



# Mitigated Negative Declaration

**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

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Publication Date: February 17, 2012  
Adoption Date:  
State Clearinghouse: Not Sent

This statement and attachments constitute the **Mitigated Negative Declaration** as proposed for or adopted by the Sonoma County decision-making body for the project described below.

**File No.:** PLP11-0042

**Planner:** Melinda Grosch

**Project Name:** Meadows Dog Kennel

**Project Description:** Dog Boarding and Day Care for up to 50 dogs.

**Project Location:** 6445 Highway 12, Santa Rosa  
See Location Map - Attached

## **Environmental Finding:**

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, provided that mitigation measures are incorporated into the project. 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.

There will not be a potential impact on biotic habitat of concern to Fish & Game.

**Initial Study:** Attached

**Other Attachments:** Noise Study  
Traffic Study  
Site Plan  
Proposal Statement

**Decision-making Body:** Sonoma County Board of Zoning Adjustments

**Lead Agency:** Sonoma County Permit and Resource Management Department

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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**ENVIRONMENTAL CHECKLIST FORM**

**FILE #:** PLP11-0042  
**PROJECT:** Meadows Kennel

**PLANNER:** Melinda Grosch  
**DATE:** February 17, 2012

**LEAD AGENCY:** Sonoma County Permit and Resource Management Department

**PROJECT LOCATION:** 6445 Highway 12, Santa Rosa

**APPLICANT NAME:** Heidi Niemann

**APPLICANT ADDRESS:** 6445 Highway 12, Santa Rosa CA 95409

**GENERAL PLAN DESIGNATION:** Diverse Agriculture 10 acres per dwelling

**SPECIFIC/AREA PLAN:** None

**ZONING:** DA (Diverse Agriculture), B6-10 acre density, SR (Scenic Resources), VOH (Valley Oak Habitat)

**DESCRIPTION OF PROJECT:** Request for a Use Permit for a Boarding Kennel and Doggie Day Care for up to 50 dogs. Training and grooming will also be included. Up to five full-time and three part-time employees are anticipated when the facility is in full operation. The kennel will be open from 7:00 a.m. to 7:00 p.m. for pick-up and drop-off.

**SURROUNDING LAND USES AND SETTING: Briefly describe the project's surroundings:**  
To the North is a hilly area going up into the Mayacamas. The use is rural residential and open space. To the East is the Sonoma Valley, immediately adjoining the property is a vineyard. To the South is the Oakmont Retirement Community of single family dwellings, to the West is rural residential lands leading into the City of Santa Rosa.

**Other Public Agencies whose approval is required (e.g. permits, financing approval, or participation agreement):**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agricultural & Forest Resources	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Geology/Soils
<input checked="" type="checkbox"/> Greenhouse Gas Emission	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality
<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Noise
<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Transportation/Traffic	<input type="checkbox"/> Utilities/Service Systems	
<input type="checkbox"/> Mandatory Findings of Significance		

## DETERMINATION

On the basis of this initial evaluation:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed by in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, all potentially significant effects were previously analyzed in an earlier EIR or Negative Declaration pursuant to applicable standards and potential impacts have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. There are no changes in the project, no new information related to potential impacts, and no changes in circumstances that would require further analysis pursuant to Section 15162 of CEQA Guidelines, therefore no further environmental review is required.

### Incorporated Source Documents

In preparation of the Initial Study checklist, the following documents were referenced/developed, and are hereby incorporated as part of the Initial Study. All documents are available in the project file or for reference at the Permit and Resource Management Department.

- Project Application and Description
- Initial Data Sheet
- County Planning Department's Sources and Criteria Manual
- Sonoma County General Plan and Associated EIR  
Specific or Area Plan: North Sonoma Valley Specific Plan
- Sonoma County Zoning Ordinance
- Sonoma County Rare Plant Site Identification Study
- Project Referrals from Responsible Agencies
- State and Local Environmental Quality Acts (CEQA)
- Full record of previous hearings on project in File
- Correspondence received on project.
- Other technical reports:

*The Meadows Kennel Traffic Analysis, 6445 Sonoma Hwy* by Chris Kinzel, P.E.,  
President, TJKM Transportation Consultants, August 11, 2011

*Noise Impacts and Mitigation in Connection with the Proposed Meadows Kennel, 6445 Highway 12, Sonoma County, California* by T. A. Barnebey, Ph.D., Principle Consultant,  
Sound Solutions, August 29, 2011

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17 at the end of the checklist, "Earlier Analysis" may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

Environmental Checklist

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- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

1. **AESTHETICS** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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- a) Have a substantial adverse effect on a scenic vista?

_____	_____	_____	_____ <u>X</u> _____
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**Comment:** The site is not in an area with a scenic vista.

**Mitigation:** No mitigation measures are required.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

_____	_____	_____ <u>X</u> _____	_____
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**Comment:** Highway 12 is designated as a Scenic Corridor by the County of Sonoma and a State Scenic Highway by the State. No damage to trees, rocks or buildings will result from the project.

**Mitigation:** No mitigation measures are required.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

_____	_____ <u>X</u> _____	_____	_____
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**Comment:** The General Plan Open Space Element includes extensive Goals, Objectives, and Policies to preserve the visual character of Sonoma County. The rural nature and natural scenic beauty of the county are considered valuable assets for both local residents and for the tourist industry. Three Scenic Resources designations have been developed to help preserve the County's visual resources. These are: Scenic Corridors, Scenic Landscape Units, and Community Separators.

Highway 12 is both a State designated Scenic Highway and a County designated Scenic Corridor. The General Plan has the following Goal for Scenic Corridors:

**GOAL OSRC-3:**

*Identify and preserve roadside landscapes that have a high visual quality as they contribute to the living environment of local residents and to the County's tourism economy.*

The goal is implemented by the following policy:

*Policy OSRC-3c: Establish a rural Scenic Corridor setback of 30 percent of the depth of the lot to a maximum of 200 feet from the centerline of the road unless a different setback is provided in the Land Use Policies for the Planning Areas. Prohibit development within the setback with the following exceptions:*

*None of the exceptions apply to this project.*

One new building is proposed as a part of this project as well as a new sign oriented towards Highway 12. The applicant has also requested an exception to the height and location criteria for the sign.

The Sonoma County Zoning Code includes sign regulation under Section 26-84. The sign that would be allowed for this location is an Appurtenant Sign. An Appurtenant Sign is defined as a "sign which directs attention to an occupancy, business, commodity, service or entertainment conducted, sold or offered only from the premises where the sign is maintained." There can only be one Appurtenant Sign per use and they are limited in height (six feet maximum) and surface area (32 square feet). There are also requirements for landscaping, lighting, and a requirement for general compatibility.

The design review committee may approve signs which exceed the above standards where it is deemed appropriate in light of topography, vegetation or unique physical characteristics or design features.

State's designation of Highway 12 is a State designated scenic highway in this area. The State's regulations on this type of sign are fairly lenient as well as they do not consider them advertising structures. State regulations are found in the Outdoor Advertising Act which can be found at:

[http://www.dot.ca.gov/oda/download/ODA Act & Regulations.pdf](http://www.dot.ca.gov/oda/download/ODA_Act_&_Regulations.pdf)

Highway 12 is also designated as a Scenic Corridor by Sonoma County.

In addition to Highway 12's scenic designation the parcel is located in a Community Separator, specifically the Northeast Santa Rosa Community Separator. The General Plan describes the Northeast Santa Rosa Community Separator as follows:

*This 3,300 acre separator extends along Highway 12 near the Oakmont community and follows the ridgeline above Rincon Valley northwest of Calistoga Road. Included in this area are scattered rural residential development and open oak woodlands. Urban encroachment in the hillside areas and valley floor would detract from the visual quality.*

Only one new building is planned and it will be designed to match the house. It will be used for the indoor portion of the indoor/outdoor kennel runs. Dogs will be confined to the indoor kennels at night. The proposed kennel does not directly conflict with Community Separator policies. Kennels are also generally associated with rural areas since having space between the kennel and other uses provides a buffer for noise. However, design review of the building will be required and it will need to be placed so as to meet the Scenic Corridor setback criteria.

The General Plan includes policies to implement the Goals and Objectives of the Scenic Resources designated lands. These two policies are relevant to the site and its scenic designations.

*Objective OSRC-1.2: Retain a rural character and promote low intensities of development in Community Separators. Avoid their annexation or inclusion in spheres of influence for sewer and water service providers.*

*Policy OSRC-1b: Avoid commercial or industrial uses in Community Separators other than those that are permitted by the agricultural or resource land use categories.*

The Design Review Committee reviewed the sign and the proposed kennel building on December 7, 2011 and made some recommendations on the landscaping, fencing, signage, and lighting. Additional oak trees will be planted along the south side of the building, all lights are to be mounted so that they are downward facing, fully shielded and meet the Dark Sky International standards. The sign was a particular concern, especially for the neighborhood. The Design Review Committee recommended that the sign be relocated further onto the property to allow for a better line of sight from the highway to help reduce perceived safety issues with people not seeing the sign until they are where they need to turn in on the private road. The Committee further recommended that the applicant should consider using

distinctive fencing and other features to identify the site rather than a sign. The fence would also be more visible to people traveling towards Sonoma on Highway 12 and allow them to prepare for a turn into the kennel in advance. At a minimum the Committee recommended that the sign incorporate natural materials and landscaping so that it has a more rural feel and blends in with the area more.

**Mitigation:** The applicant shall plant additional landscaping (oak trees) along the south side of the proposed kennel building. 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 the lights are fully shielded and downward facing and meet the International Dark-Sky Association's criteria as outlined in their website: <http://www.darksky.org/>

**Mitigation:** The applicant shall provide a site plan showing the location of the sign if it is retained rather than being replaced with distinctive fencing or sculpture. Additionally, the sign shall be landscaped and the use of natural materials around the base to make the sign more compatible with the rural nature of the site.

**Mitigation Monitoring:** The project planner shall perform a final inspection before the building permit receives final occupancy to ensure that the sign is appropriately landscaped. If the sign is replaced with distinctive fencing or sculpture the planner shall review them after they are installed.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

\_\_\_\_\_   X   \_\_\_\_\_

**Comment:** No significant changes in lighting will result from the project. The garage to be used for the kennel building already has some exterior lights. Additional lighting for the new building has been proposed and reviewed by the Design Review Committee. Existing outdoor lights provide security and pathway lighting. Only lighting specified as security lighting will be motion activated to come on for short periods when triggered. All other lights shall be turned off when not in use so that they are not on all night.

**Mitigation:** Prior to commencing the use or issuance of building permits, an exterior lighting plan shall be submitted for design review (by PRMD or Design Review Committee). 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 approved.

2. **AGRICULTURE AND FOREST RESOURCES**

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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In determining whether impacts to agricultural

resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? \_\_\_\_\_  X  \_\_\_\_\_

**Comment:** The site is designated as Farmland of Local Importance on the western side and "Other" on the eastern side. At three acres in size the commercial agricultural uses that could be made of the property are limited. Adjoining properties to the west are also small parcels with the same Farmland designation they are currently used to pasture horses. To the east the land is designated as Prime Farmland and these areas are planted in vineyards.

