Vector Control District.

OPERATIONAL REQUIREMENTS:

Water:

8. A safe, potable water supply shall be provided and maintained.

Septic:

9. Maintain the Annual Operating Permit for any alternative (mound or pressure distribution) or experimental sewage disposal system installed per Sonoma County Code 24-32, and all applicable waste discharge requirements set by the Regional Water Quality Control Board.
10. Prior to project operation and vesting the Use Permit, the applicant shall have a capacity/wastewater flow analysis and proper functioning of the wastewater system inspection completed by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the peak flows from all sources granted in the Use Permit and any additional sources from the parcel.

Any necessary system expansion or modifications, and demonstration of reserve areas, shall be done under permit and the current standards from the PRMD Well and Septic Section and may require soils analysis, groundwater, and percolation testing. If a permit for a standard, innovative or experimental sewage disposal system sized to meet all peak flows cannot be issued, then the applicant shall revise the project (fees apply and a hearing may be required) to amend the Use Permit to a reduced size, not to exceed the on-site disposal capabilities of the project site and attendant easements.

Mitigation Monitoring: The Project Review Health Specialist shall receive a final clearance from the Well and Septic Section that all required septic system testing and design elements have been met.

11. Use of the on-site wastewater disposal system shall be in accordance with the design and approval of the system.
12. All future sewage disposal system repairs shall be completed in the Designated Reserve areas and shall meet Class I Standards. Alternate reserve areas may be designated if soil evaluation

and testing demonstrate that the alternative reserve area meets or exceeds all of the requirements that would have been met by the original reserve area. If wastewater ponds or a package treatment plant are needed, then a modification of the Use Permit may be required, as determined by PRMD.

Noise:

13. All dogs being considered for care shall be screened to eliminate dogs that are not well behaved in the absence of their owners.
14. Only neutered dogs shall be accepted for care at this kennel.
15. A kennel attendant shall be present when client dogs are allowed outdoors.
16. Disciplining collars (i.e., bark activated citronella spray or electronic shock or vibration) shall be used as needed.
187. Outdoor Dogs Management of Dogs:
  - a. ~~No client dogs shall be permitted outdoors between the hours of 7 p.m. and 7 a.m.~~
  - b. ~~Grouping of dogs in the four "Exercise Areas" combined shall not exceed 10 dogs total at any time.~~
  - c. ~~Grouping of dogs in the "Yard" and "Garden" areas combined shall not exceed 10 dogs total at any time.~~
  - d. ~~As implied by numbers b and c above, no more than 20 dogs shall be permitted outdoors at any one time. The remainder of the dogs on site shall be housed within kennel buildings.~~
  - a. In Phase I no more than 20 client dogs are permitted on site (including interior locations at one-time).
  - b. In Phase II no more than 35 client dogs are permitted on site (including interior locations) at one-time.
  - c. All Phases: No client dogs are permitted outdoors between 8 p.m. and 7 a.m. each day of the week.
  - d. All Phases: No more than 20 dogs will be permitted outdoors at any time, including any dogs having access to outdoor runs.
  - e. All Phases: Grouping of dogs in the four "Exercise Areas" (as described on the project site plan dated October 1, 2012) combined shall not exceed 10 dogs total at any time.
  - f. All Phases: Grouping of dogs in the "Yard" and "Garden" areas (as described on the project site plan dated October 1, 2012) shall not exceed 10 dogs total at any time.
19. Indoor Dogs
  - a. ~~No more than 50 dogs total shall be permitted on the site. In particular, no more than 50 dogs shall be housed in the kennel buildings.~~
  - b. ~~Any new kennel building added to the property shall not be closer to Highway 12 than the existing kennel building.~~
  - c. ~~The new kennel building shall incorporate a building shell with interior/exterior sound insulation equal to or better than the shell for the existing building. An acceptable building~~

~~shell would include: a) wood siding, b) composition roof, c) gypsum board interior walls and ceiling, and d) total window area less than 10% of the net wall area.~~

- ~~d. All doors and windows of any kennel building shall be kept closed, except as needed for entry and egress.~~

18. Kennel Building:

- a. The new kennel building to be constructed in Phase II shall be located no closer to State Route 12 than the existing kennel building.
- b. All doors and windows of existing and new kennel buildings shall be kept closed at all times except as needed for entrance and egress.
- c. The new kennel building shall have a building shell equal or superior to the existing kennel building shell regarding sound transmission characteristics. In particular, such new shell will include (1) wood siding, (2) roofing material equal or superior in mass density to the existing kennel roof, (3) interior surfaces covered with gypsum board both for walls and ceiling, (4) total window area less than ten percent of total wall area.
- d. Dog doors for both the new and existing kennel shall have double covers including hard panel sliding members and heavy flat type members. Sliding panels shall have gaskets or seals for best practicable perimeter sealing.
- e. Dog doors for the new kennel shall be positioned only such that they face an existing building on site, such that sound emanations off site will be at an absolute minimum. All dog doors shall have an insulated internal door with a insulated noise barrier flap and an additional external door for nighttime containment. Outside dog doors shall be located across from a berm, trees and redwood privacy fence.
- f. Ductwork above ceilings of the new kennel shall have exterior wrap insulation.
- g. All windows of the new kennel shall be non operable and shall be permanently sealed. Such windows shall be of superior thickness (e.g. double glazed or one quarter inch in total thickness) for sound insulation properties. Windows are Milgard Quietline series, raising each window Sound Transmission Class (STC) to 47 from 30.
- h. The existing kennel building shall have upgraded insulation including the following: permanent sealing of the garage door; increasing the insulation of all windows to provide a minimum of three decibels reduction; replacement of exterior doors with solid core assemblies; additional layer of sound reducing drywall with the following specifications: Quiet Rock on all interior walls bringing the overall STC rating of the wall assemblies to 53 from the prior rating of 34 to 39. (These mitigation measures have been completed for the existing kennel building.)

Mitigation Monitoring: PRMD staff shall review the building permits to ensure that the proposed noise mitigation measures are installed in the buildings.

Any noise complaints will be investigated by PRMD staff and Sonoma County Animal Care and Control. If such investigation indicates that the appropriate noise standards have been or may have been exceeded, the permit holders shall be required to install, at their expense, additional professionally designed noise control measures. Failure to install the additional noise control measure(s) will be considered a violation of the use permit conditions. If noise complaints continue, PRMD shall investigate complaints. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings, as appropriate. Animal Control may initiate their own enforcement actions for barking dogs which could lead to the revocation of their kennel license. Loss of the kennel license will result in revocation of the Use Permit.

19. Noise shall be controlled in accordance with Table NE-2 (or an adjusted Table NE-2 with respect to ambient noise as described in General Plan 2020, Policy NE-1c,) as measured at the exterior property line of any affected residential or sensitive land use:

**TABLE NE-2: Maximum Allowable Exterior Noise Exposures\***

Hourly Noise Metric <sup>1</sup> , dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (5 minutes in any hour)	60	55
L02 (1 minute in any hour)	65	60
<sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L02 is the sound level exceeded 1 minute in any hour. *The maximum allowable Exterior Noise Exposures were reduced 5 dBA for barking dogs and then increased 5 dBA due to ambient noise.		

20. If noise complaints are received from nearby residents, and they appear to be valid complaints in PRMD's opinion, then the applicant shall conduct a Noise Study to determine if the current operations meet noise standards and identify any additional noise Mitigation Measures if necessary. A copy of the Noise Study shall be submitted to the Project Review Health Specialist within sixty days of notification from PRMD that a noise complaint has been received. The owner/operator shall implement any additional Mitigation Measures needed to meet noise standards.

**Solid Waste:**

21. All garbage and refuse on this site shall accumulate or be stored in non-absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. Garbage and refuse on this site shall accumulate or be stored for no more than seven calendar days, and shall be properly disposed of at a County Transfer Station or County Landfill before the end of the seventh day.

**DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

22. Prior to issuance of any permit that results from approval of this application, a development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code.

**FIRE AND EMERGENCY SERVICES:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

23. Development on this parcel is subject to the Sonoma County Fire Safety Ordinance (Sonoma County Code). All applications for development approvals shall be accompanied by plans, engineering calculations, and other data necessary to determine compliance with the provisions of the codes, and shall include but not be limited to the following:
- a. The subject property shall be in full compliance with Zoning regulations, Building Code regulations, Hazardous Materials regulations, and Fire Code Regulations, consistent with the 2010 California Fire Code as adopted and amended by Sonoma County Code.

- b. A building permit shall be obtained for any change in the use or character of a building that will place it in a different occupancy group.
- c. Applicable Fire Code construction permits shall be obtained prior to the commencement of project improvements requiring such permits as required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
- d. Applicable Fire Code operational permits shall be obtained prior to the operation of any activity that would require such permit as required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
- e. Applicable Hazardous Materials Business Plan and Inventory Statement shall be provided where required by the 2010 California Fire Code as adopted and amended by Sonoma County Code.
- f. Roadways, driveways, bridges and gates shall be in compliance with Sonoma County Fire Safe Standards Division-B, including but not limited to the following: roadway grades, widths, lengths, surfaces; turnouts and turn-arounds; bridge load capacities, widths, and signage.
- g. Addressing shall be in compliance with Sonoma County Fire Safe Standards Division-C.
- h. Defensible space shall be required and maintained throughout the life of the building(s) as required in Sonoma County Fire Safe Standards Division E, and the 2010 California Fire Code as adopted and amended by Sonoma County Code.

**PLANNING:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

24. This Use Permit allows a boarding kennel, doggie daycare, training, and grooming facility for a maximum of 35 dogs on-site at any one time (not including the applicant's own dogs).

This is a phased project:

**Phase I:**

Up to 20 dogs will be allowed for boarding, training, and doggie daycare. No grooming will be available during this time. The existing garage building shall be retrofitted to provide increased noise insulation and provide adequate kennel space for up to 20 dogs. An accessible restroom shall be constructed in the kennel building (garage conversion).

**Employees:**

In Phase I three full-time employees will be required to provide adequate supervision for all dogs in outside areas. No more than 10 dogs are allowed outside in any one area with a maximum of 20 dogs outside at any one time. Dogs must be supervised at a ratio of one person per 10 dogs when in the outside areas. Currently two of the employees live on-site.

Training shall be a board-and-train program with the dog's owner(s) working one-on-one with the dog trainer after training is complete to help the owner understand the dog training received and how to use the commands. Group classes of up to five owners at a time will also be conducted. Both private instruction and group classes are to be held on Saturdays – private lessons from 9:00 a.m. to 11:00 a.m. and group lessons from 1:00 p.m. to 3:00 p.m. The dog trainer will be on an on-call basis as demand for services dictates.

**Phase II:**

A maximum of 35 dogs shall be allowed on-site for boarding, training, doggie daycare, and grooming. Grooming will only be for dogs that are boarded or participating in the doggie daycare program for a minimum of five hours per week. The groomer will be on an on-call basis as demand for services dictates. Dog bathing and grooming will be conducted inside the former detached garage that was converted to a kennel.

A new 1,496 square feet kennel building will be constructed to house up to 35 kennel runs in Phase II. The building shall be located adjacent to the south side of the single family dwelling a minimum of 140 feet from the south property line along Highway 12. Upon completion of the new kennel building the existing kennel building will be converted to an indoor play area and the grooming area.

Employees:

Up to five full-time and two part-time employees are permitted when the facility is in full operation.

Business Hours for All Phases:

The kennel will be open from 7:00 a.m. to 7:00 p.m., Monday through Friday, 8:00 a.m. to 4:00 p.m. Saturday, and 12:00 p.m. to 7:00 p.m. Sunday for pick-up and drop-off. All boarded dogs shall remain indoors between 8:00 p.m. and 7:00 a.m.

The use shall be operated in accordance with the proposal statement and site plan located in File No. PLP11-0042 as modified by these conditions.

25. The applicant shall maintain a minimum of five parking spaces on-site to serve the boarding, doggie day care, grooming, and training facility. Parking lot surfaces, lighting and exterior landscaping shall be maintained in good condition in compliance with the approved plans and conditions herein.
26. This Use Permit PLP11-0042 shall supersede all prior Use Permits, upon implementation or when all the pre-operational conditions have been met and this Use Permit is vested.
27. This use shall be constructed, maintained, and operated in conformance with all applicable county, state, and federal statutes, ordinances, rules, and regulations. A violation of any applicable statute, ordinance, rule or regulation shall be a violation of the Use Permit, subject to revocation.
28. Prior to establishment of the use, a license from the Sonoma County Animal Regulation Division shall be obtained. A copy of the approved license shall be submitted to the Project Planner. If the license is revoked, proper notification shall be made to PRMD and the Use Permit may also be revoked at that time.
29. The applicant shall plant additional landscaping (oak trees) along the south side of the proposed kennel building subject to review and approval of Project Review staff prior to building permit final and issuance of an occupancy permit. The building plans shall show all lighting and clearly show the fixture types that will be located at each place where outdoor lighting is indicated.

Mitigation Monitoring: The project planner shall perform a final inspection before the building permit receives final occupancy to ensure that landscaping is installed and exterior lighting is fully shielded and downward facing and meet the International Dark-Sky Association's criteria as outlined in their website: <http://www.darksky.org/>

30. All light fixtures in the kennel buildings shall be fitted with low energy bulbs such as fluorescent or L.E.D. bulbs.

Mitigation Monitoring: The project planner shall not sign-off on project operation until all lights are shown to have the appropriate low energy use bulbs.

31. Prior to commencing the use or issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD Project Review. Lighting shall be downward facing, fully shielded, and located at the lowest possible point to the ground to prevent spill over onto adjacent properties, glare, nighttime light pollution and unnecessary glow in the rural night sky. Security lighting shall be put on motion sensors. Flood lights and uplights are not permitted. Luminaires shall have a maximum output of 1000 lumens per fixture. Total illuminance beyond the property

line created by simultaneous operation of all exterior lighting shall not exceed 1.0 lux.

Light fixtures shall be full cut-off fixtures, take ground fog into consideration, shall not be located at the periphery of the property and shall shut off automatically when the use is not operating. No lighting shall be directed towards off-site areas.

Mitigation-Monitoring: The Project Review planner shall not approve the construction of the kennel building or operation of the boarding kennel until a lighting plan has been reviewed and approved.

32. Lighting plans shall be designed to meet the Lighting Zone LZ2 for rural standards from Title 24 effective October 2005.
33. All exterior fixtures shall be limited to lamps not exceeding 100 watts (incandescent) or equivalent lumens.
34. The "Meadows" monument sign currently located at the intersection of Highway 12 and Richards Road shall be revised and the design shall be submitted for review and approval by PRMD Project Review staff prior to sign installation. The applicant shall provide a site plan indicating relocation of the sign unless it is replaced with distinctive fencing or sculpture. Additionally, the sign shall be landscaped and natural materials shall be used around the base to make the sign more compatible with the rural nature of the site.

Mitigation Monitoring: Prior to issuance of Final Occupancy for the new kennel building the project planner shall inspect the site, to ensure that the sign or alternative identification is appropriately landscaped and installed.

35. The following dust control measures will be included in the project:
  - a. Water or other dust palliative will be applied to unpaved portions of the construction site, unpaved roads, parking areas, staging areas and stockpiles of soil daily as needed to control dust.
  - b. Trucks hauling soil, sand and other loose materials over public roads will cover the loads, or will keep the loads at least two feet below the level of the sides of the container, or will wet the load sufficiently to prevent dust emissions.
  - c. Paved roads will be swept as needed to remove any visible soil that has been carried onto them from the project site.

