



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

April 12, 2011

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: UPE11-0020
Applicant Name: Heidi Niemann
Owner Name: Same
Site Address: 6445 Highway 12, Santa Rosa
APN: 030-110-036

Project Description: Request for a Use Permit to add overnight boarding, training, and group lessons to an existing doggie daycare (UPE09-0069) for up to 20 dogs per day, and limiting visits to the site to 2 per hour (total of approximately 50 trips per day), open seven days a week on a 3.02 acre parcel. The applicant is also requesting an exception to the Sign Ordinance for height and placement.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by May 3, 2011, and should be sent to the attention of:

UPE11-0020, Melinda Grosch (mgrosch@sonoma-county.org). The Project Planner can also be reached at 707-565-2397.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|--|---|
| <input type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> LAFCO |
| <input checked="" type="checkbox"/> Health Specialist | <input type="checkbox"/> ALUC/CLUP |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> Board of Supervisors Aide to District _____ |
| <input type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> Aide to Dist 1 Supervisor and SVCAC |
| <input type="checkbox"/> SUSMP | <input checked="" type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input checked="" type="checkbox"/> Building Inspection | <input checked="" type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> Code Enforcement | <input checked="" type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> General Plan Section | <input type="checkbox"/> Fire District - |
| <input type="checkbox"/> So County Environmental Health | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> DTPW, Drainage | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input checked="" type="checkbox"/> Ag Commissioner | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> Regional Parks Dept | <input type="checkbox"/> State Coastal Commission - Appealable Yes / No |
| <input checked="" type="checkbox"/> Fire and Emergency Services | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input checked="" type="checkbox"/> Treasurer/Special Assessment | <input checked="" type="checkbox"/> State Dept of Fish & Game |
| <input checked="" type="checkbox"/> Assessor | <input type="checkbox"/> State Dept of Forestry |
| <input type="checkbox"/> Landmarks Commission | <input type="checkbox"/> State Dept of Health |
| <input checked="" type="checkbox"/> Transit/BPAC | <input checked="" type="checkbox"/> Sonoma County Animal Control |
| <input type="checkbox"/> Communications | <input checked="" type="checkbox"/> Federated Indians of Graton Rancheria |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input checked="" type="checkbox"/> Oakmont Village Association |
| <input type="checkbox"/> Sheriff Community Service Officer | |

Planning Application

PJR-001

File#: UPE11-0020

Type of Application:

- | | | | |
|---|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve/Contract | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input checked="" type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Heidi Niemann
Name
6445 Sonoma Hwy
Mailing Address
Santa Rosa, CA 95409
City/Town State Zip
526-3707 526-2094
Phone Fax
heidiniemann@stcglobal.net
email
Heidi Niemann 3/15/11
Signature Date

Owner, if other than Applicant:

Name
Mailing Address
City/Town State Zip
Phone Fax
email
Signature Date

Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town State Zip	City/Town State Zip	City/Town State Zip
Title	Title	Title
Phone Fax	Phone Fax	Phone Fax
email	email	email

Project Information:

The Meadows Kennel
Address(es) 6445 Sonoma Hwy
Assessor's Parcel Number(s) 030 110 036
City/Town Santa Rosa
State CA Zip 95409
Acreage 3.2 acre

Project Description: _____
(Please attach additional sheet(s) if needed)
Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed -0-

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff -----
Planning Area: _____ Supervisorial District: 1 Current Zoning: DA B6-10ac, SR, V04 General Plan Land Use: DA 10
Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)
Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____
New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____
Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____
Previous Files: UPE09-0090
Application accepted by SCOTT HUNSPERGER Date 3/22/11

Supplemental Application Information

Existing use of property: • DOG Day Care
• Residence Acreage: 3.2

Existing structures on property: Kennel inside-outside for daycare
large shed, small barn

Proximity to creeks, waterways and impoundment areas: Vinyard holding area

Vegetation on site: Redwood trees, garden, grass

General topography: _____

Surrounding uses to North: _____ South: _____
(Note: An adjoining East: _____ West: _____
road is not a use.)

New structures proposed (size, height, type): In phase III I would propose
a storage facility

Number of employees: Full time: 3 Part time: _____ Seasonal: _____
phase III

Operating days: M-Sun Hours of operation: 7-7

Number of vehicles per day: Passenger: 10 Trucks: 0
50

Water source: private well Sewage disposal: _____

Provider, if applicable: _____ Provider, if applicable: _____

New noise sources (compressors, power tools, music, etc.): - 0 -

Grading proposed: Amount of cut (cu. yds.): - 0 - Amount of fill (cu. yds.): - 0 - Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes _____ No X If Yes, indicate area of disturbance(aces): _____
Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.):

existing ditch

Vegetation to be removed: - 0 -

Will proposal require annexation to a district in order to obtain public services: Yes _____ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes _____ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No X

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): existing water tank, existing
emergency access + turnaround

3/15/11

PROPOSAL STATEMENT

6445 Sonoma Hwy
Santa Rosa, CA 95409

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.

Now 20 dogs

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.