**Mitigation:** No mitigation measures are required.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? \_\_\_\_\_  X  \_\_\_\_\_

**Comment:** The DA (Diverse Agriculture) zoning allows dog kennels with a Use Permit. The property is not under a Williamson Act contract.

**Mitigation:** No mitigation measures are required.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? \_\_\_\_\_  X  \_\_\_\_\_

**Comment:** The property is not defined as forestland, timberland or Timberland Production as defined by the California Code. The land is on the valley floor and would be open rolling grasslands and oak savanna in its natural state. The area is currently developed with rural residential uses and some agriculture.

**Mitigation:** No mitigation measures are required.

- d) Result in the loss of forest land or conversion of forest land to non-forest use? \_\_\_\_\_  X  \_\_\_\_\_



**Comment:** See 2.c. above.

**Mitigation:** No mitigation measures are required.

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_   X  

**Comment:** The project will not result in the conversion of Farmland to non-agricultural land or Forestland to non-forestland.

**Mitigation:** No mitigation measures are required.

3. **AIR QUALITY** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the applicable air quality plan?

\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_   X  

**Comment:** The project is within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The District does not meet federal or state standards for ozone precursors, and has adopted an ozone Attainment Plan and a Clean Air Plan describing steps that will be taken to bring air quality in the district into compliance with federal and state Clean Air Acts' ozone standards. The plans deal primarily with emissions of ozone precursors (nitrogen oxides and volatile organic compounds (hydrocarbons)). The project will not conflict with the District's air quality plans to reduce emissions from new uses.

**Mitigation:** No mitigation measures are required.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

\_\_\_\_\_ \_\_\_\_\_ \_\_\_\_\_   X  

**Comment:** State and federal standards have been established for "criteria pollutants": ozone precursors, carbon monoxide, sulfur dioxide and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). The pollutants NOx (nitrogen oxides) and hydrocarbons form ozone in the atmosphere in the presence of sunlight. Significance thresholds for ozone precursors, carbon monoxide and particulates have been established by BAAQMD. The principal source of ozone precursors is vehicle emissions, although stationary internal combustion engines must also be considered. BAAQMD generally does not recommend detailed NOx and hydrocarbon air quality analysis for projects generating less than 2,000 vehicle trips per day. Given the low traffic generation of the project relative to the screening criteria, ozone precursor emissions would be less than significant.

Detailed air quality analysis for carbon monoxide is generally not recommended unless a project would generate 10,000 or more vehicle trips a day, or contribute more than 100 vehicles per hour to intersections operating at LOS D, E, or F with project traffic. Given the

low traffic generation of the project relative to the screening criteria, carbon monoxide emissions would be less than significant.

**Mitigation:** No mitigation measures are required.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

\_\_\_\_\_   X   \_\_\_\_\_

**Comment:** The BAAQMD is a non-attainment area for ozone precursors and PM<sub>10</sub> (fine particulate matter). See 3.b. for a discussion of ozone emissions. The project will not have a significant long-term effect on PM<sub>10</sub>, because all disturbed surfaces will be paved or landscaped, and dust generation will be insignificant.

However, there could be a significant short-term emission of dust (which would include PM<sub>10</sub>) during construction. These emissions could be significant at the project level, and would also contribute to a cumulative impact.

The impact could be reduced to less than significant by including dust control as described in the following mitigation measure:

**Mitigation:** The following dust control measures will be included in the project:

- i. 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.
- ii. 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.
- iii. 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 notes are printed on the building, grading and 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.

- d) Expose sensitive receptors to substantial pollutant concentrations?

\_\_\_\_\_   X   \_\_\_\_\_

**Comment:** Sensitive receptors are facilities or locations where people may be particularly sensitive to air pollutants such as children, the elderly or people with illnesses. These uses include schools, playgrounds, hospitals, convalescent facilities, and residential areas. There will be no significant, long term increase in emissions.

**Mitigation:** No mitigation measures are required.

- e) Create objectionable odors affecting a

substantial number of people? \_\_\_\_\_  X  \_\_\_\_\_

**Comment:** While dog feces has the potential to create objectionable odors, the applicant has proposed a program of constant clean-up and deposit into airtight containers for at least weekly removal to the landfill. With this method of manure management odors and flies will be controlled so that no adjoining properties will be affected.

**Mitigation:** 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 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.

4. <b>BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	_____	_____	_____	_____ <u> X </u>

**Comment:** The project site is not located within the potential range of the Sonoma County California tiger salamander (CTS) as shown on the map prepared by the United States Fish and Wildlife Service (2007).

The site is located near where the foothills of the Mayacama Mountains start and much of the intermediate foothill elevations are chaparral. The California Natural Diversity Database (CNDDDB) shows that there is a potential for the following plant species within a one-mile radius of the site: Napa False Indigo (*Amorpha californica var. napensis*), Sonoma Ceanothus (*Ceanothus sonomensis*), Holly-leaved Ceanothus (*Ceanothus purpureus*), Calistoga ceanothus (*Ceanothus divergens*), and Fragrant Fritillary (*Fritillaria liliacea*). With the exception of the fritillary, these plant species are all associated with the chaparral habitat. However, given the lack of appropriate soils and elevations it is not anticipated that any of these species would occur on the valley floor where the project site is located. The fritillary prefers moist areas and was found in Annadel State park near an intermittent creek. The subject property does not contain any areas of prolonged saturation (vernal pools, ephemeral creeks, etc.) that would produce the moist conditions that this plant likes.

The CNDDDB also notes that Pallid Bats (*Antrozous pallidus*) have been observed within the one mile radius from the subject property. They like open grasslands for foraging and may use this site for that purpose. There are no un-used buildings, hollow trees or rock outcroppings on the property that would be suitable roosting sites for this species. The establishment of a dog kennel with all dogs required to be inside during nighttime hours is unlikely to affect the bats' nighttime foraging.

**Mitigation:** No mitigation measures are required.

b) Have a substantial adverse effect on any riparian

habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? \_\_\_\_\_ X

**Comment:** There are no riparian or other sensitive natural communities on the property. The parcel is relatively small and has been used for residential purposes with incidental use of the open area as pasture. When not grazed the pasture was mowed to reduce fire hazards.

**Mitigation:** No mitigation measures are required.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? \_\_\_\_\_ X

**Comment:** The site currently consists of fenced and cross fenced pasture with a single family dwelling and garage. There are no streams or wetlands associated with the site. The vineyard to the east has a steep sided, above ground, man-made irrigation pond with no natural vegetation. A kennel building is planned as part of the operation, otherwise no new construction is included in the proposal.

**Mitigation:** No mitigation measures are required.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? \_\_\_\_\_ X

**Comment:** The small parcel size surrounded by other lots of relatively small size does not allow for use of the site as a native wildlife nursery site. The exception would be nesting birds. Since the site has been in continuous use as a residence and the occupants have always kept pet dogs it is unlikely that any of the species using this site would be affected by human activities associated with the operation of a dog kennel.

Migratory wildlife corridors generally include riparian areas and connected open space areas adjacent to urban centers. There is no indication that the site is a wildlife corridor.

**Mitigation:** No mitigation measures are required.

e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? \_\_\_\_\_ X

**Comment:** The site has a VOH (Valley Oak Habitat) Zoning Designation. However, there are no Valley Oaks (*Quercus lobata*) present on the site and no planned tree removals as a part of this project.

**Mitigation:** No mitigation measures are required.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat conservation plan? \_\_\_\_\_ X

**Comment:** Habitat conservation plans and natural community conservation plans are site-specific plans to address take of listed species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan. There are very few HCPs in Sonoma County-they affect certain land in timber production areas in the northwest county (for spotted owl) and in the lower Petaluma River/Sonoma Creek watershed (for saltmarsh harvest mouse/black rail/clapper rail).

**Mitigation:** No mitigation measures are required.

5. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of an historical resource as defined in § 15064.5?	_____	_____	_____	_____X_____

**Comment:** The primary dwelling and out buildings are relatively new and would not be considered historical. The proposed dog kennel includes the construction of a new kennel building which will be built to look like a barn. The construction of the kennel will not involve removal of any existing structures and will require little or no grading.

**Mitigation:** No mitigation measures are required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	_____	_____X_____	_____	_____
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**Comment:** A referral was sent to the Northwest Information Center at Sonoma State University. They recommended an archaeological survey of the property, however, the proposed project does not include any significant earth disturbance. The following mitigation measure will ensure that any archaeological resources that might exist subsurface will be protected.

**Mitigation:** 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.

- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? \_\_\_\_\_ X

**Comment:** There are no unique geological features on the property. The geology of the site and the nature of the project make it extremely unlikely that paleontological resources would be destroyed.

**Mitigation:** No mitigation measures are required.

- d) Disturb any human remains, including those interred outside of formal cemeteries? \_\_\_\_\_ X

**Comment:** No burial sites are known in the vicinity of the project. In the event that human remains are unearthed during construction, state law requires that the County Coroner be contacted in accordance with Section 7050.5 of the State Health and Safety Code to investigate the nature and circumstances of the discovery. At the time of discovery, work in the immediate vicinity would cease until the Coroner permitted work to proceed. If the remains were determined to be native American interment, the Coroner will follow the procedure outlined in CEQA Guidelines Section 15065.5(e). The mitigation measures in 5.b. will ensure that potential impacts are less than significant.

**Mitigation:** See 5.b. above.

6. **GEOLOGY AND SOILS** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. \_\_\_\_\_ X

**Comment:** The site is not located within an Alquist Priolo Earthquake Fault zone, and there are no other known active or potentially active faults on the property. The Brush Creek fault is approximately 4.5 miles to the west.

All of Sonoma County is subject to seismic shaking that would result from earthquakes along



**Mitigation:** No mitigation measures are required.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? \_\_\_\_\_ X

**Comment:** Table 18-1-B of the California Building Code is an index of the relative expansive characteristics of soil as determined through laboratory testing. No substantial risks to life or property are expected if the project is located on expansive soil. Soil testing may be required for building or grading permits.

**Mitigation:** No mitigation measures are required.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? \_\_\_\_\_ X

**Comment:** The site has a functioning septic system serving the existing dwelling. However, the proposed use will add to the wastewater flows entering the system. Therefore, the system must be evaluated to ensure that the additional wastewater can be accommodated by the system, if not an expanded system will be required. The following mitigation measure will ensure that the impact is less than significant.

**Mitigation:** 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 both soils analysis, and 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.

7. **GREENHOUSE GAS EMISSION** Would the project:
- |   |                                |   |                              |           |
|---|--------------------------------|---|------------------------------|-----------|
|   | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | _____                          | X   | _____                        | _____     |

**Comment:** Greenhouse Gas Emissions (GHG) - Greenhouse gases trap heat in the atmosphere. Increases in greenhouse gases due to human activity are associated with Global Climate Change (aka "Global Warming"), that is, the change in the average weather on earth, as measured by wind patterns, storms, precipitation, and temperature. The primary greenhouse gases are CO<sub>2</sub>, methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>),



perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). Considered the most important greenhouse gas, CO<sub>2</sub> is the reference gas for climate change and emissions of greenhouse gases in general are often reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e).

The California Air Resources Board ("CARB") is required by the Global Warming Solutions Act of 2006 to design and implement emissions limits, regulations, and other statewide measures to reduce statewide greenhouse gas emissions to 1990 levels by 2020. The Act does not indicate what role local land use planning should play in the statewide strategy or how environmental review under CEQA is implicated. In October, 2007, CARB published the Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California Recommended for Board Consideration.