Mitigation Monitoring: Building/grading permits for ground disturbing activities shall not be approved for issuance by Project Review staff until the above measures are included on the building, grading and/or improvement plans. The applicant shall be responsible for notifying construction contractors about the requirement for dust control measures to be implemented during construction. If dust complaints are received, PRMD staff shall conduct an on-site investigation. If it is determined by PRMD staff that complaints are warranted, the permit holder shall implement additional dust control measures as determined by PRMD or PRMD may issue a stop work order.

36. Dog waste shall be removed as it is deposited and at a minimum two times per day (morning and evening) from all areas that the dogs have access to. Waste shall be placed in air tight containers and removed from the site at least once a week. Runs shall not be hosed down. Solid waste shall be removed and residue and liquid waste shall be mopped up and the area cleaned with a disinfectant solution. The gravel areas shall be disinfected routinely with a dilute mixture (typically 15%) of chlorine bleach and water.

Mitigation Monitoring: Kennels are routinely inspected by Sonoma County Animal Care and Control who are checking for overall cleanliness, as well as security, and proper control of dogs at the kennel. If complaints are received they will be investigated by both PRMD staff and Animal

Control. Failure to comply with the manure management plan will result in more frequent inspections and may result in the revocation of the kennel license.

37. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD - Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

38. The project's landscaping shall comply with the Sonoma County Water Efficient Landscape Ordinance <http://library.municode.com/HTML/16331/level1/CH7D3WAEFLA.html>.

Mitigation Monitoring: The project planner shall ensure that the project has satisfactorily completed Water Efficient Landscape plan check and approval process prior to building permit issuance.

39. Construction activities for this project shall be restricted as follows:

- a. All internal combustion engines used during construction of this project will be operated with mufflers that meet the requirements of the State Resources Code, and, where applicable, the Vehicle Code. Equipment shall be properly maintained and turned off when not in use.
- b. Except for actions taken to prevent an emergency, or to deal with an existing emergency, all construction activities shall be restricted to the hours of 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends and holidays. If work outside the times specified above becomes necessary, the applicant shall notify the PRMD Project Review Division as soon as practical.
- c. There will be no start up of machines nor equipment prior to 7:00 a.m, Monday through Friday or 9:00 am on weekends and holidays; no delivery of materials or equipment prior to 7:00 a.m nor past 7:00 p.m, Monday through Friday or prior to 9:00 a.m. nor past 7:00 p.m. on weekends and holidays and no servicing of equipment past 7:00 p.m., Monday through

Friday, or weekends and holidays. A sign(s) shall be posted on the site regarding the allowable hours of construction, and including the developer's phone number for public contact.

- d. Pile driving activities, if any, shall be limited to 7:30 a.m. to 7:00 p.m. weekdays only.
- e. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practicable. Stationary construction equipment, such as compressors, mixers, etc., shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.
- f. The developer shall designate a Project Manager with authority to implement the mitigation prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem.

Mitigation Monitoring: PRMD staff shall ensure that the measures are listed on all site alteration, grading, building or improvement plans, prior to issuance of grading or building permits. Any noise complaints will be investigated by PRMD staff. If violations are found, PRMD shall seek voluntary compliance from the permit holder and thereafter may initiate an enforcement action and/or revocation or modification proceedings.

- 40. The applicant shall pay all applicable development fees prior to issuance of building permits.
- 41. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owners shall execute and record a Right-to-Farm declaration on a form provided by PRMD.
- 42. At the time of submitting a building permit application, the applicant shall submit to PRMD a Condition Compliance Review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
- 43. After one-year of operation as a 20-dog kennel and prior to issuance of the building permit for Phase II the applicant shall apply for an operational review with the Board of Zoning Adjustments to review whether the conditions have addressed neighborhood concerns. If the review is favorable then Phase 2 may commence and the maximum number of dogs may be raised to 35-dogs.
- 44. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
- 45. All grading and development on site shall be done in compliance with the County Tree Protection Ordinance, including protection of trees during construction with a chain link fence at the dripline, and replacement of damaged or removed trees. The project's grading and landscape plans shall detail all tree protection implementation measures.
- 46. Any proposed modification, alteration, and/or expansion of the use authorized by this Use Permit shall require the prior review and approval of PRMD or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Use Permit and additional environmental review.
- 47. The Director of PRMD is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely

achieved in some other manner. The applicant must submit a written request to PRMD demonstrating that the conditions is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. PRMD shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by PRMD are limited to those items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from PRMD, and shall not affect the original permit approval date or the term for expiration of the permit.

The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state and federal regulations.

49. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if: (a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

Phase 1 shall commence within two years from the date of approval. Phase II may not commence prior to the one year operational review as specified in condition #43. If the review is favorable Phase II may commence anytime within two years after the operational review.

In any case where a Use Permit has not been used within two (2) years after the date of the granting thereof, or the operational, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

**The Meadows Kennel  
Use Permit  
Revised Proposal Statement**

(September 28, 2012)

**Existing Conditions:**

The proposed Meadows Kennel property is a ±3.0-acre property located on the north side of State Highway 12, across and immediately west of the signalized intersection of State Highway 12 and Oakmont Drive. Access to the property is by a circular driveway off of Richards Road, a privately maintained rural road. Richards Road is ±4,400 ft in length and serves 9 additional properties. The subject property is the first property off of Highway 12 on the west side of Richards Road. Therefore, any vehicle trips generated by the proposed project would have no reason to travel to or past any of the other properties on Richards Road.

The site is designated Diverse Agriculture in the Sonoma County General Plan and zoned DA-B6-10-SD-VOH. A kennel, by Use Permit, is a use that is considered fully consistent with the Diverse Agriculture land use designation and zoning district.

The site is situated in a rural/agricultural area. Like size parcels exist to the north, larger parcels (±14 to ±35-acres) lie to the east and west. Oakmont, which is within the city of Santa Rosa, is to the south.

The site is developed with a single-family residence, kennel building and swimming pool. The site is fenced with both perimeter and internal fencing. Water is supplied by individual well. Septic disposal is by on-site septic.

A Use Permit for a 10-dog doggie daycare facility was approved in 2010. The use has been operational for approximately 21 months.

**Proposed Use:**

A boarding kennel for a maximum of 35 dogs: Grooming and training available for boarded dogs only. Kennel to be developed in two phases, over a three-year period.

Phase 1: Boarding of up to 20 dogs. Training services will be available (no grooming in Phase 1). Phase 1 includes the retrofitting of the existing kennel building to strengthen its sound insulating qualities. In order to improve the existing environment, retrofitting has begun under an approved Building Inspection permit. The improvements consist of:

- Replacing three windows with laminated, extra sealed, double pane non-operational windows

- Replacing the garage doors with solid, highly insulated walls
- Adding noise barrier flaps on existing insulated dog doors
- Adding noise barriers to all interior walls, and
- All exterior doors are solid core with sound door seal kits.

Phase 2: Boarding for up to an additional 15 dogs, bringing the total number of dogs to a maximum of 35. Training and grooming services available to boarded dogs only. Phase 2 includes the construction of a new kennel building with all appropriate sound insulating features. Upon completion of the new kennel, the former kennel building will be converted to an indoor play and grooming area. Structural features: Dog doors are limited to 7.

### **Phase 1 and 2**

#### **Business Hours:**

Monday through Friday: 7am to 7pm.

Saturday: 8am to 4pm.

Sunday: 12pm to 7pm

All boarded dogs will be indoors between 8pm and 7am.

#### **Number of Employees:**

##### Phase 1

3 employees; two of which live on site

##### Phase 2

2 additional and 2 part-time

#### **Best Management Practices:**

1. Pick up, drop off and assessment will be by appointment only. This will allow the operator to schedule arrivals and departures during off-peak hours.
2. Van (may be SUV) service available to clients for pick up and delivery of dogs. Estimated to be 30% of clientele
3. All dogs being considered for care will be screened through preliminary observation to determine (1) acceptable behavior, (2) compatibility, and (3) no separation anxiety from their owners.
4. A kennel attendant will be present with outdoor dogs at all times with a ratio no less than 1 attendant for every 10.
5. A maximum of 20 dogs separated into two (2) play areas (a maximum of 10 dogs per play area) will be allowed outdoors at any given time. This includes open kennel doors.