50 trips

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.

20

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.

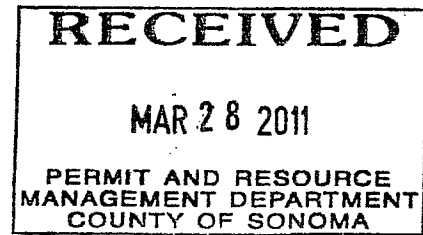
Eventually I would like a storage and workroom with shelves for kennel materials: chain link fencing and Red Brand fencing, dog doors, tools, tractor, drills, etc.

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.

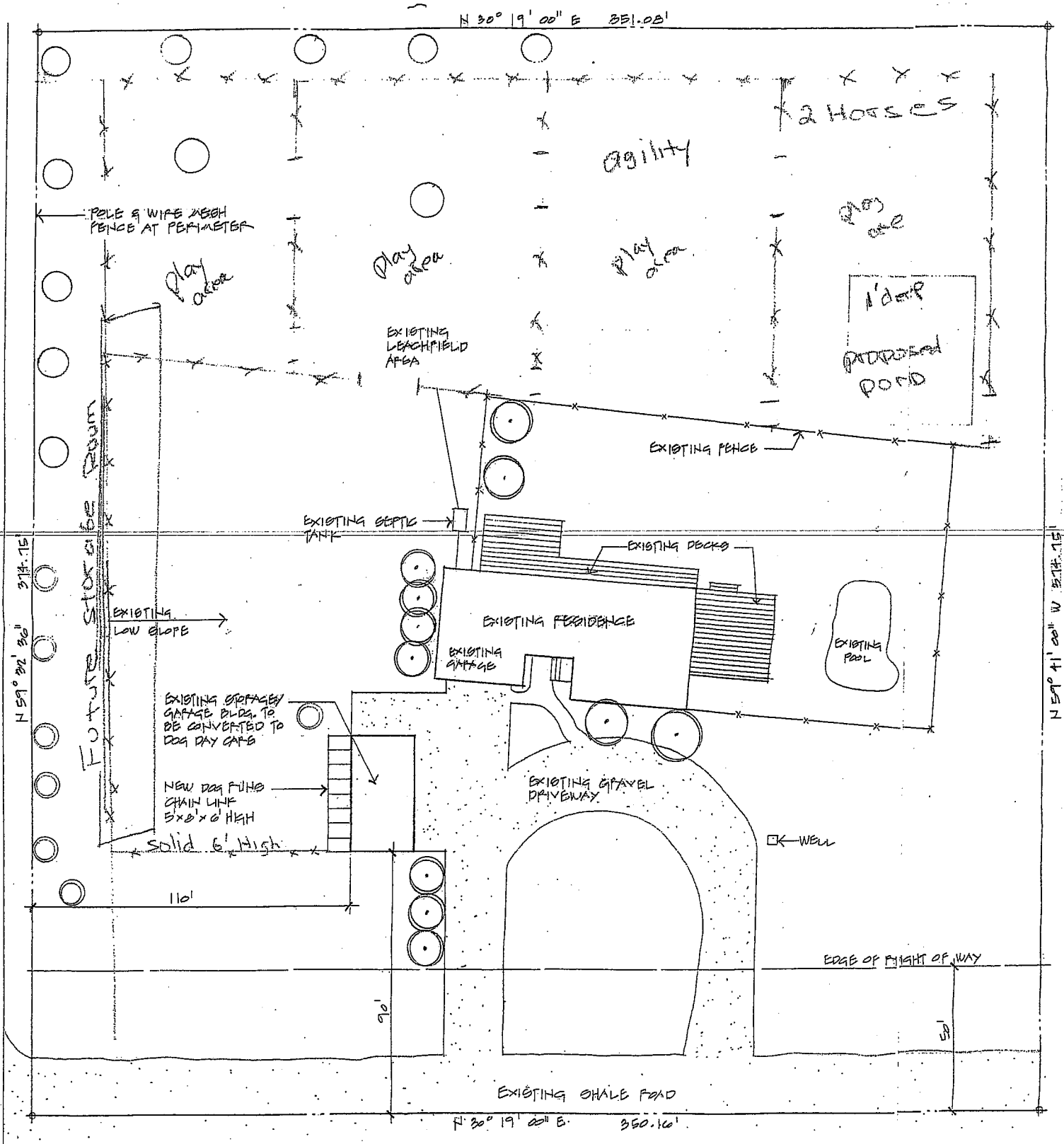
Heidiniemann@sbcglobal.net

Sincerely,



Heidi Niemann

Owner

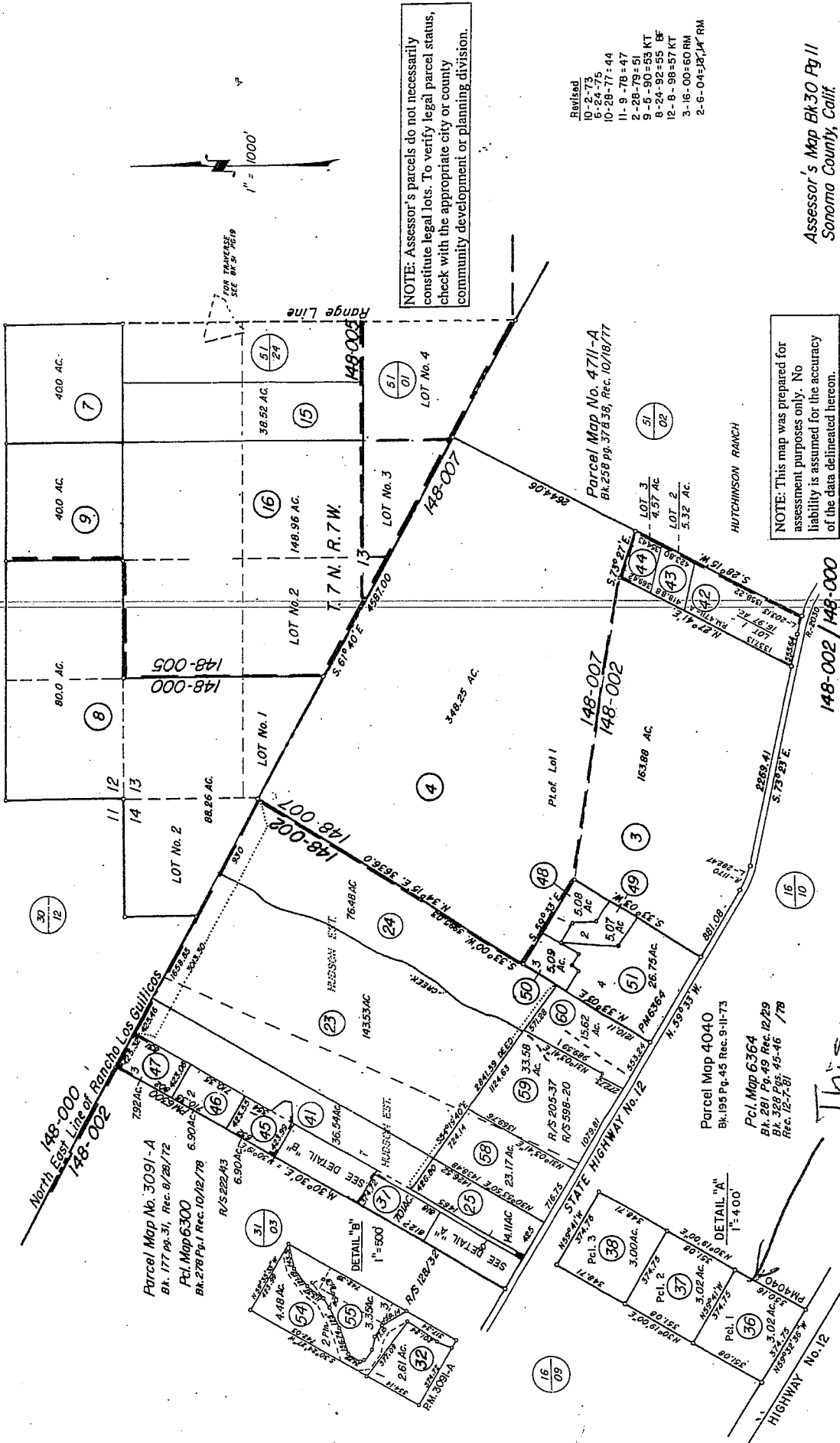


SITE PLAN
 4445 CORONA HIGHWAY - HIGHWAY 12
 1" = 30' S. D.T. 2009 APN 030-110-030

COUNTY ASSESSOR'S PARCEL MAP

30-11

TAX RATE AREA
148-000
148-002
148-005
148-007



NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

- Revised
- 10-2-73
 - 6-24-75
 - 10-28-77-44
 - 11-9-78-47
 - 2-28-79-51
 - 9-5-90-53 KT
 - 8-24-92-55 BF
 - 12-8-98-57 KT
 - 3-16-00-60 RM
 - 2-6-04-53, 14 RM

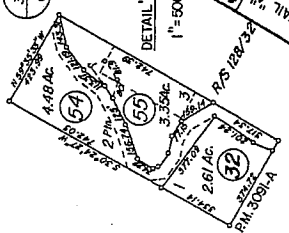
NOTE: This map was prepared for assessment purposes only. No liability is assumed for the accuracy of the data delineated hereon.

Assessor's Map BK.30 Pg.11
Sonoma County, Calif.

Parcel Map No. 3091-A
Bk. 177 Pg. 31, Rec. 8/28/72
Pct. Map 6300
Bk. 278 Pg. 1, Rec. 10/12/78

Parcel Map 4040
Bk. 195 Pg. 45, Rec. 9-11-73
Pct. Map 6364
Bk. 281 Pg. 49, Rec. 12/29
Bk. 358 Pg. 48-46 / 78
Rec. 12-7-81

This Parcel



DETAIL "A"
1"=400'

HIGHWAY No. 12