Furthermore, the Bay Area is considered to be a non-attainment area for ground-level ozone and fine particulate matter under the state and federal Clean Air Acts. As part of an effort to attain and maintain air quality standards, BAAQMD recently adopted thresholds of significance for ozone precursors and PM<sub>10</sub> emissions. The thresholds are as follows:

- |                             |   |
|-----------------------------|---|
| - 54 lbs/day (10 tons/year) | Reactive Organic Gases (ROG)                |
| - 54 lbs/day (10 tons/year) | Nitrogen Oxides (NOx)                       |
| - 54 lbs/day (10 tons/year) | Respirable Particulates (PM <sub>10</sub> ) |

By January 2010, the State Office of Planning and Research provided thresholds of significance for GHGs and transmitted them to the Resources Agency for adoption. As indicated by the Governor's letter to the Senate on signing the Act, the development of CEQA significance thresholds should be guided by the appropriate responsible agencies to achieve a standardized approach consistent with the state law. As a result, BAAQMD adopted a threshold for carbon dioxide of 1,100 metric tons per year. Regarding local efforts on GHG reductions, the Sonoma County Board of Supervisors recently adopted the Sonoma County Climate Protection Campaign which sets a target to reduce GHG emissions to 25% below 1990 levels by the year 2015. The County's Climate Protection Campaign has yet to establish emissions targets to reduce GHG in Sonoma County. However, the Climate Protection Campaign has provided a list of projects that are effective and under local control that will reduce Greenhouse Gases if they are implemented. The Plan's solutions involve four major categories: 1) Improve efficiency in energy and water use; 2) Shift transportation from fossil fuel vehicles to transit, walking, bicycling, etc.; 3) Invest in local renewable energy sources; 4) Protect forests and farmlands, sequester carbon, and convert waste into energy.

For purposes of the Mitigated Negative Declaration, the project would be considered to have a significant impact on greenhouse gases if it would conflict with the state goal of reducing greenhouse gas emissions in California to 1990 levels by 2020, as set forth by the California Global Warming Solutions Act of 2006 and if it exceeds the thresholds set by BAAQMD (currently, the County does not have established thresholds for carbon dioxide emissions, therefore, as an interim measure, the County uses the BAAQMD staff recommended threshold which is 1,100 metric tons per year).

In addition, on November 4, 2008 the Sonoma County Board of Supervisors adopted a resolution selecting the Build it Green (BIG) New Home Construction, Home Remodeling and Multifamily Green Building Guidelines for Residential Construction, and Leadership in Energy and Environmental Design (LEED®) Commercial Green Building System for Commercial Construction guidelines, along with their respective Green Points Checklists, set compliance thresholds, and directed staff to develop a green building ordinance based on these guidelines.

On November 2, 2010, the Board of Supervisors approved all state mandated model codes including the new California Green Building Standards Code (CalGreen). Sonoma County's existing green building ordinance and energy efficiency ordinance were modified to accommodate the new CalGreen code, and to replace the existing green point rated systems, Build-It-Green and LEED, for both new residential and non-residential construction

respectively. The ordinances became effective January 1, 2011. Compliance with this ordinance meets the aforementioned state regulations.

In conclusion, there is currently no indication that this project would conflict with the California Global Warming Solutions Act's timeline. As for the BAAQMD thresholds, a screening level survey of the possible emissions from 105 automobile trips per day was performed and emissions of ROG, NOx and PM<sub>10</sub> were all well below the thresholds listed above. Requiring low water use fixtures and low water use landscaping will also help to reduce greenhouse gas emissions as this reduces the amount of energy used to bring water up from wells, heat water, etc. Due to the rural nature of the site there is not much that can be done to reduce CO<sub>2</sub> emissions related to transportation.

**Mitigation:** 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 gone through Water Efficient Landscape plan check before signing-off for building permit issuance.

**Mitigation:** 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.

- b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? \_\_\_\_\_  X

**Comment:** The project will not conflict with the Sonoma County Community Climate Action Plan.

**Mitigation:** No mitigation measures are required.

8. **HAZARDS AND HAZARDOUS MATERIALS**  
Would the project:

- |   | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact  |
|---|--------------------------------|---|------------------------------|------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | _____                          | _____   | _____                        | <u> X </u> |

**Comment:** The proposed project will not create a significant hazard from the routine use of hazardous materials.

**Mitigation:** No mitigation measures are required.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? \_\_\_\_\_  X

**Comment:** The proposed project would not create a significant hazard to the public or the environment from upset or accident involving hazardous materials.

**Mitigation:** No mitigation measures are required.

- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? \_\_\_\_\_ X

**Comment:** There will be no hazardous or acutely hazardous materials resulting from the proposal.

**Mitigation:** No mitigation measures are required.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? \_\_\_\_\_ X

**Comment:** The project site is not included on lists of sites containing hazardous materials that are maintained by the California Water Resources Control Board, California Department of Toxic Substances Control or California Integrated Waste Management Board.

**Mitigation:** No mitigation measures are required.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? \_\_\_\_\_ X

**Comment:** The site is not within an airport land use plan as designated by Sonoma County or within two miles of a public airport.

**Mitigation:** No mitigation measures are required.

- f) For a project located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? \_\_\_\_\_ X

**Comment:** The nearest known private airstrip is located several miles east of the proposed project. It is a single plane strip which has very limited use. It will not result in a safety hazard for this site.

**Mitigation:** No mitigation measures are required.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? \_\_\_\_\_ X

**Comment:** The project would not impair implementation of or physically interfere with the County's adopted Emergency Operations Plan. There is no separate emergency evacuation plan for the County. In any case, the project would not change existing circulation patterns and would have no effect on emergency response routes.

**Mitigation:** No mitigation measures are required.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland

fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** The site is located in an area that is open grasslands which are indicated as having a low wildlands fire risk. The area immediately to the north, in the foothills, has been designated as a high to extremely high danger for wildlands fires. Although the site is relatively close there is an adequate amount of separation and the site is directly adjacent to Highway 12 making emergency access extremely easy.

**Mitigation:** No mitigation measures are required.

9. **HYDROLOGY AND WATER QUALITY**

Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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a) Violate any water quality standards or waste discharge requirements? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** There should be no change in water quality as a result of the project as all wastewater is discharged into a permitted septic system.

**Mitigation:** No mitigation measures are required.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** The project is located in a Groundwater Availability Area 1 which means that ample water is available. The basin is charged by surrounding hillsides in addition to the rainfall that occurs on the flat areas. The dog boarding and day care business does not substantially increase water usage over the current level, however, the grooming part of the business has the potential to increase water usage significantly. Even with the increase in water usage from the proposed grooming this project is unlikely to have any effect on the groundwater.

**Mitigation:** No mitigation measures are required.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** There should be no changes to drainage as a result of this project since the parcel is only gently sloping and little or no grading will be required to build the new kennel building.

**Mitigation:** No mitigation measures are required.

d) Substantially alter the existing drainage

pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? \_\_\_\_\_ X

**Comment:** There should be no changes to drainage as a result of this project since the parcel is only gently sloping and little or no grading will be required to build the new kennel building.

**Mitigation:** No mitigation measures are required.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? \_\_\_\_\_ X

**Comment:** There should be no change in runoff from the site because there are no new sources of runoff and minimal new impervious surfaces.

**Mitigation:** No mitigation measures are required.

f) Otherwise substantially degrade water quality? \_\_\_\_\_ X

**Comment:** There should be no change in water quality as a result of the project as all wastewater is discharged into a permitted septic system and dog waste will be picked-up and disposed of appropriately.

**Mitigation:** See 3.e. above for mitigation.

g) Place housing within a 100-year hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? \_\_\_\_\_ X

**Comment:** There are no flood zones anywhere in the vicinity.

**Mitigation:** No mitigation measures are required.

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? \_\_\_\_\_ X

**Comment:** There are no flood zones anywhere in the vicinity.

**Mitigation:** No mitigation measures are required.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? \_\_\_\_\_ X

**Comment:** There is a small irrigation holding pond directly to the east of the site. If the berm around the pond were to fail the water would likely inundate the immediately surrounding area. The relatively small pond would not likely cause injury or death. Some property damage to the existing single family dwelling and garage might result if the berm on the west side of the pond were the one that failed.

**Mitigation:** No mitigation measures are required.

- j) Inundation by seiche, tsunami, or mudflow? \_\_\_\_\_  X

**Comment:** The site is not in an area at risk for seiche, tsunami, or mudflow.

**Mitigation:** No mitigation measures are required.

10. <b>LAND USE AND PLANNING</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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- a) Physically divide an established community? \_\_\_\_\_  X

**Comment:** The project will not physically divide an established community.

**Mitigation:** No mitigation measures are required.

- b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? \_\_\_\_\_  X

**Comment:** The parcel has a General Plan designation of Diverse Agriculture 10 acre density. The purpose and definition for the Diverse Agriculture land use category is: "This category shall enhance and protect those land areas where soil, climate, and water conditions support farming but where small acreage intensive farming and part time farming activities are predominant. In these areas, farming may not be the principal occupation of the farmer. The primary purpose of this category is to protect a full range of agricultural uses and to limit further residential intrusion consistent with the policies of the Agricultural Resources Element."

The parcel has a zoning designation of DA (Diverse Agriculture) B6 10 acres/dwelling unit, SR (Scenic Resources), VOH (Valley Oak Habitat). The Diverse Agriculture designation allows commercial kennels with a Use Permit as outlined in Sec. 26-08-020.n. However, the applicant must demonstrate that the use meets a local need, avoids conflict with agricultural activities and is consistent with Objective AR-4.1 and Policy AR-4a of the Agricultural Resources Element.

**Objective AR-4.1:**  
*Apply agricultural land use categories only to areas or parcels capable of the commercial production of food, fiber and plant material, or the raising and maintaining of farm animals including horses, donkeys, mules, and similar livestock. Establish agricultural production as the highest priority use in these areas or parcels. The following policies are intended to apply primarily to lands designated within agricultural land use categories.*

**Policy AR-4a:** *The primary use of any parcel within the three agricultural land use categories shall be agricultural production and related processing, support services, and visitor serving uses. Residential uses in these areas shall recognize that the primary use of the land may create traffic and agricultural nuisance situations, such as flies, noise, odors, and spraying of chemicals.*

The parcel is only 3.2 acres in size, far below the 10 acre minimum established for the Diverse Agriculture land use designation. The parcel was created in the 1970's before the current General Plan and Zoning Code had been developed and adopted and met the

minimum parcel size for the designation at the time. The applicant is grazing sheep on the parcel for weed and grass control, however, this is not a commercial agricultural use. It would be difficult to establish commercial agricultural as the primary use of the property due to the size of the property. The use of the parcel for sheep grazing in conjunction with the kennel use would appear to meet the intention of Policy AR-4a in that the parcel retains agricultural uses. The general appearance is of a fenced and cross-fenced pasture area.