6. If a dog barks, attendant will separate the dog in time out. If barking continues, the owner or emergency contact person is called to pick up the dog or the dog will be dropped off to the owner or contact person.
7. In a worst-case scenario, and with the owner's consent, up-to-date disciplining collars could be used. Such collars would be set to vibrate or spray but not shock the dog.
8. No client dog will be out doors between 8:00pm and 7:00am.

### **Environmental Issues**

Traffic and noise were identified as potential impacts of the proposed use. A traffic report was prepared by TJKM, Transportation Consultants in August 2011 then updated in September 2012. Three Noise Reports were prepared; one, by Sound Solutions, March 2011, a second by Lumina Technologies, August 2011 and an update and expansion of the August 2011 report by Lumina Technologies in September 2012.

### **Traffic**

In response to neighborhood concerns, PRMD staff and CalTrans an updated traffic analysis was prepared to address traffic impacts, collision history, intersection operations, driveway operations, vehicle speeds and sight distance. In summary, the report found the following:

- **Traffic Impacts:** The Meadows Kennel expansion will have a negligible impact on a.m. and p.m. peak hour traffic conditions in its vicinity.
- **Collision History:** The collision rate within the vicinity of the project site is less than one collision per year. This rate does not indicate an immediate safety concern at the Richards Road/Highway 12 intersection.
- **SR 12/Richards Road Operations:** There are no current adverse impacts to SR 12/Richard Road intersection. Given the very low number of peak hour trips, in both the existing and the expanded condition, the SR 12/Richard Road intersection is expected to operate without incident.
- **Project Driveway Operations:** No impact from proposed expansion.
- **Vehicle Speeds:** Essentially at posted speed – 57mph.
- **Sight Distance:** Adequate stopping sight distance exists in both directions.

For a complete discussion of these issues please refer to TJKM Transportation Consultants traffic report dated September 28, 2012.

### **Noise**

As indicated three acoustical reports have been prepared. The latest report by Lumina Technologies dated September 27, 2012 provides an update and a specific response to concerns expressed by neighbors. With the incorporation of recommended mitigation measures, which are completely acceptable to the project

applicant, the technical analysis has found that the proposed use will not result in a noise impact. For a full analysis please refer to the above referenced report.

**Neighborhood Outreach**

The applicant has reached out to her neighbors and offered tours of the existing operation and discussed the proposed expansion. A group of neighbors have visited the facility. Plans and updated proposals have been made available and an open invitation remains.

**Good Neighbor Assessment**

In order to assure compliance with all proposed and required conditions, the applicant offers to undergo a formal performance review after one year of operation or prior to instituting Phase 2, whichever is earlier. The performance review will be noticed and conducted administratively. If the neighbors raise significant issues that cannot be satisfactorily addressed, the matter would undergo review by the Board of Zoning Adjustments.

## Melinda Grosch

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**From:** Connery Cepeda [connery\_cepeda@dot.ca.gov]  
**Sent:** April 06, 2012 3:02 PM  
**To:** Melinda Grosch  
**Cc:** Gary Arnold  
**Subject:** Re: 6445 Highway 12 (PLP11-0042) the Meadows Kennel  
**Attachments:** chp collisions.jpg

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Melinda,

Caltrans LD-IGR has received numerous phone calls from a concerned citizen disputing the accident data in proximity to the Meadows Kennel project outlined in the Caltrans letter dated March 9, 2012 to Sonoma County PRMD, and sent us the accident data attached in the message below. Our Traffic Safety staff compared the Traffic Accident Surveillance and Analysis System (TASAS) data in the comment letter to the data provided by Marna Hill from CHP (?), and compiled the following:

---

For this 1.16 mile highway segment, there has been 74 collisions (whereas CHP's record has 53 collisions). The actual total collision rate is 0.82/million vehicle miles which is substantially lower (39%) than the statewide average total rate of 1.35/million vehicle miles of similar facilities.

The number of accident by year is tabulated below:

Year/No. of Collisions
2001/8
2002/4
2003/12
2004/10
2005/2
2006/10 (Including 1 fatality)
2007/8
2008/8
2009/6
2010/6 (up to 9/30/2010)

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The accident information in our letter dated March 9, 2012 is correct.

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Traffic Safety then reiterated that "from Caltrans' perspective, there is no traffic safety issue with the Meadows Kennel project. It is up to the County to approve the project." Therefore, LD-IGR Branch Chief Gary Arnold has directed Ms. Hill to Sonoma County PRMD for further questions on the approval of this project.

Very sincerely,

**Connery Cepeda**

*Associate Transportation Planner*

California Department of Transportation – Caltrans


District 4, Planning Division

111 Grand Avenue, P.O. Box 23660

Oakland, CA 94623-0660

Ph: 510-286-5535 Fx: 510-286-5559

[connery.cepeda@dot.ca.gov](mailto:connery.cepeda@dot.ca.gov)

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----- Forwarded by Connery Cepeda/D04/Caltrans/CAGov on 04/03/2012 02:27 PM -----

Marna <bunnyday@mindspring.com>

To Gary Arnold <gary\_arnold@dot.ca.gov>, Connery Cepeda  
<connery.cepeda@dot.ca.gov>

03/26/2012 06:19 PM

cc

Subject HWY 12 Collisions Between Melita and Oakmont

Hello Mr. Arnold,

We just received your letter dated March 9, 2012 to Melinda Grosch regarding the Meadows Kennel. The data from it was presented at our public hearing on March 15 by the Applicant's traffic engineer, TJKM.

According to our findings, Caltrans data is incomplete compared to CHP's. See attached CHP data for your review.

It is essential that TJKM and Sonoma County PRMD be provided with accurate traffic safety information.

We are awaiting additional collision figures from the Santa Rosa Police Department.

Time is of the essence. Thank you in advance for clarifying this matter.

Marna and Richard Hill

Connery Cepeda/D04/Caltrans/CAGov

To Melinda Grosch <Melinda.Grosch@sonoma-county.org>

cc Gary Arnold/HQ/Caltrans/CAGov@DOT

03/06/2012 08:38 AM

Subject Re: 6445 Highway 12 (PLP11-0042) the Meadows Kennel [Link](#)

Melinda,

Thank you for the status update; I greatly appreciate it. I am still waiting to hear back from our Highway Operations folks regarding this project, and will do what I can to get you their take on the MND ASAP.

Very sincerely,

**Connery Cepeda**

*Associate Transportation Planner*

California Department of Transportation – Caltrans


District 4, Planning Division

111 Grand Avenue, P.O. Box 23660

Oakland, CA 94623-0660

Ph: 510-286-5535 Fx: 510-286-5559

[connery.cepeda@dot.ca.gov](mailto:connery.cepeda@dot.ca.gov)

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copies of the original message.

Melinda Grosch <Melinda.Grosch@sonoma-county.org>

03/05/2012 01:34 PM

To "connery.cepeda@dot.ca.gov" <connery.cepeda@dot.ca.gov>  
cc  
Subject 6445 Highway 12 (PLP11-0042) the Meadows Kennel

Connery,

Getting a lot of negative input from the other people on the private roadway on which this proposed kennel is located. This is not unexpected, but one of the issues that these neighbors continue to raise is the dangerous intersection and the number of accidents that occur here. Have you had a chance to look at the MND and the traffic study I sent via e-mail? Do you have any additional comments?

Thanks!

