

RESOLUTION NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE CANINE
COMPANIONS CANINE EARLY DEVELOPMENT CENTER EXPANSION, LOCATED AT
2965 DUTTON AVENUE - ASSESSOR'S PARCEL NUMBER 043-135-031 - FILE NUMBER
PRJ21-003

WHEREAS, the Planning & Economic Development Department of the City of Santa Rosa has conducted an initial study on the possible environmental consequences of the proposed Canine Companions Canine Early Development Center project, which study was completed on December 2, 2021; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed Minor Use Permit and Design Review for the Canine Companions Canine Early Development Center Expansion, provided certain mitigation measures therein identified and listed were adopted and implemented. 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 in the northern portion of the existing CCI 12.87-acre campus. 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 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 (not open to the public), as well as different entrances on the east and west side of the structure to accommodate different types of dogs. Backup generators would be housed in a separate enclosure next to the trash enclosure. Additionally, the CEDC building would include a solar photo-voltaic 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.; and

WHEREAS, the Initial Study concluded that any potential environmental effects of the proposed Canine Companions Canine Early Development Center have been clearly mitigated by the identified mitigation measures to the point where no significant environmental effects would occur and, based upon this determination, a Mitigated Negative Declaration (MND) was prepared, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of Mitigated Negative Declaration was thereafter duly posted and circulated for a 30-day public review period, commencing on August 10, 2021, and an opportunity for comments from the public was given; and

WHEREAS, public comments were received during the 30-day public review period and responses were prepared along with an Errata Sheet that includes an addendum listing refinements and clarifications on the MND, which have all been incorporated into the final MND on December 2, 2021; and

WHEREAS, as required under CEQA, the Mitigation Monitoring and Reporting Program (MMRP) prepared for the project identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels; and

WHEREAS, the project applicant has agreed to all mitigation measures set forth in the Mitigated Negative Declaration that are required to be implemented pursuant to CEQA to reduce potentially significant impacts resulting from the project; and

WHEREAS, the Mitigated Negative Declaration and related project and environmental documents are available for review at the City of Santa Rosa Planning and Economic Development Department at <https://srcity.org/425/Plans-Studies-EIRs>; and

WHEREAS, the Zoning Administrator of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determinations of the proposed Mitigated Negative Declaration, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Zoning Administrator at the public meeting held on January 20, 2022, and all comments and materials submitted prior thereto; and

WHEREAS, the Zoning Administrator has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Zoning Administrator of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Canine Companions Canine Early Development Center project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented prior to development of the subject property, and hereby approves and adopts the Mitigated Negative Declaration for the Canine Companions Canine Early Development Center project.

REGULARLY PASSED AND ADOPTED by the Zoning Administrator of the City of Santa Rosa on this 20th day of January, 2022.

APPROVED: _____
ANDREW TRIPPEL, ZONING ADMINISTRATOR

ATTACHMENT: Mitigation Monitoring and Reporting Program, dated 12/06/2021