A commercial dog kennel will not be affected by the vineyards and horse pastures that surround it, nor will it result in impacts on those uses. A standard condition of approval requires that a covenant acknowledging the proximity and impacts of surrounding uses be recorded for the property. This is called a "Right-to Farm" covenant. Kennel Fencing will be inspected at least annually by Sonoma County Animal Care and Control who will ensure that it is adequate to contain dogs so that the escape of boarded dogs is very unlikely. Additionally, dogs in the larger play areas will be supervised continuously to ensure that they are quiet, thus any attempts at escape or worrying of livestock along fence lines would be detected immediately and stopped.

**Mitigation:** No mitigation measures are required.

- |   |       |       |       |                |
|---|-------|-------|-------|----------------|
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | _____ | _____ | _____ | _____ <u>X</u> |
|---|-------|-------|-------|----------------|

**Comment:** Habitat conservation plans and natural community conservation plans are site-specific plans to address effects on sensitive species of plants and animals. The project site is not located in an area subject to a habitat conservation plan or natural community conservation plan.

**Mitigation:** No mitigation measures are required.

- | 11. MINERAL RESOURCES Would the project:   | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact      |
|--|--------------------------------|---|------------------------------|----------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | _____                          | _____   | _____                        | _____ <u>X</u> |

**Comment:** There are no known mineral resources on the project site.

**Mitigation:** No mitigation measures are required.

- |   |       |       |       |                |
|---|-------|-------|-------|----------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | _____ | _____ | _____ | _____ <u>X</u> |
|---|-------|-------|-------|----------------|

**Comment:** There are no known mineral resources on the project site.

**Mitigation:** No mitigation measures are required.

- | 12. NOISE Would the project result in:  | Potentially Significant Impact | Less than Significant with Mitigation Incorporation | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or | _____                          | _____   | _____                        | _____     |

applicable standards of other agencies? \_\_\_\_\_  X  \_\_\_\_\_

**Comment:** The Noise Element of the Sonoma County General Plan establishes goals, objectives and policies including performance standards to regulate noise affecting residential and other sensitive receptors. The general plan sets separate standards for transportation noise and for noise from non-transportation land uses. They are shown in the following table.

**NOISE TABLE AS ADOPTED IN GP2020**

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:

Hourly Noise Metric <sup>1</sup> , dBA	Daytime	Nighttime
	(7 a.m. to 10 p.m.)	(10 p.m. to 7 a.m.)
L <sub>50</sub> (30 minutes in any hour)	50	45
L <sub>25</sub> (15 minutes in any hour)	55	50
L <sub>08</sub> (5 minutes in any hour)	60	55
L <sub>02</sub> (1 minute in any hour)	65	60

<sup>1</sup> The sound level exceeded n% of the time in any hour. For example, the L<sub>50</sub> is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level. The L<sub>02</sub> is the sound level exceeded 1 minute in any hour.

A noise study, *Noise Impacts and Mitigation in Connection with the Proposed Meadows Kennel, 6445 Highway 12, Sonoma County, California* was prepared in August 2011 based on a review of the noise environment as it exists and a projection of what the noise will be like with the kennel in operation. Because of the distance to some residences and the ambient noise levels due to the proximity of Highway 12 the kennel will be able to comply with the Sonoma County noise standards with the implementation of the following mitigation measures.

**Mitigation:**

Outdoor Dogs:

- i. No client dogs shall be permitted outdoors between the hours of 7 p.m. and 7 a.m.
- ii. Grouping of dogs in the four "Exercise Areas" combined shall not exceed 10 dogs total at any time.
- iii. Grouping of dogs in the "Yard" and "Garden" areas combined shall not exceed 10 dogs total at any time.
- iv. As implied by numbers 2 and 3 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.

Indoor Dogs

- i. 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.
- ii. Any new kennel building added to the property shall not be closer to Highway 12 than the existing kennel building.



- iii. Any new kennel building added to the property 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.
- iv. All doors and windows of any kennel building shall be kept closed, except as needed for entry and egress.

**Mitigation Monitoring:** 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.

- b) Exposure of persons to or generation of excessive groundborne vibration or ground borne noise levels? \_\_\_\_\_ X

**Comment:** There are no activities or uses associated with the project that would expose persons to or generate excessive ground borne vibration or ground borne noise levels.

**Mitigation:** No mitigation measures are required.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** See 12.a.

**Mitigation:** See 12.a.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** Temporary increase in noise levels from equipment operation that could exceed County standards are expected to occur during construction. This would be a short-term, temporary impact that will cease when construction is complete.

The following mitigation measures would reduce the impact of construction activities and hauling to less than significant levels.

**Mitigation:**

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 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, as appropriate.

- e) For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

\_\_\_\_\_ X

**Comment:** The project is not located within an airport land use planning area or within two miles of a public airport.

**Mitigation:** No mitigation measures are required.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

\_\_\_\_\_ X

**Comment:** Then nearest known private airstrip is a couple of miles to the east. It is a single plane strip and is lightly used and will not cause excessive noise at this site.

**Mitigation:** No mitigation measures are required.

Incorporation

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? \_\_\_\_\_ X

**Comment:** The proposed project does not include construction of a substantial amount of homes, businesses or infrastructure and therefore would not result in the need for new fire protection facilities. The project will be subject to fire safe standards such as access, fire sprinklers, vehicle turnarounds, etc. This a standard provision in the County.

**Mitigation:** No mitigation measures are required.

- b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere? \_\_\_\_\_ X

**Comment:** No housing will be removed as a result of this project.

**Mitigation:** No mitigation measures are required.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? \_\_\_\_\_ X

**Comment:** No people will be displaced as a result of this project.

**Mitigation:** No mitigation measures are required.

14. **PUBLIC SERVICES** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- Fire protection? \_\_\_\_\_ X

**Comment:** There is no increase in the need for fire protection as a result of the construction of a new kennel building and the conversion of a detached garage into a dog kennel.

**Mitigation:** No mitigation measures are required.

- Police protection? \_\_\_\_\_ X

**Comment:** There is no increase in the need for police protection as a result of the construction of a new kennel building and the conversion of a detached garage into a dog kennel.

**Mitigation:** No mitigation measures are required.

Schools? \_\_\_\_\_ X

**Comment:** There is no increase in the use of schools as a result of the project.

**Mitigation:** No mitigation measures are required.

Parks? \_\_\_\_\_ X

**Comment:** There is no increase in the use of parks that would require additional park facilities as a result of this project.

**Mitigation:** No mitigation measures are required.

Other public facilities? \_\_\_\_\_ X

**Comment:** There are no other public facilities which would require expansion as a result of this project.

**Mitigation:** No mitigation measures are required.

15. **RECREATION** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? \_\_\_\_\_ X

**Comment:** There would be no change in the use of parks as a result of this project.

**Mitigation:** No mitigation measures are required.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? \_\_\_\_\_ X

**Comment:** There would be no need for new or expanded parks as a result of this project.

**Mitigation:** No mitigation measures are required.

16. **TRANSPORTATION/TRAFFIC** Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
--------------------------------------	---	------------------------------------	--------------

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system,

including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** The proposed project involves construction and operation of a 50 dog doggie daycare and boarding facility with grooming and training. Using the screening criteria established by the County of Sonoma Guidelines for traffic studies, Traffic Guidelines Revised 11-22-04, the project would not cause a significant traffic impact based on traffic contributed to the street system by the project. However, a traffic analysis was requested by Caltrans due to the project's potential impact to Highway 12. A traffic analysis was prepared by Chris Kinzel P.E. of TJKM Transportation Consultants in August 2011. The consultant estimated that there would be no more than 10 additional trips during the a.m. and p.m. peak hours while overall trips would be roughly 100 per day. The dispersed trips mean that the Level of Service is not impacted by the proposed project. However, the residents along the unnamed private road that serves the kennel are very concerned about traffic impacts as it currently serves only residential uses and the entrance onto Highway 12 is considered unsafe by most of the residences due to the change in elevation. See 16.d. for a discussion of safety issues.

**Mitigation:** No mitigation measures are required.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** Sonoma no longer has a congestion management agency but level of service (LOS) standards are established by the Sonoma County General Plan Circulation and Transit Element. Objective CT-4.1 establishes LOS C or better on arterial and collector roadways as the standard. See 16.a. above for a discussion of traffic resulting from project construction and operation.

**Mitigation:** No mitigation measures required.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** The project does not include air traffic and there is nothing about the project that would result in any impacts on air traffic.

**Mitigation:** No mitigation measures are required.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** The private lane off of Highway 12 drops off rather steeply which means that cars entering the Highway must wait until there is a big enough gap to enter without being at travel speed since the elevation change makes it impossible to enter the highway at speed. The applicant has proposed the use of a van to pick-up and drop-off dogs which can help to reduce the number of trips in and out of the site as several dogs could be transported at a time. The traffic study prepared by TJKM indicates that there will be up to 100 trips per day generated by the proposed project with approximately 20 of these trips occurring in either the a.m. or p.m. peak hours. Potential changes to the intersection include left turn pockets, deceleration lanes or shoulder widening. None of these changes were recommended by

CalTrans or Sonoma County Department of Transportation and Public Works as the number of trips does not significantly increase the potential for accidents.

**Mitigation:** No mitigation measures are required.

- e) Result in inadequate emergency access? \_\_\_\_\_ X

**Comment:** Emergency access will not be affected by the proposed project.

**Mitigation:** No mitigation measures are required.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? \_\_\_\_\_ X

**Comment:** There are not transit or bicycle facilities located along the private roadway or Highway 12 in this area.

**Mitigation:** No mitigation measures are required.

- g) Result in inadequate parking capacity? \_\_\_\_\_ X

**Comment:** There is plenty of on-site parking. However, the applicant will be required to show that they have adequate accessible parking and paths of travel. This is a standard condition of approval for new businesses.

**Mitigation:** No mitigation measures are required.

**17. UTILITIES AND SERVICE SYSTEMS**

Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
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- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? \_\_\_\_\_ X

**Comment:** The site is in the North Coast Regional Water Quality Control Board's jurisdiction. The project will not generate enough wastewater to exceed the requirements of the North Coast RWQCB.

**Mitigation:** No mitigation measures are required.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? \_\_\_\_\_ X \_\_\_\_\_

**Comment:** The site is served by an on-site septic system. Additional wastewater will be generated by the grooming part of the proposed project and an increase in wastewater discharge will result from having employees and clients on site in addition to those living on-site.

**Mitigation:** See 6.e. above.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing

facilities, the construction of which could cause significant environmental effects? \_\_\_\_\_ X

**Comment:** There will be no change in the need for storm water drainage facilities so there will be no construction of new facilities as a result of this project.

**Mitigation:** No mitigation measures are required.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? \_\_\_\_\_ X

**Comment:** The project is located in a Groundwater Availability Area 1 and ample water will be available to serve the project without impacting the availability of water.