*Melinda B. Grosch*

Planner III  
Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa CA 95403  
PH: 707-565-2397  
FAX: 707-565-1103  
e-mail: Melinda.Grosch@sonoma-county.org

**Lobby Hours:**  
**Monday through Thursday from 8:00 a.m. until 4:00 p.m.**  
**The lobby is closed on Friday.**

**LETTERS OF SUPPORT**

**PLP11-0042, 6445 HIGHWAY 12**

**SANTA ROSA**

## Chelsea Holup

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**From:** Melinda Grosch  
**Sent:** Tuesday, February 05, 2013 5:15 PM  
**To:** Chelsea Holup  
**Subject:** FW: Application PLP11-0042

For the Feb. 21 hearing. In favor.

*Melinda G.*

**Lobby Hours:**  
Monday through Thursday from 8:00 a.m. until 4:00 p.m.  
The lobby is closed on Friday.

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**From:** Diane Noel [<mailto:dianenoel@ymail.com>]  
**Sent:** February 05, 2013 4:50 PM  
**To:** Melinda Grosch  
**Subject:** Application PLP11-0042

Dear Melinda Grosch,

I have been a resident of Oakmont Village for five years. I became aware of the proposed dog boarding facility through friends who were wishing that they could board their dogs nearer to home. While I do not have a dog at the moment, I hope to adopt one when I return from a trip in April. One of the reasons I do not presently have a dog is the absence of a nearby kennel. My friends have taken their dogs for play-dates at the The Meadows and told me the facilities are excellent and the owner a lovely person who has tried to reach out to the community.

I am also aware of the fear of dog-barking noise being spread around Oakmont Village by people who live near the site. I believe they are unaware that dogs who play with other dogs all day are tired and sleep at night. These people, among them some close friends of mine, are currently disturbed by cocks crowing, non-kennel dogs barking, and other farm noises that drift up to their homes from the rural areas across Highway 12. They have concluded that a boarding kennel with 20+ dogs would be extremely noisy. It is my belief that the kennel, which is on the property of the home of the owner, will be run in such a way that the dogs would not be a noise nuisance.

There is no way to poll the dog-owning population of Oakmont Village, but I believe many are unaware of this ongoing review for licensing. However, I do believe that the good that the service provided to the dog-owning people of Oakmont who need a place to board their dogs will outweigh the assumed noise-nuisance bad that some Oakmont residents are pre-supposing will result from the dogs being kenneled.

Please add my name to those supporting the applicant's request and present this letter at the Hearing on February 21st.

Thank you.

Diane Noel  
200 Mockingbird Circle  
Santa Rosa, CA 95409

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## Melinda Grosch

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**From:** Bill Simerly [bill@simerly.net]  
**Sent:** September 09, 2012 6:48 PM  
**To:** Melinda Grosch  
**Subject:** Regarding: Meadow's Kennel for 50 Dogs, Project PLP11-0042

Dear Ms. Grosch,

Please approve Project PLP11-0042, the plan to allow The Meadow's Kennel a permit for 50 dogs.

The user permit for the full 50-dog kennel should be allowed. The argument from a small number of Oakmont residents that the existing 10-dog kennel already results in too much noise cannot be taken seriously since it is on the opposite side of Highway 12, and the traffic noise must be much worse than that of the dogs. Even if all 50 dogs were outside at the same time (an unlikely scenario), it does not mean that all 50 dogs would be barking at the same time. Not all dogs bark. Our dog, for example, is not a barker.

The argument that the kennel violates some basic protections for Oakmont residents is questionable since the kennel property is not even adjacent to Oakmont because, again, the two properties are separated by busy Highway 12.

Oakmont residents live in an active community, not in the wilderness, and thus cannot expect to live in utter silence.

As a dog-owning resident in northeast Santa Rosa I can tell you that there is a shortage of good kennels here. We need quality kennels like The Meadows.

Please approve Project PLP11-0042.

Sincerely,

Bill Simerly  
632 Crestmont Dr.  
Santa Rosa, CA 95409

[bill@simerly.net](mailto:bill@simerly.net)

## Melinda Grosch

---

**From:** Mark Randol [mark.randol@yahoo.com]  
**Sent:** April 14, 2012 1:41 PM  
**To:** Melinda Grosch  
**Subject:** SUPPORT of Meadows Kennel PLP11-0042

Ms. Grosch,

We are writing to SUPPORT the application of Meadow's Kennel on Hwy 12 (near Oakmont) to operate a 50-dog kennel. I am a resident of Oakmont and know that some (but not all) of my neighbors are overwrought about this application. They fear noise and traffic, but their concerns are way overstated. I live near Hwy 12 in Oakmont near where the kennel would be located. I have no problem with a small business like this in my area.

For Oakmont residents to complain about noise from dogs is hard to take seriously since nearly everyone in the community has a dog (including us) and those dogs bark. They don't bark a lot and when they do -- even though they are right next door to us -- it's not so bad. The kennel will be located across Hwy 12. It's extremely unlikely anyone will ever hear dog's barking over the noise of Hwy 12 which is the real noise culprit not a kennel a considerable distance away.

As far as traffic, I just moved from the Washington DC area. Traffic is very light here by comparison, with or without a kennel off of Hwy 12. That argument is similarly specious and could only come from people who have absolutely no perspective on what bad traffic really is.

It is particularly galling that some of my Oakmont neighbors expect the county to jump in with scarce tax dollars to operate Annadel State Park (to the benefit of all), but oppose any new businesses in or near Oakmont that provides the taxbase to allow the county to support Oakmont residents.

You are likely to receive a lot of mail on this topic because there is an opposition movement underway to stop the kennel from expanding. Don't be misled. Their view is not a majority position within Oakmont.

~~In that regard, we are also VERY MUCH IN FAVOR of the recent application for a winery across Hwy 12 from Oakmont.~~

Thank you!

Mark and Fran Randol  
33 Aspen Meadows Circle  
Santa Rosa, CA 95409

## Melinda Grosch

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**From:** Chelsea Holup  
**Sent:** April 16, 2012 8:08 AM  
**To:** Melinda Grosch  
**Subject:** FW: Meadow Kennel for Dogs Project PLP110042

-----Original Message-----

**From:** Susan Seymour [<mailto:seymour@mcn.org>]  
**Sent:** Sunday, April 15, 2012 4:39 PM  
**To:** Sue Dahl  
**Cc:** Chelsea Holup  
**Subject:** Re: Meadow Kennel for Dogs Project PLP110042

Ms Dahl,

PLEASE FORWARD TO THE BOARD OF ZONING ADJUSTMENTS OUR STRONG SUPPORT FOR THE MEADOWS KENNEL PROJECT PROPOSED BY OWNER HEIDI NIMAN.

We are Oakmont residents living since 2010 very near Highway 12 and Ms. Niman's property. We have never heard dogs barking nor have we noted a number of cars entering and exiting the road on which her property is located. Our dog received care there and we noted that the facility is neat and clean and lovingly attended. We expect that it will remain so should the proposed changes be approved.

Many of us in Oakmont have dog companions and it would be most reassuring to know that if sudden illness or travel plans arise there is a caring facility nearby where they can be placed until we are once again able to care for them at home ourselves.

Please forward this message regarding Project PLP110042 to each Board of Zoning Adjustment member and request that it be add to the Project File.

Thank you for your assistance in this matter.

Sincerely,

Larry and Susan Seymour  
70 Aspen Meadows Circle  
Santa Rosa CA 95409

Tel. 707-539-4035

## Melinda Grosch

---

**From:** L Cramer [lzramer@yahoo.com]  
**Sent:** April 18, 2012 10:27 AM  
**To:** Melinda Grosch  
**Subject:** Meadows Kennel Application PLP11-0042

Dear Ms. Grosch,

Please record these two Oakmont residents as supporting the application to operate a 50-dog kennel to be known as Meadow's Kennel (PLP11-0042).

We do not believe noise from the kennel will be any more significant than existing noise from nearby vineyard operations, nor will the likely traffic impact equal that of current and planned wine tasting operations along Highway 12. The most likely consequence of this kennel will be that Oakmont and other area residents will gain a convenient and needed service, reducing the miles now driven for kennel services.

