



DATE: August 10, 2021

TO: Public Agencies, Organizations, and Interested Parties

FROM: Kristinae Toomians, Senior Planner

SUBJECT: **Notice of Public Review and Intent To Adopt a Mitigated Negative Declaration For the Canine Companions Canine Early Development Center Expansion Project**

Pursuant to the State of California Public Resources Code and the “Guidelines for Implementation of the California Environmental Quality Act of 1970” as amended to date, this is to advise you that the Planning and Economic Development Department of the City of Santa Rosa has prepared an Initial Study on the following project:

Project Name:

Canine Companions Canine Early Development Center Expansion Project

Location:

2965 Dutton Avenue, Santa Rosa, Sonoma County, California
Assessor’s Parcel Number (APN): 043-135-031

Property Description:

The project site consists of undeveloped land directly north of the existing driveway to the Canine Companions for Independence Headquarters. Colgan Creek, a flood control channel, borders the site to the west; the creek flows into the Laguna de Santa Rosa, 4 miles to the west, then to the Russian River and onwards to the Pacific Ocean.

The project site is dominated by grassland (ruderal) habitat, but according to the Santa Rosa Plain Conservation Strategy, it is located within the potential range of the Sonoma County Distinct Population Segment of the California tiger salamander (CTS) (*Ambystoma californiense*) and within 1.3 miles from known or extirpated breeding pools. In addition, the revised Figure 3 contained in the Santa Rosa Plain Conservation Strategy shows the site designated for future development. The site contains a seasonal wetland, measuring approximately 0.14 acre in surface area and located between two elevated berms to the west and east.

The project site is designated Light Industry by the Santa Rosa General Plan 2035. The Light Industry designation is intended for light industrial, warehousing, and heavy commercial uses. Uses appropriate to this land use category include auto repair, bulk or warehoused goods, general warehousing, and services with large space needs, such as health clubs. The proposed project is also zoned Light Industrial (IL), which is compatible with the Light Industrial classification in the General Plan.

The project site is located within the planning area of the Santa Rosa Roseland Area/Sebastopol Road Specific Plan (Specific Plan), which designates the project site as Light Industry, which allows for Light industrial, warehousing, and heavy commercial uses.

Project Description:

Canine Companions for Independence (applicant and/or CCI) proposes to develop a new Canine Early Development Center (CEDC), veterinary clinic, and animal hospital. The proposed project would be located on an approximately 2.98-acre area (Assessor's Parcel Number [APN] 043-135-031) in the northern portion of the existing CCI 12.87-acre campus, located at 2965 Dutton Avenue. The proposed project would employ approximately 30 full-time employees. The existing buildings that are part of the CCI campus to the south of the project site will continue operating multiple Canine Companions functions. The existing 18,000-square-foot building located to the east at 2815 Duke Court, is currently leased by Canine Companions as the CEDC and will cease being used after completion of construction.

The new CEDC building would include a 1-story, 21,991-square-foot building with 8,972-square feet of exterior impervious surface areas for dog runs and play areas adjacent to and surrounding the building. The CEDC building would contain offices, changing rooms, bathrooms, a kitchen, and social rooms for the employees to use. The CEDC building would also include dog kennels for boarding, as well as different entrances on the east and west side of the structure to accommodate different types of dogs. The dog run and play areas would be located along each side of the CEDC building and would drain to a sewer connection with a switch valve that would go to the storm drain system during rain events. A trash enclosure, approximately 500 square feet in size, would be located near the parking lot on the northeast side of the building with lighting, power, potable water, and sewer connections. Backup generators would be housed in a separate enclosure next to the trash enclosure. Additionally, the CEDC building would include a solar photovoltaic system on the roof.

The new veterinary clinic and animal hospital would be approximately 5,180 square feet and would contain a reception area, break area, office spaces, surgical and treatment areas, X-ray and ultrasound rooms, and kennel areas.

Project construction would occur over an estimated 14-month period beginning in 2021 and concluding in September 2022. As part of proposed project, the construction contractor would:

- Substitute electrified equipment for diesel- and gasoline-powered equipment where practical.

- Use alternative fuels for construction equipment on-site, where feasible, such as compressed natural gas, liquefied natural gas, propane, or biodiesel.
- Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.

Proposed Land Use Designation and Zoning

The proposed project would maintain the existing land use designation and zoning. Per Section 20-24.03 of the Santa Rosa Municipal Code, the proposed project would require a Minor Conditional Use Permit (MUP) to allow for the development of a veterinary clinic and kennel boarding use within the Industrial district. In addition, the proposed project would be subject to design review by the City Planning and Economic Development Department.

Environmental Issues:

The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance. The Initial Study/Mitigated Negative Declaration (IS/MND) document has been prepared in consultation with local, state, and Federal responsible and trustee agencies, in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the IS/MND will serve as the environmental compliance document required under CEQA for any permits/approvals required by a responsible agency.

A 30-day (thirty-day) public review period shall commence on **August 10, 2021**. Written comments must be sent via mail to the City of Santa Rosa, Planning and Economic Development Department, 100 Santa Rosa Avenue, Room 3, Santa Rosa CA 95404 or via email to ktoomians@srcity.org by **Friday September 10, 2021**. The City of Santa Rosa Planning Commission will hold a virtual public hearing on the IS/MND and project merits. While a date for this hearing has not yet been set, it is anticipated to occur in early Fall 2021.

Correspondence and comments can be delivered to Kristinae Toomians, Senior Planner, phone: (707) 543-4692, email: ktoomians@srcity.org.