**Mitigation:** No mitigation measures are required.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? \_\_\_\_\_ X

**Comment:** The site is not served by public sewer.

**Mitigation:** No mitigation measures are required.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? \_\_\_\_\_ X

**Comment:** Sonoma County has access to adequate permitted landfill capacity to serve the proposed project.

**Mitigation:** No mitigation measures are required.

g) Comply with federal, state, and local statutes and regulations related to solid waste? \_\_\_\_\_ X

**Comment:** There are no federal, state or local solid waste regulations that would significantly affect the project.

**Mitigation:** No mitigation measures are required.

**18. MANDATORY FINDINGS OF SIGNIFICANCE**

Yes                      No

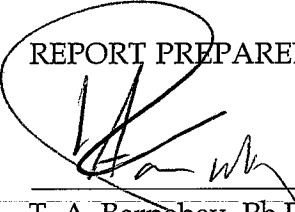
- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?      \_\_\_\_\_          X
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?      \_\_\_\_\_          X
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?      \_\_\_\_\_          X



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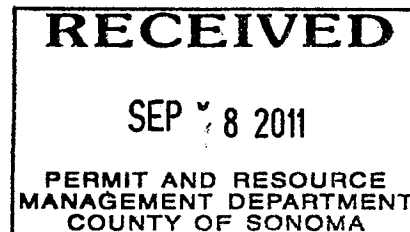
**NOISE IMPACTS AND MITIGATION IN CONNECTION WITH  
THE PROPOSED MEADOWS KENNEL, 6445 HIGHWAY 12  
SONOMA COUNTY, CALIFORNIA  
(UPE 11-0020)**

REPORT PREPARED BY:

  
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24 August 2011

## I INTRODUCTION AND SUMMARY

The existing Meadows Kennel currently provides day care for up to ten dogs. The owner proposes to add boarding, grooming and training services, and to increase the kennel capacity to up as many as 50 dogs. An acoustical analysis has been performed to evaluate potential offsite noise impacts due to the proposed operations.

Measurements in the vicinity of the site have been utilized to determine existing ambient sound levels. Sound levels due to barking dogs have also been measured. The data has been used to calculate the sound levels which could occur at noise sensitive locations in the vicinity. The estimated sound levels and their implications are discussed in the remaining report sections.

Section II defines the acoustical terminology used.

In Section III, estimated sound levels are presented and discussed. The levels associated with the proposed operations are assessed through comparisons with existing ambient sound levels, and with noise exposure standards utilized by the County of Sonoma.

Mitigation of possible noise impacts is discussed in Section IV.

The conclusions are summarized in Section V.

The Appendix contains the sound level data and a description of the analysis methodology.

## II GLOSSARY

The acoustical terms and abbreviations defined below shall be used to discuss sound levels in this report.

- **dBA Sound Level Units** Sound levels are conventionally measured in units of decibels, abbreviated "dB". "A" indicates that the sound signal is electronically processed to mimic the response of the human ear before the level in decibels is determined. A change in sound level by three dBA usually corresponds to a barely perceivable change in loudness. A 10 dBA increase or decrease in sound level is usually perceived as a doubling or halving of loudness.
- **Equivalent Sound Level,  $L_{eq}$**   $L_{eq}$  is a type of average sound level. An  $L_{eq}$  value is the level, in dBA units, of a fictitious steady state sound which would deliver the same acoustic energy during a given period of time as a time-varying, measured sound actually does deliver during the same period. In more technical terms, the  $L_{eq}$  is the result of calculating the level associated with the time averaged root mean square sound pressure variations measured at the receiver.
- **Annual Day/Night Level,  $L_{dn}$**  An  $L_{dn}$  value is the equivalent level, in dBA units, during a one year period which results when 10 dBA are added to levels measured during nighttime hours (10 PM to 7 AM). Essentially,  $L_{dn}$  is a type of weighted average sound level which emphasizes noise levels measured during the more sensitive nighttime hours. This descriptor is used as a measure of community noise exposure in many federal, state and local noise regulations and standards.
- **Percentile Sound Level,  $L_p$**  An  $L_p$  is the sound level, in dBA units, which is exceeded p percent of the measurement period. For example,  $L_{50}$  is the sound level exceeded 50% of the time, sometimes referred to as the median level. If the measurement period is one hour,  $L_{50}$  is equivalent to the level exceeded for a cumulative period of 30 minutes. This is one of the five descriptors appearing in the intermittent noise standards given in the Napa County Noise Ordinance.
- **Maximum Level,  $L_{max}$**  This is the highest sound level, in dBA, found during a specified period of time when the sound level meter is set on "slow" response. Since the maximum level is never exceeded,  $L_{max}$  is equivalent to  $L_0$ .

### III SOUND LEVELS AND NOISE IMPACTS

The Meadows Kennel and vicinity are shown in Figure 1. The figure includes the locations of the existing kennel building, and the various areas around the kennel property where dogs could be active outdoors (Exercise Areas, Yard and Garden). As Figure 1 indicates, a number of dwellings exist south of Highway 12. These are considered to be the nearest noise sensitive locations.

Figure 1 includes a Sound Receiver Location at which sound levels have been analyzed in depth. This receiving location is typical of areas meeting the following criteria: (1) outdoor residential activities could occur there, (2) unobstructed sound paths to the kennel property exist, and (3) the distance to Highway 12 is relatively large, so that ambient traffic sound levels are relatively low. Given these factors, the receiving location studied is considered to be a worst case. At points closer to the highway, the level of any sound produced at the kennel could be higher than that at the receiving location studied, but traffic sound levels would also be higher, tending to mask kennel sounds.

The data gathered and the analysis procedures leading to the results presented below are described in the Appendix. It should be noted that the assumptions regarding sound production and propagation which form the bases of the analysis are conservative in the sense that they are likely to result in somewhat overestimated sound levels. The sound levels present after the proposed activities begin could be lower than the estimates. In this sense also, worst case conditions have been considered.

#### A. Intermittent Sound Levels

The only potentially significant sound sources associated with the proposed operations are barking dogs. According to the proposal, some of the dogs on site could be outdoors at any given time between the hours of 7 AM and 7 PM. Between 7 PM and 7 AM, all dogs would be kept indoors. Should barking occur, the associated sound levels are expected to vary substantially with time. Such intermittent sound levels are subject to the Sonoma County General Plan Noise Exposure Standards<sup>1</sup>. The standards are expressed, in part, as limits on four sound descriptors, each of which is a sound level exceeded during a specified portion of a one hour period.

The county standards contain nominal limits on intermittent noise during daytime (7 AM - 10 PM) and nighttime (10 PM - 7 AM) hours. In addition, Paragraph NE-1c of the standards specifies adjustments to the limits which are to be applied as needed to take into account the nature of the sounds in question and existing ambient conditions.

Table 1 contains sound level estimates resulting from the analysis. The table includes daytime and nighttime sound level limits drawn from the Sonoma County General Plan.

The sound sources of interest are discussed separately in the following subsections, and potential impacts are assessed in Section III.B.

#### 1. Ambient Sounds

Motor vehicle traffic on Highway 12 is the primary source of ambient sound in the vicinity of the receiving location studied. Secondary sources include occasional distant aircraft overflights and birds.

The daytime ambient levels given in Table 1 are those typical of 6 PM - 7 PM. This is the hour within the timeframe when dogs could be outdoors (7 AM - 7 PM) during which ambient sound levels are expected to be lowest. The nighttime ambient levels tabulated during the 3 AM - 4 AM hour represent the quietest time of the night. These hours were selected because potential noise impacts from added sound sources are higher when ambient levels are lower.

All entries in Table 1 include ambient sound contributions, and therefore represent the net sounds to which the receiving location could be exposed.

Whenever a sound level attributed to one of the sources tabulated is about equal to the corresponding ambient level, the implication is that the source in question is not expected to produce a significant change in existing ambient conditions.

## 2. Dogs

Although dogs on the kennel property could bark, in principle, virtually no barking is expected in practice. To minimize dog barking and its effects, the applicant intends to implement the following measures:

- a. All dogs being considered for care will be screened through preliminary observation to determine whether they (i) are well behaved, (ii) are compatible with other dogs, and (iii) are content when away from their owners. Only dogs which are well behaved in the absence of their owners will be accepted at the kennel.
- b. Only neutered dogs will be accepted at the kennel.
- c. A kennel attendant will always be present in the vicinity of any dogs outdoors. With such supervision, any unwanted behavior can be quickly suppressed.
- d. Disciplining collars will be used as needed. Such collars vibrate, spray or administer a small electric shock in response to barking.
- e. Except for regular exercise/play periods, the dogs will be kept indoors.
- f. No client dog will be outdoors between 7 PM and 7 AM.

Under the conditions listed, there would be virtually no barking dogs outdoors, ambient sound levels at the nearest dwellings would remain unchanged, no noise impact would exist, and no further acoustical analysis would be needed.

The latter outcome is highly likely. However, for the sake of completeness, an analysis of an unlikely worst case scenario is considered in the remainder of this section, a case in which measures such as those above are not implemented. The sound levels in Table 1 represent this worst case scenario.

The worst case scenario assumes that during daytime hours 10 dogs (total) would be outdoors in the four "Exercise Areas" shown in Figure 1, and 10 dogs (total) would be in the "Yard" and "Garden" areas labeled in the figure. The scenario assumes further that all 20 outdoor dogs would bark throughout a given hour.

During nighttime hours the worst case scenario assumes that 50 barking dogs are inside kennel buildings. To actually board 50 dogs, additional kennel space would be needed. It has been assumed in the analysis that any additional kennel buildings would be no closer to Highway 12 (and the dwellings to the south) than the existing kennel building, and would be similar in structure to the existing building.

#### B. Noise Impact Assessment of Intermittent Sound

Comparisons of the existing ambient sound levels in Table 1 with the levels associated with barking dogs show that, even in the worst case, little change in sound level is expected to result from the proposed kennel. However, it should be noted that, if barking were to occur to the degree considered, dog barks may be occasionally perceptible over the ambient traffic sounds.

Noise impacts are determined by comparing expected sound levels with the limits given in the Sonoma County Noise Exposure Standards. Noise impacts are considered possible if expected sound levels exceed the General Plan limits.

An inspection of Table 1 shows that some of the existing ambient sound levels already exceed the nominal county limits. In such an instance, the General Plan provides that the ambient levels become the limits, within a tolerance of  $\pm 1.5$  dBA. In the present case, this condition is applied by limiting sound levels to no higher than one dBA above the existing ambient levels whenever the existing levels exceed the nominal limits.

The General Plan also provides that the nominal limits are to be adjusted downward if the sound source is impulsive in nature. Dog barks are considered to be in this category.

The "Adjusted County Limits" given in Table 1 result when ambient conditions and the impulsive nature of the sounds of concern are both taken into account.

All of the sound levels in Table 1 associated with dogs comply with the adjusted county limits, with a single exception. The  $L_{50}$  value due to 20 dogs barking outdoors exceeds the adjusted limit by one dBA. This is not considered significant because, (1) the estimation method is conservative, and likely to overestimate sound levels due to dogs, (2) a one decibel variation in one metric value is not perceptible. The sound levels tabulated are considered to be compliant with the intent of the General Plan standards.

However, it should be noted that all of the sound levels associated with dogs barking are close to or at the adjusted limits. This implies that if the numbers of dogs were increased, levels exceeding the limits could arise.

Measures to insure that compliance with the county limits is maintained are given in Section IV.

#### C. Long Term Average Sound Levels ( $L_{dn}$ )

The Sonoma County General Plan contains an additional noise exposure standard

which is expressed as a limit on the long term average sound descriptor  $L_{dn}$ . Specifically, the General Plan designates areas as noise impacted if they are exposed to  $L_{dn}$  values exceeding 60 dBA.