While possibly not a relevant criterion, in this time of high unemployment and sluggish business, the county should be enthusiastically welcoming such new businesses.

Thank you for your consideration of this matter,

Lyndon Cramer  
Leslee M. Cramer

8921 Acorn Lane  
Santa Rose, California 95409

(707) 539-3553

## Melinda Grosch

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**From:** Jennifer Hainstock  
**Sent:** September 24, 2012 1:10 PM  
**To:** Melinda Grosch  
**Subject:** Meadows Kennel

>  
>  
> -----Original Message-----  
> From: [suggestions@sonomacity.org](mailto:suggestions@sonomacity.org) [mailto:[suggestions@sonomacity.org](mailto:suggestions@sonomacity.org)]  
> Sent: Sunday, September 23, 2012 1:37 PM  
> To: Suggestions Email  
> Subject: A user has submitted a suggestion on the SonomaCity.org website  
>  
> Date : 9/23/2012  
> Name: Steve Johnson  
> Email: [Stevejohnson166@gmail.com](mailto:Stevejohnson166@gmail.com)  
> Suggestion: Just want to send my wishes of support for The Meadows Doggie Dude Ranch. . I  
live across hwy in Oakmont and when I had to go thru Chemo, Heidi took my dog for daycare.  
But I really need boarding and currently have to drive to the closest kennel 1 hr round trip.  
>

**Melinda Grosch**

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**From:** Alis Arrowood [alis@amapolacreek.com]  
**Sent:** October 03, 2012 12:02 PM  
**To:** Melinda Grosch  
**Cc:** Richard Arrowood  
**Subject:** File Number PLP11-0042

Dear Ms Grosch,

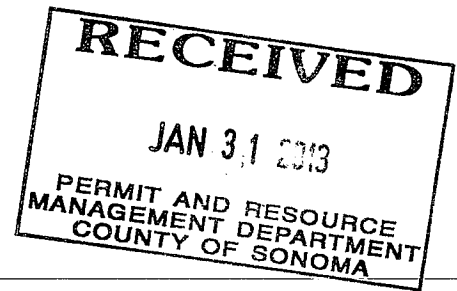
My husband, Richard Arrowood, and I call upon the Sonoma County Commissioners to approve Heidi Niemann's plans for The Meadows Kennel located at 6445 Sonoma Hwy, Santa Rosa, CA 95409, to lodge, groom and train 35 dogs.

The need for this facility is indicated by the rarity of similar facilities in Sonoma County and Santa Rosa surrounding areas.

The Meadows Kennel is a business that will fill a void and deliver a much-needed service to dog owning residents of Sonoma County.

Sincerely,  
Alis Demers Arrowood  
Cell (707) 975-2802

January 28, 2013



Permit Resource Management Department  
2550 Ventura Drive  
Santa Rosa, CA 95403

Project Manager: Melinda Grosche

Dear Ms. Grosche:

Let me introduce myself, my name is Grant Patrick and I have been a veterinarian for over 20 years. My center is down the street from where Miss Niemann is proposing to offer full service to her existing daycare for dogs.

I am writing in strong support of this application. I respect Heidi Niemann and know there is a lack of boarding facilities from Santa Rosa to Sonoma.

Building profession relationships to care for animals in our growing community is very much a strong and necessary need to fulfill.

I call upon you to approve Miss Niemann's application for full service.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Grant". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Patrick Grant  
DVM  
4900 Sonoma Hwy.  
Santa Rosa, CA  
539-2322

**LETTERS OF OPPOSITION**

**PLP11-0042, 6445 HIGHWAY 12**

**SANTA ROSA**

## Chelsea Holup

---

**From:** Melinda Grosch  
**Sent:** Wednesday, February 06, 2013 4:08 PM  
**To:** Chelsea Holup  
**Subject:** FW: application PLP 11 0042

For the Feb. 21 hearing.

Melinda G.

Lobby Hours:

Monday through Thursday from 8:00 a.m. until 4:00 p.m. The lobby is closed on Friday.

-----Original Message-----

**From:** Farris Ray [<mailto:rfarris@sonic.net>]  
**Sent:** February 06, 2013 3:30 PM  
**To:** Melinda Grosch  
**Subject:** application PLP 11 0042

**Re:** application PLP 11 0042 Doggie Daycare

Please note that I oppose and reject the applicants request to expand her current Doggie Daycare business.

The noise, increased traffic, potential for increased auto accidents, decrease in property values all point to the fact that the facility is not appropriate for this location.

Sincerely,

Ray and Jeanne Farris  
5464 Meadowridge Dr.  
Santa Rosa, Ca. 95409

## Chelsea Holup

---

**From:** Melinda Grosch  
**Sent:** Wednesday, February 06, 2013 4:12 PM  
**To:** Chelsea Holup  
**Subject:** FW: Meadows Kennel Opposition

For the Feb. 21 hearing

*Melinda G.*

**Lobby Hours:**  
Monday through Thursday from 8:00 a.m. until 4:00 p.m.  
The lobby is closed on Friday.

---

**From:** Dean Bordigioni [<mailto:atwdean@yahoo.com>]  
**Sent:** February 06, 2013 4:10 PM  
**To:** Melinda Grosch  
**Subject:** Meadows Kennel Opposition

Dear Ms Grosch,

I am opposed to any expansion of the Meadows Kennel facility. My farm is 40 acres away, approximately one half mile, and we hear the dogs constantly as it is. Adding more will deprive us of the quiet enjoyment of our home. I can only imagine the horror my neighbors on the same street as the kennel experience.

There are many options for dog boarding in Santa Rosa and Rhonert Park, all in industrial settings that are appropriate for this use. We board our dog in these easily assessable locations, one on the way to the San Francisco Airport and one on the way to the Santa Rosa airport.

As a business owner on Sonoma HWY, I certainly understand the need to balance business and residential uses, however, dog kennels should not be permitted next to residential homes.

Thank you for your consideration.

Sincerely,

Dean V. Bordigioni

Annadel Estate Winery  
Bordigioni Family Winery, LLC  
6687 Sonoma HWY  
Santa Rosa, CA 95409

dba: Annadel Flower Company

O 707-537-8007  
F 707-537-9037  
C 415-515-3101

## Chelsea Holup

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**From:** Melinda Grosch  
**Sent:** Thursday, January 31, 2013 12:44 PM  
**To:** Chelsea Holup  
**Subject:** FW: Dog Park Sonoma County Hearing Notice  
**Attachments:** 2013-01-31 So Co Hearing Notice Dog Kennel.pdf

~~For the Feb. 21, 2013 hearing.~~

*Melinda G.*

Lobby Hours:  
Monday through Thursday from 8:00 a.m. until 4:00 p.m.  
The lobby is closed on Friday.

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**From:** Donna [<mailto:donnahopley@yahoo.com>]  
**Sent:** January 31, 2013 12:31 PM  
**To:** Melinda Grosch  
**Cc:** Cathy Dougherty; Patricia Arnold  
**Subject:** Fw: Dog Park Sonoma County Hearing Notice

Melinda,

Residents, (three Homeowner's Associations) in Oakmont that reside close to HWY 12 and the Heidi Nieman, (The Meadows Kennel) property continue to object to her expanded permit request.

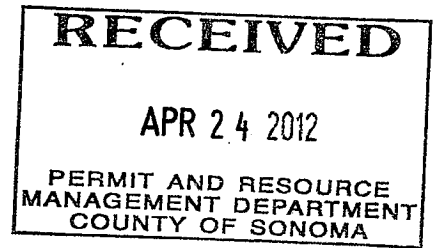
In the past, we reluctantly agreed to a max of 10 dogs for day care only as was her original permit request. At the time Heidi listed the name as "Doggie Day Care".