From measurements of typical ambient sound levels, it is inferred that the existing ambient  $L_{dn}$  value falls in the range 55 dBA - 60 dBA in the vicinity of the sound receiving location studied. Given the estimated sound levels associated with dogs, the intermittent nature of the sound, and the fact that the dogs will be kept indoors during nighttime hours, no significant change in the existing  $L_{dn}$  value is expected to be attributable to the proposed operations. Specifically, an  $L_{dn}$  value at or below 60 dBA is expected at the Sound Receiving Location. It follows that the proposed kennel would produce no noise impact according to the county  $L_{dn}$  criterion.

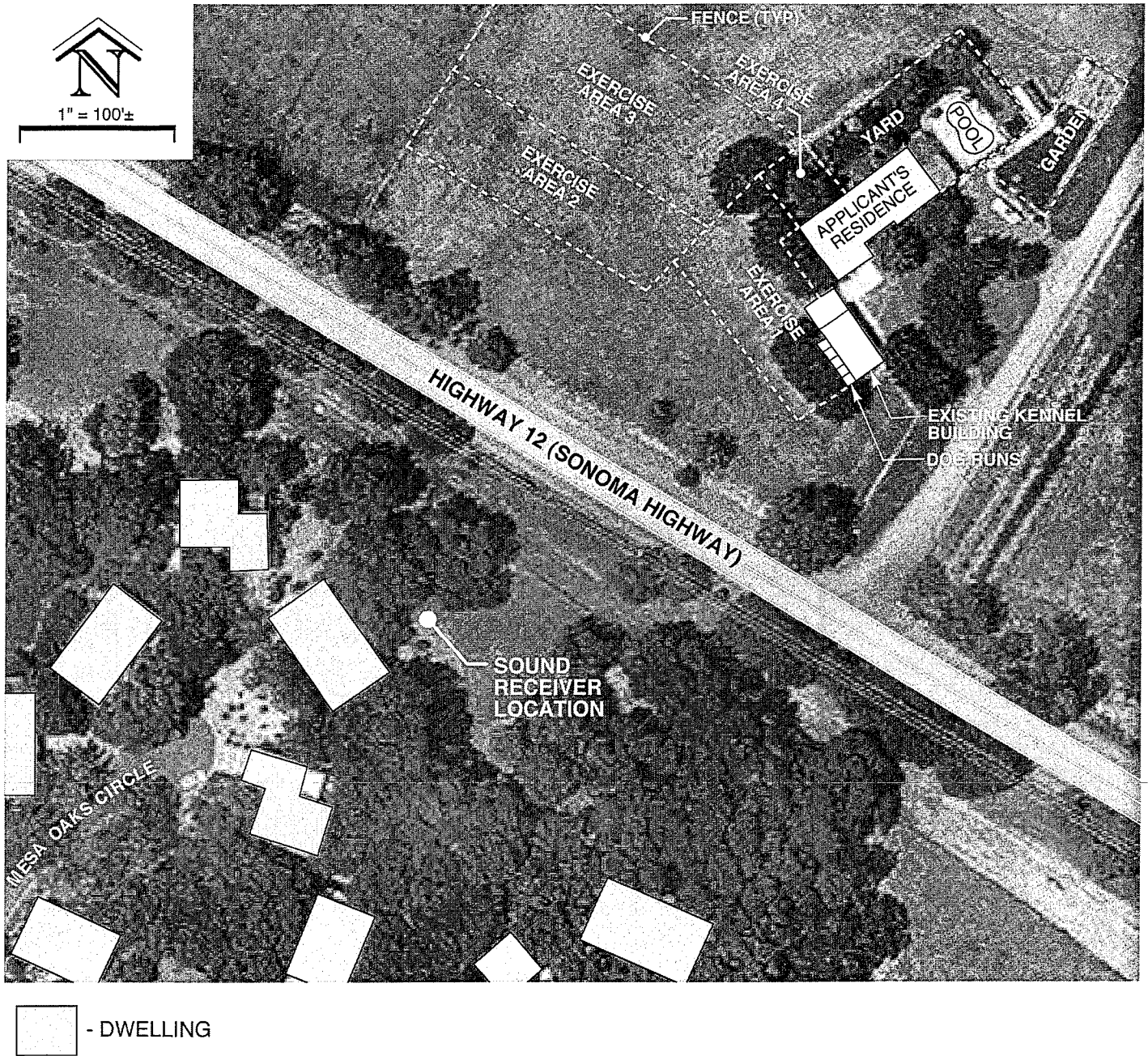


Figure 1. THE MEADOWS KENNEL AND VICINITY. The sound receiving location marked is discussed in Section III.



SOUND SOURCE OR STANDARD	HOURLY NOISE METRICS (SOUND LEVEL VALUES IN dBA)			
	L50	L25	L8	L2
Typical Evening Ambient (6 PM - 7 PM)	56	58	60	64
Typical Early Morning Ambient (3 AM - 4 AM)	34	42	53	64
20 Barking Dogs Outdoors (daytime)	58	59	61	64
50 Barking Dogs Inside Kennel Building(s) (nighttime)	38	43	53	64
Nominal Daytime County Limits (7 AM - 10 PM)	50	55	60	65
Adjusted Daytime County Limits (6 PM - 7 PM)	57	59	61	65
Nominal Nighttime County Limits (10 PM - 7 AM)	45	50	55	60
Adjusted Nighttime County Limits (3 AM - 4 AM)	40	45	54	65

**Table 1. ESTIMATED SOUND LEVELS.** The sound receiver location is shown in Figure 1. The sound levels tabulated are composites which include contributions from the source named and ambient sounds. The sound level limits are drawn from the standards in the Sonoma County General Plan.

The sound levels associated with barking dogs represent an unlikely worst case scenario discussed in Section III.A.2.

#### IV NOISE IMPACT MITIGATION

Given the measures with which the applicant proposes to control the behavior of dogs on the kennel property (see Section III.A.2), virtually no barking is expected. In that case, no significant noise impact could occur.

However, should the proposed measures not be applied, dog barking would normally be expected. This might occur, for example, if kennel ownership changed in the future, and the new owner applied a different operation model. In order to insure compliance with the Sonoma County noise exposure standards in that case, the mitigation measures below are recommended.

##### A. Dogs Outdoors

1. *No client dogs shall be permitted outdoors between the hours of 7 PM and 7 AM.*
2. *At any one time, no more than 10 dogs total shall be permitted in the four "Exercise Areas" combined (see Figure 1).*
3. *At any one time, no more than 10 dogs total shall be permitted in the "Yard" and "Garden" areas combined (see Figure 1).*
4. *As implied by Measures 2 and 3 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.*

As indicated in the discussion in Section III.B, Measures 1 – 4 above are expected to result in sound levels which comply with the daytime county standards, even if all outdoor dogs bark.

##### B. Dogs Indoors

1. *No more than 50 dogs total shall be permitted on the kennel site. In particular, no more than 50 dogs shall be housed in the kennel building(s).*
2. *Any new kennel building added to the property shall not be closer to Highway 12 than the existing kennel building shown in Figure 1.*
3. *Any new kennel building added to the property shall incorporate a building shell with interior/exterior sound insulation equal to or better than the shell of the existing building. An acceptable building shell would include: (a) wood siding, (b) composition roof, (c) gypsum board interior walls and ceiling, (d) total window area less than 10% of the net wall area.*
4. *All doors and windows of any kennel building shall be kept closed, except as needed for entry and egress.*

As suggested by the discussion in Section III.B, Measures 1 - 4 above are expected to result in sound levels which comply with the daytime and nighttime county standards, even if all dogs bark.

**V SUMMARY AND CONCLUSIONS**

The applicant plans to operate the proposed kennel in such a way that virtually no dog barking is expected. Therefore no noise impact would result. Nonetheless, a worst case scenario has also been considered, in which substantial dog barking could occur.

Even if dog barking were not controlled, the analysis results indicate that sound levels at the residential properties nearest the kennel are expected to comply with the Sonoma County General Plan noise exposure standards if the measures in Section IV are implemented. Section IV.A specifies verifiable administrative measures to control the sounds of dogs outdoors. Specifications for the construction of any new kennel buildings are given in Section IV.B. Any exception to these conditions should be reviewed by the acoustical consultant to insure sufficient acoustical performance of the building shells.

## APPENDIX. SOUND LEVEL ANALYSIS

### A. Sound Level Measurements and Data

Calibrated tape recordings were made of sound sources of interest. The recordings were calibrated before and after the measurements using a calibration signal traceable to the National Bureau of Standards. The tape recording was played back into a Model IE-30A Audio Analyzer manufactured by IVIE Electronics Inc. This device meets recommended ANSI S1.4 Type 1 and IEC 179 Standards for community noise measurements. The output of the analyzer was fed into a computer which recorded the sound levels and provided the necessary statistical analysis.

Table A-1 contains the sound level data. As suggested in the Table, the sound levels due to two dogs barking, both at a distance of 50' from the measurement point, were calculated from the data collected with dogs at different distances. The calculated levels were used as inputs of the analysis.

### B. Analysis

Ambient levels at the sound receiving location considered (see Figure 1) are due to motor vehicle traffic on Highway 12. Evening (6 PM - 7 PM) ambient sound levels there were estimated from the levels at the measurement location, taking into account the difference in distances from the traffic lanes.

Early morning (3 AM - 4 AM) ambient levels were calculated from measured daytime levels by taking into account the changes in hourly traffic volume with time of day.

Sound levels at the receiving location due to two barking dogs were calculated from the levels at 50 feet by taking account of the distances to possible locations of dogs on the kennel property. A level decrease of six dBA per doubling of distance has been assumed.

Percentile levels associated with larger numbers of dogs were calculated from the assumption that the number of sound events (barks) increases in proportion to the number of dogs present. This implies that any given sound level is exceeded more often as the number of dogs rises. If the number dogs (and barks) were doubled, any given percentile exceedance level would be exceeded twice as often. This implies, for example, that the L<sub>25</sub> value due to two dogs is about equal to the L<sub>50</sub> due to four dogs. This algorithm was applied to estimate the sound levels presented in the text.

Levels of diffuse sound inside a kennel building housing barking dogs were calculated from the data in Table A-1 and the assumption that little sound is absorbed by the interior surfaces (average absorption coefficient .05). Sound levels outside a closed kennel were calculated from interior levels by applying the ray model of diffuse sound, and assuming a wall transmission loss of 30 dBA.

DATE	TIME	SOUND SOURCE(S) AND MEASUREMENT LOCATIONS	SOUND LEVEL DESCRIPTORS IN dBA					
			Leq	L50	L25	L8.33	L1.67	L0
12 Jul 11	3:28 PM	Ambient	59.3	58.1	59.6	61.7	66.2	74.8
14 Jul 11	6:48 PM	Ambient	59.3	57	59.6	62.1	66.1	77.8
12 Jul 11	2:15 PM	1 Dog Barking at 55'	60.2	59.7	61.7	63.2	64.7	65.7
12 Jul 11	2:15 PM+	2 Barking Dogs, 1 at 55' and 1 at 40'	64.1	61.4	64.4	68.5	71.5	75.1
	Calculated	2 Barking Dogs at 50'	63	61	64	68	71	74

**Table A-1. SOUND LEVEL DATA.** The ambient measurement location is shown in Figure A-1. The microphone was mounted about five feet above grade. The dog barking measurements were conducted in the "Garden" area of the existing kennel.

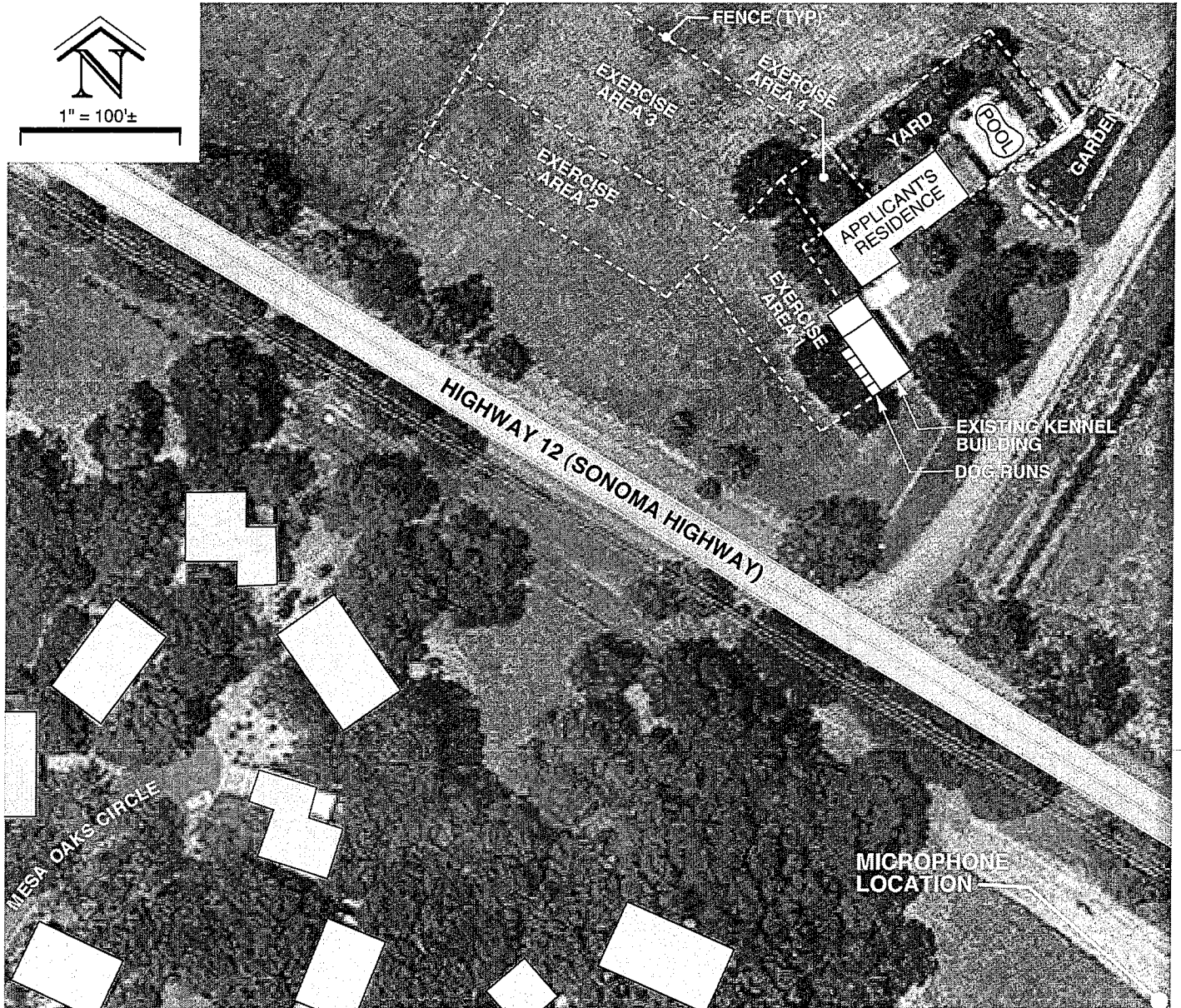


Figure 1. AMBIENT SOUND LEVEL MEASUREMENT LOCATION.

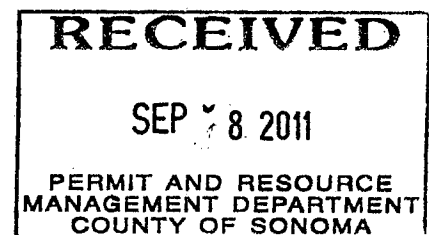
REFERENCES

1. Table NE-2 and Policy NE-1c, Noise Element, Sonoma County General Plan 2020, adopted 23 September 2008
2. Policy NE-1b, Noise Element, Sonoma County General Plan 2020, adopted 23 September 2008



**THE MEADOWS KENNEL**  
**TRAFFIC ANALYSIS**

UPE11-0020  
~~UPE09-0069~~  
6445 Sonoma Hwy



**Prepared by Chris D. Kinzel, P.E.**  
**President**





Vision That Moves Your Community

Transportation  
Consultants

August 11, 2011

Ms. Heidi Niemann, Owner  
The Meadows Kennel  
6445 Sonoma Highway (SR 12)  
Santa Rosa, CA 95409

**Re: Traffic Analysis of Expansion of Services at the Meadows Kennel, 6445 Sonoma Highway in Sonoma County**

Dear Ms. Niemann:

TJKM is submitting this letter to facilitate review of traffic aspects to expand services at The Meadows Kennel located at 6445 Sonoma Highway (State Route 12) in the Santa Rosa area of Sonoma County to a full-service kennel for up to 50 dogs.

Current Operations The Meadows Kennel currently operates as a dog day care facility for up to 10 dogs. There is only one employee, the applicant, who lives on the site. The business hours are between 7:30 a.m. and 6:00 p.m. An estimated 80-90 percent of the customers live in Oakmont retirement community immediately west of the business across State Route (SR) 12. The signalized entrance to the 3,200-home subdivision, Oakmont Drive, is located approximately 2,200 feet south of The Meadows Kennel facility on SR 12.

Nearly all of the current customers are retired persons who drop off their dogs on their way to hospital or doctor appointments, travel, or similar activities. Due to the nature of their activities, the current clientele does not drop off or pick up their dogs during commute periods, so the peak hour traffic is minimal. In addition, a kennel-owned vehicle is operated occasionally to pick up and drop off customers' dogs but during the same mid-day hours.

Access Roadways The Meadows Kennel is located on a private street extending easterly from SR 12. The roadway has a length of about 4,400 feet and serves about 11 rural residential parcels, including the Kennel parcel. The Meadows Kennel occupies the first parcel east of SR 12; there is a circular driveway to the parcel with two connections to the private lane. The first is located about 140 feet east of SR 12 and the second is about 100 feet further east. The private lane has gravel surfacing and has an approximate width of 28 feet for the first 300 to 400 feet. However, the first 50 feet of the private lane nearest SR 12 has asphalt paving with a width of 36 feet. Based on the number of homes served by the street, it is estimated that the approximate maximum traffic on the lane is 100 vehicles per day.

Near the private lane, SR 12 is a two-lane roadway under the jurisdiction of Caltrans. It has center line striping and shoulder striping. It has a prevailing width of about 42 feet, indicating 12 foot lanes and nine foot shoulders. With this width, vehicles slowing or stopped to make a southbound left turn movement into the private lane may be passed on the right with care. The road is posted for a speed limit of 55 mph. Daily traffic volumes in this area are approximately 17,000 vehicles per day with about 1,500 peak hour vehicles (Caltrans, 2009).

Pleasanton  
3875 Hopyard Road  
Suite 200  
Pleasanton, CA  
94588-8526  
925.463.0611  
925.463.3690 fax

Fresno  
516 W. Shaw Avenue  
Suite 200  
Fresno, CA  
93704-2515  
559.325.7530  
559.221.4940 fax

Sacramento  
980 Ninth Street  
16<sup>th</sup> Floor  
Sacramento, CA  
95814-2736  
916.449.9095

Santa Rosa  
1400 N. Dutton Avenue  
Suite 21  
Santa Rosa, CA  
95401-4643  
707.575.5800  
707.575.5888 fax

tjkm@tjkm.com  
www.tjkm.com

Proposed Operations Existing operations at the kennel would change slightly if the current application is approved. The facility would be permitted to care for up to 50 dogs with overnight lodging and grooming. The overnight lodging has been requested by 100 percent of current clientele so that dogs can be cared for while their owners are on hospital stays, trips, extended care, or other reasons. The applicant is requesting under the proposed operations for the mix of dogs staying at the kennel to be between 10-20 percent for day care and the remaining 80-90 percent for overnight care and grooming. It is noted that the overnight care creates fewer daily trips per overnight unit than does the day care usage.

In terms of day care trips, the number of daily trips per dog would be four per day, i.e., one round trip to deliver the dog and one round trip to pick up the dog. Similarly for overnight stays, if the average dog boards for four nights, those same four trips would be spread over four days and produce an average of one trip per dog per day, or 50 trips per day for 50 dogs staying overnight. It is understood that of those 50 trips per day, approximately 10-20 percent would be generated during typical weekday a.m. or p.m. peak hours, i.e. a maximum of 5-10 peak hour trips. The remaining 80-90 percent of daily trips is expected to continue accessing the facility during non-commute periods, since the retired clientele usually have no reason to travel during those periods.

Based on our analysis of the proposed operations, TJKM estimates that a conservative maximum of 10 additional trips (five round trips) could be expected during either the a.m. or p.m. peak hour. Given this very low level of expected peak hour trips, the proposed kennel expansion is not expected to constitute a significant impact with respect to traffic operations.

Caltrans and County Traffic Study Requirements Caltrans traffic studies are required if between 50 and 100 peak hour trips are generated and travel on a State facility with LOS C or D conditions. TJKM estimates that SR 12 is currently operating at no worse than LOS C or D conditions near The Meadows Kennel. Since the expansion of the kennel is estimated to generate a maximum of about ten peak hour trips, a Caltrans traffic study is therefore not required. Also, since the proposed operations would not modify the existing paved driveway, no Caltrans encroachment permit is required.

Sonoma County traffic study guidelines would require more than 10 peak hour trips to trigger the need for a traffic study, so such a study is not indicated. In addition, this development application for up to 40 additional dogs is only generating the majority of its peak hour trips onto a private road and a state highway, so this condition also does not trigger the need for a focused traffic study.

Conclusions TJKM concludes that the expansion of The Meadows Kennel will have a negligible impact on a.m. and p.m. peak hour traffic conditions in its vicinity. As such, the expansion will not trigger the need for either a Caltrans traffic study or a Sonoma County traffic study, according to the guidelines of those two agencies.

Please contact me if there are questions on this information.

Very truly yours,



Chris D. Kinzel, P.E.  
President



3/15/11

PROPOSAL STATEMENT

6445 Sonoma Hwy  
Santa Rosa, CA 95409

Note there are three revisions  
March 30, 2011  
September 7, 2011  
December 7, 2011

Re: UPE09-0069

Request to modify existing use permit to overnight boarding, training and group lessons. Days of operation Monday through Sunday.

My current daycare clients are requesting boarding, training and group lessons. I realize this is an important need for my neighboring community of Glen Ellen, Kenwood and Oakmont. The traffic could decrease as I only take 10 dogs per day and boarding would mean less picking up and dropping off.

When I purchased 6445 Sonoma Highway last year, the home had a detached work shop where race cars were worked on. It was noise proof to start engines and fix specialty race cars. It was a beautiful shop with security camera's, double paned windows, fully insulated, television, hot and cold running water with a huge sink and two large roll up doors. I wanted a facility for dogs and added chain link kennels and guilotine dog doors. I have been currently using the kennel for dogs to rest in. I give my own 3 dogs baths from here because it has hot and cold running water.

I would like to propose overnight boarding for my daycare dogs in the existing kennel. Nothing would change as it is currently set up for boarding and nothing would change with regard to the size or shape of the building. The kennel area has always been alarmed with ADT for fire and security. I keep this current/active with a monthly fee.

The fire department said my building is now safer, since I cleaned away the gas cans and chemicals, that were abundant in this enclosure. It is considered an upgrade with their standards. Boarding would be for existing daycare clients. The kennel will be locked down in the evening, all dogs enclosed.

Currently the average number of daily traffic trips is ~~20~~ which would decrease to ~~10~~, if boarding is approved, as clients would not be picking up their dogs and/or I would not be dropping them off twice per day.

I would like to have the noise study waived as this is a well done race car, engine roaring noise proof, insulated building with stucco and wood siding and roman steel roof. The three windows are all double paned. It has two large garage doors and a side entry.

The maximum number of dogs I wish to accommodate is ~~my permitted 10~~ there will be no overlap.

I do not wish to have employees at this time. But, under my most successful scenario would like to have 3. This is when I would want a groomer.

I will be finishing my landscaping of adding more redwood trees and a one foot high water hole with sand and pea gravel all around it.

All my exterior fencing is 6 feet high. The interior fencing is 5 feet. I have 6 separate enclosed areas for safety and control. I have an agility course being added and several kiddie pools. The water hole will be added this summer. I have an existing swimming pool that is enclosed for private play.

I have dog poop picked up immediately, it is in an enclosed gravel . Poop is picked up immediately and put in a small garbage bucket and at the end of the day into a large garbage can that is picked up on Thursdays, once a week.

It is my intention to be know as a “No Bark” facility like Olivet Kennel. I use citronella spray collars, water (spray) bottles and the word “tsk tsk,” like Cesar Malon, (my TV role model). I am very hands on and will not allow barkers to stress each other out nor the neighbors. We will use e-collars as a last resort. Barking is controlled immediately.

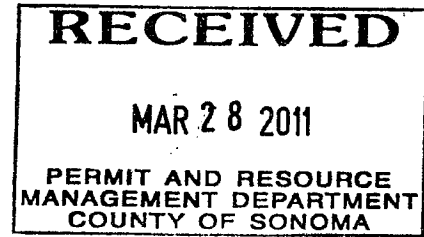
Eventually I would like a storage and workroom with shelves for kennel materials: chain link fencing and Red Brand fencing, dog doors, tools, tractor, drills, etc.

I have a contract with Clarks Pest Control to come out quarterly to service for spiders and vector control (888) 892-7791. I have a contract with ADT for fire and burglary. I am a member of the Pet Care Services Association (PCSA) and am proud to meet their standards.

Heidi Niemann

March 30, 2011

County of Sonoma  
Permit and Resource  
Melinda Grosch



Re: UPE11-0020/6445 Highway 12, Santa Rosa

Dear Melinda,

This is my response to your request to provide additional detail to add overnight boarding, grooming, and training to my approved daycare (UPE09-0069).

1.    A) Hours of operation for clients to come and go from the site is 7am to 7pm. In the winter.    7am to 8pm in the Summer  
      B) Boarded dogs will be allowed access to the outdoors as early as 7am.  
      C) Boarded dogs will be allowed access to the outdoors up until 7:00pm January thru May. 8:00pm May thru October.
  
2.    Estimated number of trips to and from site: I will take no more than two dogs per hour to alleviate traffic congestion. Whether picking up or dropping off during business hours.
  
3.    Pest Control Plan: Clarks (1(888) 891-7791 (account under Heidi Niemann) services my property from inside to out. They set mouse and rat traps. The cats seem to take that job away from the traps most of the time. Milo is the mosquito man for me. He works for the county and sets me up with mosquito fish all around my property in my lily flower pots. For the flies I use the hanging water tanks from Western Farm Center.

UPE11-0020

March 30, 2011

4. Training Classes: I only want to train the dogs that are boarded with me. I want to call it "Live in Training". No leash pulling, no jumping, no barking, stay in your spot, do your business and all the manners that follow inbetween.

5. Grooming: The current 15 run kennel has hot and cold running water for full service grooming. Grooming would consist of how many empty kennels I have available from daycare and boarding. I would groom dogs myself by apt only. I could hire a part-time groomer if I saw that I was making money to afford that.

I would like to have permission for 20 dogs instead of 10. If Elnoka is approved by the city, the talk is of widening Hwy 12 to help with traffic.

I would also like to add that my sign needs to sit 6 feet high from the street. It is currently 6 feet below street level as my property sits even with the ditch. Four neighbors have told me my clients go down the road to look for me, where before when it was 6 feet high from the street, clients came right in.

I am currently getting names and numbers from Oakmont residents who would approve boarding at my site for the community.

I will await, eagerly, for the review of your departments and agencies.

[Heidiniemann@sbcglobal.net](mailto:Heidiniemann@sbcglobal.net)

Sincerely,



Heidi Niemann

Owner



September 7, 2011

Re: UPE11-0020  
6445 Sonoma Hwy, Santa Rosa  
The Meadows Kennel

Dear Melinda,

Thank you for being patient with my delay amending my application on file. I have been enjoying getting "my feet wet" and meeting on a limited scale, dog owner and dog needs. This letter is to provide current detail to move forward and operate as a full service dog kennel.

For some time now, my clientele of Oakmont, Kenwood, Glen Ellen and Sonoma has and is requesting boarding, grooming and training. For many months now, I have witnessed the definite need for me to figure out if I could service their needs. The zoning of the kennel property is Diversified Agriculture, the location 6445 Sonoma Highway is convenient for clients, the expressed interest is abundant and I love to care for dogs. The Meadows Kennel meets 'dog needs' 100% of the time to alleviate neighbor concerns of barking, crying and stressed out dogs. Currently when a client needs a safe place for their dog, overnight, their dog sleeps in my home. I have no boarding fee as I express to my clientele I am applying for a boarding permit.

I contacted the appropriate businesses to conduct noise and traffic studies for this properties maximum potential of dogs within County and Cal Trans guidelines; reports are enclosed. With help, I studied how to design my property to accommodate the maximum number of dogs safely and within county requirements. I separated my 3.5 acre property into 12 large areas. Taking the noise, traffic, community need, zoning and property assets into consideration I am requesting a permit to operate with up to fifty dogs. I propose live in grooming and training for existing boarders to minimize daily traffic. I would also like to add that my sign needs to sit 6 feet from my properties high point versus 6 feet from the lowest point as the sign does not currently mark my property. The colors I chose are green and white to stay with the scenic landscape.

I would like to submit plans to the building department for a thirty run kennel similar to the current existing kennel. My hours of operation for clients would be from 7am to 7pm; Monday through Sunday. My screening process eliminates aggressive and unbalanced dogs.

I would like to have ten dogs in the garden, ten dogs in the pool area, ten dogs on the grass, ten dogs on the gravel, and ten dogs in the kennel area. My current clientele is mostly retired and do not bring dogs to The Meadows Kennel during peak commute times, but I do want boarded dogs to have outside access from 7am to 7pm.

I give five to ten tours with dog behavioral tests almost every day. Most of my clientele are elderly and retired with middle age to elderly dogs. There is a strong, local, community need for The Meadows Kennel to accommodate the long list of names I have on file. My clients have continual doctor appointments, chemotherapy, radiation, hospital stays, travel etc. Customers currently leave keys under their mat for me to pick up their dog in emergencies.

Dogs here have plenty of room on this three plus acres. At the present time the parcel is divided into over 12 large play, rest and swim areas where dogs can hang out with whatever I am doing. It has been my current experience that up to ten dogs can be together peacefully, in any one of these areas. I propose up to ten dogs in any divided area with one employee present. That is fifty dogs and five employees, not counting me.

I could currently, comfortably board twenty dogs in the extra large day care kennel I currently have on site. Per the site plan I would build a thirty run kennel to make a total of fifty large kennels.

Surface in play areas and kennel runs is concrete, pea gravel and grass. Areas subject to heavy wear-and-tear shall be treated frequently to ensure no wear down to dirt. Areas around drinking water are on concrete and stepping stones.

All garbage, refuse and dog feces on this site shall be collected daily and accumulated or stored in non absorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal containers with tight fitting lids and picked up by the disposal company every Thursday unless there is a holiday.

I am aware of voiced concern with barking being an issue with The Meadows Kennel request to expand. I would like to say that I am among those whom don't approve of dogs barking. Cared for dogs do not bark. The Meadows Kennel can care for dogs so they don't cry and bark. It not only stresses people out, but dogs too. I believe we all want the same thing; to live in a peaceful and cared for environment. I have lived in Santa Rosa for over fifty years supporting and volunteering from 4-H, Animal Rescue, The Humane Society and many more.

In conclusion, I am pleased to be meeting strong, local community needs in the following important ways. My clientele needs a safe, convenient location for their dogs. The genuine need for these folks to feel their dog is cared for relieves stress for them and their dog. Especially for folks who happen to live alone. For these persons in particular, it is hard to find help with feeding, cleaning, exercising and petting their dog(s) on the occasions when they are unable to do so. I want to enhance this operation to support and protect my neighbors and their dogs to alleviate unnecessary stress and barking, to secure a safe and healthy place for neighbors, owners and dogs.

Lastly, as a small business I would be able to satisfy labor needs, providing employment; which increases a revenue stream. In turn these employees provide income to our community as they buy goods and services. Not to mention *I love what I am doing.*

Sincerely,



Heidi Niemann

Owner

The Meadows Kennel

Enclosures

Dec. 7, 2011

Melinda Grosch  
PRMD  
Re: The Meadows Kennel

Proposal Statement in more detail

Measures to control barking: If a dog needs to be managed to stop barking, the first step would be to understand why dog is barking. If such dog cannot be satisfied owner will be called or their emergency contact. If owner has authorized use of citronella or bark collar we will use them.

The Meadows Kennel is set up so outside runs do not face play areas, eliminating any visual excitement. We also primarily use the two large back yard areas (one acre) which are on the other side of the kennel and residence.

Live in Training: Classes from 1 – 4 weeks. First week would be teaching the foundation of basic obedience. Second week would be voice command training. Third week would be off leash and hand training and fourth week is all combined with distractions. Clients can pick one or all. I would like one trainer on call. Her name is Faye. The 1.2 acre Pooches Pool and Loafers Lounge will be where training is conducted and where an owner will receive instruction on a Saturday from 9am to 11am prior to taking their dog home. A group session will consist of five owners at one time on Saturdays from 1pm to 3pm.

Grooming: Folks that need their dog to be groomed have to have such dog boarded or in day care for up to 5 hours. No more than two dogs groomed per day with one groomer on call. Grooming will be conducted in existing kennel, when dogs are out playing. Hot and cold running water already exist, with GFI outlets.