Donna Hopley  
Mesa Oaks Homeowners Association  
Oakmont Village

----- Forwarded Message -----

**From:** Cathy Dougherty <[Cathy@OakmontVillage.com](mailto:Cathy@OakmontVillage.com)>  
**To:** Cathy Dougherty <[Cathy@OakmontVillage.com](mailto:Cathy@OakmontVillage.com)>  
**Cc:** Patricia Arnold <[Patricia@OakmontVillage.com](mailto:Patricia@OakmontVillage.com)>  
**Sent:** Thursday, January 31, 2013 11:10 AM  
**Subject:** Dog Park Sonoma County Hearing Notice

You are receiving this email because you have advised the OVA that you would like to receive notices like this one. Please let us know by return email ([ovainfo@sonic.net](mailto:ovainfo@sonic.net)) if you would like to be removed from this list. To submit questions/inquiries for discussion at OVA Board Meetings, you may submit an email to: [ovaboard@oakmontvillage.com](mailto:ovaboard@oakmontvillage.com).



Melinda Grosch, planner  
2550 Ventura Avenue  
Santa Rosa, Ca 95403

Regarding: Meadow's Kennel for 50 Dogs, Project PLP 11-0042

Please include my letter in your staff report and official hearing

We are against the Meadow's Kennel permit for 50 dogs. We live across the highway from this property. This lady came to us when she first proposed a kennel on her property. She assured us she "just loved dogs and wanted to do this as a hobby", ten dogs, daytime only. She was not honest, she planned on it being easier to add additional business. This is not the place for a full time, large kennel. There is no question that adding traffic to that intersection with highway 12 will make it more dangerous than it presently is. There are at least two families living on that same road who have experienced serious injuries in accidents at that intersection. Caltrans was apparently unaware of the dangerous history of this intersection when queried.

Increasing the noise to our property and that of the others nearby and increased traffic on Highway 12 is not acceptable.

Thank you for your attention.

Sincerely,

*Estes L. Yinger*  
Estes L. Yinger

*Elvera J Yinger*  
Elvera J Yinger

## Melinda Grosch

---

**From:** rjhoyas@comcast.net  
**Sent:** April 15, 2012 7:29 PM  
**To:** Melinda Grosch  
**Subject:** Meadows kennel for 50 dogs project plp11-0042

Melinda, I want to tell you that I am opposed to the Meadows Kennel project plp11-0042. Please include my letter in your staff report and in the official hearing record. I feel as the owner has misled everyone since the original hearing where she stated that she was only interested in a small hobby business. Seems that with this new request that she misled all her neighbors. Please do not allow any further expansion of this business as it will greatly impact all of us in the area and create a bigger hazard on hwy. 12. thanks, Bob Hoyas

## Melinda Grosch

---

**From:** tom conley [tomcbroker@yahoo.com]  
**Sent:** April 15, 2012 11:11 AM  
**To:** Melinda Grosch  
**Subject:** meadows kennel Project PLP11-0042

I understand that the BZA is going to further consider the application for an expanded dog kennel for up to 50 dogs. I object to the project on the following grounds:

1. The current zoning does not permit this type of activity.
2. It will adversely impact the neighbors who will be required to disclose the presence of a dog kennel to prospective buyers of their properties, thus reducing property values. That includes me.
3. It creates a very dangerous situation on highway 12. This is a very busy route and is backed up with traffic certain times of the day. People delivering and picking up their dogs will be required to make a left hand turn into the road if they are traveling east on 12. The speed limit is 55 mph. People will not be prepared to come to a complete stop behind someone delivering or retrieving a dog. There will be accidents as a result of the this activity, and, if approved by the BZA and Board of Supervisors, those members who are in favor of the expanded dog daycare will share the responsibility for injuries and death.

Tom Conley  
537-9402

## Melinda Grosch

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**From:** Mary Anne Graham [dmagraham@yahoo.com]  
**Sent:** April 16, 2012 1:13 PM  
**To:** Melinda Grosch  
**Subject:** Meadow's Kennel for 35 to 50 Dogs, Project PLP11-0042

Melinda Grosch, County Planner,

Re: Meadow's Kennel for 35 to 50 Dogs, Project PLP11-0042

Ms. Grosch,

Please include this letter in your staff report and official hearing record.

My husband and I are opposed to the Meadow's Kennel Project. The impact on the flow of traffic on Hwy 12 would be very significant. The stretch of road between Melita Rd. and Oakmont is already an area where we have to drive very cautiously. People turn off of Hwy 12 into driveways or need to get onto Hwy 12 from their homes. There are two big projects already to be developed on that stretch of Hwy 12: The Elnoka housing project; and the Bordigioni Family Winery just put in an application UPE09-0071 requesting a Phased Use Permit for a new winery. The Bordigioni Winery is requesting, in Phase II, eventually to have a public tasting room, retail sales, tours and 30 special events a year with a 225 guest maximum. I hope the winery plans to use the intersection at Hwy 12 and Oakmont Drive as an entrance. These projects alone will increase traffic very significantly. If the Meadow's Kennel is allowed to enlarge, there could be as many as 35 to 50 people taking their dogs during commute hours to and from the kennel. During commute hours there are already cars backed up from Melita Rd. to Oakmont Drive.

The second issue is the noise created by 35 to 50 barking dogs. The neighbors who live near the kennel are already objecting to her current kennel. The owner has been cited for problems with the current kennel. There are many Oakmont residents across Hwy 12 who hear the dogs now. Obviously, the owner hasn't been able to lessen the noise level. If Oakmont residents (207 homes in the area) want to sell their home, they will have to disclose the nuisance of the barking noise, and that will negatively impact the sale of their home.

If the kennel owner had been up front about her plan to enlarge the kennel when she first requested a permit, we might have avoided this situation. Instead, she misled neighbors by telling them that she would have only 10 dogs in a "doggie day care."

Thank you very much for your consideration.

Don and MaryAnne Graham  
6459 Pine Valley Drive  
(Oakmont)

## Melinda Grosch

---

**From:** Jennifer Hainstock  
**Sent:** April 16, 2012 9:00 AM  
**To:** Melinda Grosch  
**Subject:** FW: Board of Supervisors Contact Us: Issue from The Honorable Robert E. Waska Sr.

Thank you,

Jennifer Hainstock  
District Director to Supervisor Valerie Brown First District, County of Sonoma  
575 Administration Drive, Room 100A  
Santa Rosa, CA 95403  
[Jennifer.Hainstock@sonoma-county.org](mailto:Jennifer.Hainstock@sonoma-county.org)  
phone: 707-565-2241  
fax: 707-565-3778  
toll free: 866-912-9094  
P please consider the environment - do you really need to print this email?

-----Original Message-----

**From:** BOS  
**Sent:** Monday, April 16, 2012 7:59 AM  
**To:** Jennifer Hainstock  
**Subject:** FW: Board of Supervisors Contact Us: Issue from The Honorable Robert E. Waska Sr.

-----Original Message-----

**From:** [no-reply@sonoma-county.org](mailto:no-reply@sonoma-county.org) [<mailto:no-reply@sonoma-county.org>]  
**Sent:** Sunday, April 15, 2012 7:47 PM  
**To:** BOS  
**Subject:** Board of Supervisors Contact Us: Issue from The Honorable Robert E. Waska Sr.

**Subject:** Issue  
**Message:** Meadow,s Knnel for 50 Dogs, Project PLP11-0042 Please incude this in your staff report and hearing

I live inOakmont (Quail Run) a development of 61 homes. Every morning as early as 6/7 AM when going out for our morning newspaper, the barking dogs ruin the morning scene.

In addition a severe traffic problem on Highway 12 will be greatly increased by traffic taking dogs in or out the Kennel. The country road with its sharp incline welcomes accidents for any amount of vehicles.

There is no way around the barking,, the traffic, the poor access roads leading to the Kennel that would allow a Board of Supervisors to approve a Kennel of any amount of dogs under present circumstances. Using any amount of intelligence, the project needs to be denied.  
Sincerely, The Honorable Robert E. Waska Sr.

**Name:** The Honorable Robert E. Waska Sr.  
**Phone:** 707-538-8468  
**Address:** 6445 Pine Valley Drive

**Melinda Grosch**

---

**From:** Glenna Yee [gygr@att.net]  
**Sent:** April 16, 2012 4:15 PM  
**To:** Melinda Grosch  
**Subject:** Project PLP11-0042 Meadow's Kennel for 50 Dogs

Dear Melinda Grosch, I oppose the expansion of the Meadow kennels from 10 dogs to 50 dogs. The full-service commercial kennel is not welcomed for the following reasons: violates legal protection for surrounding neighborhoods, safety will be compromised due to the congested (2 lanes double solid lines) Highway 12, barking dogs will be an additional major noise, and more. Our backyard faces Highway 12. We are owners (Pleasant Vista Homeowner Association -- 6337 Pleasant Vista Place) and residences of Oakmont -- an active adult community. Please include my letter in your staff report and official hearing record. Your cooperation is appreciated. Sincerely, Glenna Yee and Gerhard Rossbach

## Melinda Grosch

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**From:** Jennifer Hainstock on behalf of Valerie Brown  
**Sent:** April 17, 2012 9:00 AM  
**To:** Melinda Grosch  
**Subject:** FW: The Meadows Kennel on HWY 12 - Project PLP11-0042  
**Attachments:** Melinda Grosch bio.doc

*Thank you,*

*Jennifer Hainstock*


District Director to Supervisor Valerie Brown  
First District, County of Sonoma  
575 Administration Drive, Room 100A  
Santa Rosa, CA 95403

[Jennifer.Hainstock@sonoma-county.org](mailto:Jennifer.Hainstock@sonoma-county.org)

phone: 707-565-2241

fax: 707-565-3778

toll free: 866-912-9094

 please consider the environment - do you really need to print this email?

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**From:** Donna [<mailto:donnahopley@yahoo.com>]  
**Sent:** Tuesday, April 17, 2012 8:19 AM  
**To:** Valerie Brown; David Rabbitt; Shirlee Zane; [Mike.McQuire@sonoma-county.org](mailto:Mike.McQuire@sonoma-county.org); Efren Carrillo  
**Subject:** The Meadows Kennel on HWY 12 - Project PLP11-0042

Sonoma County Board of Supervisors,  
Greetings,

I am an Oakmont resident and represent 40 homes, Mesa Oaks Homeowner's Association, that are directly affected by the noise of barking dogs from across the highway at 6445 Highway 12.

I along with Ray Farris of the Meadowridge Homeowner's Association were mislead/deceived by Heidi Nieman when she first approaches us about her Doggie Day Care business. She told us she, her husband and two sons wanted to make use of their interests/talents and not only take care of their two dogs, but had hopes of increasing their Doggie Day Care with an additional 8 dogs for a total of 10 dogs on their property just purchased.

In a New York minute, Heidi erected a sign changing the Doggie Day Care to The Meadows Kennels with her phone number prominently displayed on HWY 12 and then applied for 50 dogs, Project PLP 11-0042. We strongly object to this increase in dogs, we have been annoyed by barking dogs and understand that Heidi has already taken in more dogs than allowed by her permit. Our property values will be negatively affected by a required nuisance statement when selling our homes. Heidi deceived us when she obtained the 10 dog permit and we openly and strongly oppose the enlarged project.

I also am requesting that Melinda Grosch, county planner in charge of this project be replaced. It was unfortunate that her tape recorder was "broken" at the hearing and those who openly and strongly objected to this project will not be heard. I have attached Melinda's bio so you can see that she might not be as objective as her station should require.

Respectfully submitted,  
Donna M. Hopley  
6421 Mesa Oaks Place  
Santa Rosa, Ca 95409

PS: Please include my letter in the official hearing record on this project.

**Melinda Grosch**

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**From:** Frank Dunnigan [dunnigan@sonic.net]  
**Sent:** April 18, 2012 11:16 AM  
**To:** Melinda Grosch  
**Subject:** Meadow's Kennel for 50 Dogs, Project PLP11-0042

**Please include my letter in your staff report and official hearing record**

---

I am writing IN OPPOSITION to the proposal for the expansion of the dog kennel on Highway 12.

As an Oakmont property owner who has seen a steady decline in property values over the 6 years that I have lived here, I am against anything that will further erode the value of my home and investment. It is clear that if/when I decide to sell and move on, there will be a need for disclosure about this nuisance impacting the quiet enjoyment of my home and neighborhood. This is not good for me, and not good for the county, which will continue to suffer the loss of property tax revenues as home values continue to be re-assessed downward.

Please adhere to the law and do not allow this noisy commercial enterprise so close to a quiet residential community.

Thank you.

Frank Dunnigan

---

6468 Stone Bridge Road

Santa Rosa, CA 95409

## Melinda Grosch

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**From:** marie@sonic.net  
**Sent:** April 18, 2012 11:03 AM  
**To:** Melinda Grosch  
**Subject:** The Meadows Kennel on Hwy 12

Dear Mrs. Grosch,

McBride Realty was recently contacted by an Oakmont resident asking us to send you our opinion on what the impact would be to Oakmont home sales by the noise created by a large dog kennel located adjacent to the west side of Oakmont on Sonoma Highway.

As with any noise nuisance, the seller and their agent are required to disclose this fact to all potential buyers. Although there are many animal lovers in Oakmont, the presence of barking dogs through most of the daylight hours could effect the desirability of the homes adjacent to the kennel, and could ultimately impact the value of those homes in a negative way.

Sincerely,

Marie McBride  
McBride Realty  
6520 Oakmont Drive  
Santa Rosa, CA 95409  
(707) 538-2270 x. 121 Office  
(707) 538-2214 - Fax  
[marie@sonic.net](mailto:marie@sonic.net)  
[www.OakmontGolfHomes.com](http://www.OakmontGolfHomes.com)

DRE # 01169355

## Melinda Grosch

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**From:** benitajeppson@aol.com  
**Sent:** April 15, 2012 3:14 PM  
**To:** Melinda Grosch  
**Subject:** I am opposed to the dog kennel at 6445 Hwy 12 Santa Rosa

## Melinda Grosch

---

**From:** Shirley Phillips [sapsanta@yahoo.com]  
**Sent:** March 27, 2012 3:12 PM  
**To:** Melinda Grosch  
**Subject:** Thank You

Dear Ms. Grosch,

Thank you for talking with me on the phone this morning concerning the Meadows Kennel Use Permit.

I appreciate your help in understanding the planning process here in Sonoma County as we (my husband and I) are relatively new to this area. Also, thank you for sending the file information. We appreciate your help in making sure that all issues are addressed.

Personally, I live in a home somewhat distant from Meadows Kennel and yet, even with the low number of dogs that were first approved, there can be constant barking clearly audible--especially on nice days in late afternoon, when everyone would have wanted to enjoy the outdoors. Even with remediation efforts in place, dogs do bark and 50 dogs (plus?) even more so.

Thanks again,  
Sincerely,  
Shirley Phillips  
913.314.3640

## Melinda Grosch

---

**From:** Farris Ray [rfarris@sonic.net]  
**Sent:** June 24, 2012 1:15 PM  
**To:** Melinda Grosch  
**Cc:** Bernd Tammi; Donna Hopley; Hill Richard T. and Marna  
**Subject:** Doggie Day Care / traffic concerns

Here's some pictures for your file on the Doggie Day Care on Hwy 12. We all know the concerns about traffic and highway 12. This big accident was a few days ago and about 100 feet for the Doggie Day Care and the road to the place. Now the Doggie Day Care did not cause this accident but it could have and the worries about anything that increases the traffic on hwy 12 continue. Sincerely, Ray Farris











Marna



This car was rear-ended and slammed into the oncoming gold Mustang. The Meadows Kennel sign behind woman:



