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August 12, 2026

To: Interested Agencies

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

File Number: UPE26-0032
Applicant Name: Love's Legacy Rescue (Lara McCaskill)
Owner Name: ARLINGTON PROPERTY HOLDINGS LLC
Site Address: 4589 Arlington Ave., Santa Rosa
APN: 134-241-016
Zoning: DA B6 10 Z, RC100/25 VOH

Project Description: Dog rescue facility for max 10 dogs on a 6.8-acre parcel. One enclosed metal barn, two partially enclosed sheds and a SFD. Gated entry to the property.

Daily traffic: 2 staff, no more than 10 volunteers at a time, with shifts from 6:00am-7:00pm, 7 days a week, deliveries (3x a week). No public access.

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

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- ☐ Conditions will be provided and no further information is necessary.
- ☐ Conditions will be provided and additional information is necessary.
- ☐ Comments and/or concerns.
- ☐ No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by August 26, 2026, and should be sent to the attention of:

UPE26-0032, Ken Compton (Ken.Compton@sonomacounty.gov). The Project Planner can also be reached at (707) 565-2829. **If no response is received by August 26, 2026, it will be assumed that no comments or conditions will be provided.**

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

☒ Fire Prevention
☒ Health Specialist
☒ Management Group
☒ Natural Resources
☒ Dist. 5 Director and Commissioners
☒ Regional Parks Dept
☒ Transit/BPAC

☒ Local Fire District – Sonoma County FD
☒ Recology Sonoma Marin (Disposal)
☒ Regional Water QCB: North Coast
☒ Sonoma MOAG
☒ Groundwater Sustainability Agency – Santa Rosa Plain
☒ SCTA/RCPA
☒ Western SoCo Rural Alliance

Planning Application

PJR-001

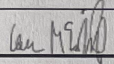
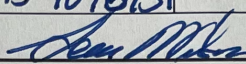
Application Type(s):

- | | | | |
|--|---|---|--|
| ☐ Admin Cert. Compliance | ☐ Design Review Admin. | ☐ Minor Subdivision | ☒ Use Permit |
| ☐ Ag. or Timber Preserve/Contract | ☐ Design Review Full | ☐ Voluntary Merger | ☐ Variance |
| ☐ Conditional Cert. of Compliance | ☐ General Plan Amendment | ☐ Ordinance Interpretation | ☐ Zone Change |
| ☐ Cert. of Modification | ☐ Lot Line Adjustment | ☐ Second Unit Permit | ☐ Other: _____ |
| ☐ Coastal Permit | ☐ Major Subdivision | ☐ Specific/Area Plan Amendment | |
| ☐ Zoning Permit for: _____ | | | |

File # _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY

APPLICANT				OWNER (IF OTHER THAN APPLICANT)			
Name Love's Legacy Rescue (Lara McCaskill)				Name Sean Wilson			
Mailing Address 751 E. Blithedale				Mailing Address 3108 Cummins Way			
City Mill Valley	State CA	Zip 94942		City Missoula	State MT	Zip 59802	
Day Ph (415) 359-3802	Email lara@loveslegacyrescue.com			Day Ph 415 407 0731	Email drsean@sonc.NET		
Signature 		Date 6/22/26		Signature 		Date 6/23/2026	

Billing Responsible Party (At-Cost Only) ☒ Applicant ☐ Owner ☐ Other: _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

Name/Title Amanda Davis Founder, President				Name/Title			
Mailing Address 751 E. Blithedale				Mailing Address			
City Mill Valley	State CA	Zip 94942		City	State	Zip	
Day Ph ()	Email info@loveslegacyrescue.com			Day Ph ()	Email		

PROJECT INFORMATION

Address(es) 4589 Arlington Ave.		City Santa Rosa	
Assessor's Parcel Number(s) 134-241-016			
Project Description Dog rescue facility for max 10 dogs. Each dog will have dedicated indoor kennel minimum 5x6 feet. Dogs will have daily access to outdoor yard, indoor yard and walks. Staff includes 2 people, with shifts from 6a-7p, 7 days a week. Only staff and approved volunteers will have access to the facility. There will be no public access. Daily traffic will be minimal including: 2 staff, deliveries (3x a week), no more than 10 volunteers at a time. No public access.			
Acreage		Number of new lots proposed 0	
Site Served by Public Water? ☐ Yes ☒ No		Site Served by Public Sewer? ☐ Yes ☒ No	

TO BE COMPLETED BY PRMD STAFF

Planning Area	Supervisorial District	☐ Critical Habitat	☐ Urban Service	Groundwater	☐ 1 / 2
Current Zoning		☐ NPDES	☐ Williamson Act	Availability	☐ 3 / 4
		Specific/Area Plan		Subject to	☐ EX
General Plan Land Use		Parcel Specific Policy		CEQA	☐ YES
Application resolve planning violation? ☐ Yes ☐ No		Violation? ☐ Yes ☐ No		File No.	
Previous Files		Penalty application? ☐ Yes ☐ No			
Application accepted by		Date			
Approved by		Date			

Project Proposal Statement

Use Permit Application Private Dog Rescue Facility

4589 Arlington Avenue, Unit B, Santa Rosa, CA 95403 • APN 134-241-016

Applicant	Love's Legacy Rescue, Inc., a California 501(c)(3) nonprofit corporation (EIN 99-0445232), 751 E. Blithedale Unit 195, Mill Valley, CA 94942
Applicant Contact	Lara McCaskill, Treasurer — (415) 359-3802 — lara@loveslegacyrescue.com
Property Owner	Arlington Properties Holdings LLC (Sean Wilson, sole member/manager), 3108 Cummins Way, Missoula, MT 59802
Project File No.	
Date	July 20th 2026

1. Project Summary

Love's Legacy Rescue (“LLR”) requests a Use Permit to operate a small, private dog rescue facility within the existing enclosed primary structure at 4589 Arlington Avenue, Unit B, Santa Rosa (the “site”), a former dairy property. The facility will house a maximum of **10 dogs** awaiting foster or adoptive placement. Each dog will have a dedicated indoor kennel of at least 5 ft × 6 ft, with daily supervised access to enclosed outdoor yard areas and leashed walks. **No new structures are proposed and no modifications to existing structures are proposed.**

The facility is staffed by **4 full-time employees**, with a maximum of **8 people on site at any one time** (staff plus approved volunteers). Hours of operation are **7:00 AM – 7:00 PM, seven days per week**. There is **no public access** to the site: no adoption events, no drop-in visitors, no retail activity, and no events of any kind. Adoptions and public-facing activities occur off site. Daily traffic is minimal: staff/volunteer vehicles and approximately 3 delivery vehicles per week.

2. Constraints Analysis

2.1 Project Site

The site is APN 134-241-016, a flat, approximately 6.81-acre parcel in an unincorporated area southwest of Santa Rosa, formerly part of a dairy operation. Existing improvements consist of one fully enclosed structure of approximately 1500 sq ft, two partially enclosed (roofed) sheds of approximately 300 sq ft, relict concrete slabs and foundations from removed dairy buildings, a private well, and an on-site septic system. Site vegetation is annual grasses/pasture; there are no trees on the use area. Two legacy manure storage ponds were removed and the site restored under Grading Permit GRD 19-0268; the grading and drainage report for that work was approved by Permit Sonoma Engineering on June 12, 2024.

2.2 Surrounding Uses

Surrounding land uses are cow pasture to the north, south, and west, and farmland to the east. The nearest off-site residence is approximately 800 feet from the proposed use area. There are no schools, hospitals, or other sensitive receptors in the vicinity.

2.3 Easements, Utilities, Covenants and Restrictions

A preliminary title report prepared within the last year accompanies this application and identifies all easements, covenants, conditions, and restrictions of record. The title report identifies no restrictions that conflict with the proposed use.

2.4 Farming Operations

No farming operations exist on the site; the former dairy was decommissioned more than a decade ago. Surrounding grazing and farmland operations are not displaced or affected by the proposed use, which is confined to the existing structure and immediately adjacent yard areas.

2.5 Waterways and Drainage

An engineered flood control channel of Llano Creek lies along the northern boundary of the property and is zoned RC100. The use area is separated from the channel by a relict concrete cattle feed bunk slab approximately 12 ft wide extending roughly 500 ft along the channel. No work, structures, or activities are proposed within the riparian corridor setback. Site drainage is sheet flow to a low-slope vegetated swale discharging to the Llano Creek flood control channel, as designed and approved under GRD 19-0268. No wetlands are present on site (Biological Resources Report, Sol Ecology, April 12, 2021).

2.6 Vegetation and Tree Protection

Site vegetation consists of annual grasses. No vegetation will be removed and no trees exist within the use area; no tree protection measures are required.

2.7 Noise

The ambient noise environment is rural/agricultural. The only new noise source associated with the use is dog vocalization (maximum 10 dogs). Noise is mitigated as follows: dogs are housed in individual kennels within the fully enclosed structure overnight and whenever unsupervised; outdoor yard access occurs only during staffed hours (7:00 AM – 7:00 PM) under supervision; the maximum census is 10 dogs; and the nearest off-site residence is approximately 800 feet from the use area, with intervening land in pasture. No compressors, amplified sound, outdoor events, or mechanical noise sources are proposed.

2.8 Hazards

The use area is outside the F1 and F2 floodway zones. The site is flat, with no landslide risk. Wildfire and seismic hazards are typical of the Santa Rosa Plain and are not elevated by the proposed use, which adds no structures and stores no hazardous materials.

3. Proposed Project

3.1 Proposed Land Uses

- Dog housing: maximum 10 dogs within the existing enclosed primary structure; each dog has a dedicated indoor kennel of at least 5 ft × 6 ft, plus an indoor exercise/yard area.
- Outdoor yards: fenced outdoor exercise yard(s) of approximately 1500 sq. feet adjacent to the structure, used only during staffed hours under supervision.
- Storage: food, bedding, cleaning supplies, and equipment stored inside the main building. No outdoor storage is proposed.
- Office/administrative area and staff facilities within the primary structure.
- No new structures, no modifications to existing structures. Signage proposed includes Private Property notice for safety of employees and dogs. Additional motion sensor lighting at entry points proposed for safety and security purposes.

3.2 Setbacks, Heights, and Lot Coverage

All activity occurs within existing structures and adjacent yard areas. Building lot coverage and impervious coverage are unchanged from existing conditions.

3.3 Hours of Operation, Employees, and Visitors

- Hours of operation: **7:00 AM – 7:00 PM, seven days per week.**
- Employees: **4 full-time employees** at implementation and at full build-out; no part-time or seasonal employees.
- On-site maximum: **no more than 8 people at any one time**, including staff and approved volunteers.
- Visitors: none. The facility is not open to the public. No adoption events, tours, retail, or promotional activities will occur on site.

3.4 Marketing Plan / Events and Food Service

Not applicable. No events, promotional activities, or food service are proposed at the site. All adoption and fundraising activities occur off site.

4. Housing Plan

The project proposes no residential units and involves no new construction. The use occupies an existing building and generates an employment base of 4 full-time employees drawn from the local labor market; it does not generate housing demand beyond existing conditions. The applicant respectfully requests a determination that no affordable housing obligation applies under Article 89 of the Sonoma County Code, or will comply as directed by the County (e.g., payment of applicable in-lieu fees) if an obligation is determined to apply.

5. Circulation Plan

5.1 Site Access and Circulation

Access is via an existing driveway from Arlington Avenue, a public roadway. The driveway is approximately 135 feet wide and provides direct access to the primary building and parking area with adequate sight distance in both directions. On-site circulation occurs on existing concrete and gravel surfaces.

5.2 Traffic Generation

Trip generation is de minimis. Anticipated trips: 4 staff round trips per day, occasional volunteer trips (within the 4-person on-site cap), and approximately 3 delivery vehicles per week — an estimated **6–10 average daily trips and no more than 3–4 trips in any peak hour**, far below the 25 peak-hour-trip threshold requiring a traffic study under the County's Traffic Impact Study Guidelines.

5.3 Parking and Loading

Parking for **[number]** vehicles, is provided on existing concrete/gravel surfaces adjacent to the property, exceeding the demand generated by a maximum of 4 persons on site. Deliveries (approximately 3 per week) occur at the facility; no dedicated loading dock is required. No transit service is proximate to the site; given the absence of public access, transit, bicycle, and pedestrian facilities are not applicable.

6. Utilities and Services

6.1 Water Supply and Conservation

Water is supplied by an existing private well on the property. Estimated annual demand is modest — principally kennel sanitation, dog drinking water, and staff domestic use. Conservation measures include low-flow fixtures, high-pressure/low-volume wash-down equipment for kennel cleaning, and prompt repair of leaks.

6.2 Sewage Disposal

Staff domestic waste is disposed to the existing on-site portable toilet, with weekly service by Honey Bucket. Kennel wash-down water and dog waste are managed separately from the septic system as described in Section 6.4.

6.3 Storm Water Management

Storm water management is unchanged from the condition approved under GRD 19-0268 (drainage review approved June 12, 2024): upland sheet flow is conveyed through a low-slope vegetated swale providing filter-strip treatment before discharge to the Llano Creek flood control channel. No new impervious surface is proposed. No wetlands are present on site.

6.4 Solid Waste and Animal Waste Management

Dog waste is collected at least daily from kennels and yards, bagged, and stored in covered, wildlife-proof containers for weekly disposal by Recology. Kennels are cleaned daily; wash-down practices prevent discharge of animal waste to the drainage swale or channel. General refuse and recycling are stored in covered containers and collected weekly.

6.5 Fire and Emergency Services

The site is served by Sonoma County Fire district. Emergency access is via the existing driveway, which accommodates fire apparatus with a turnaround area at the facility gate. On-site water for fire suppression: fire extinguishers, willingness to comply with Fire Prevention conditions. The primary building is of wood construction. The applicant will comply with all requirements of Permit Sonoma Fire Prevention & HazMat as conditions of approval.

6.6 Energy

Energy demand is limited to lighting, ventilation, water heating, and appliances within the existing structure, served by existing PG&E service. Estimated annual demand is nominal. Conservation measures include LED lighting and Energy Star appliances. No natural gas or transportation fuel infrastructure is proposed.

7. Proposed Design

Not applicable in substantial part: no new structures, exterior modifications, signage, exterior lighting, landscaping changes, grading, or construction of any kind are proposed. The existing primary structure, roofed sheds, fencing, and site surfaces will be used as-is. Interior kennel improvements, if any, are non-structural and confined to the building interior. No construction staging, blasting, or pile driving will occur.

8. Grading and Drainage

No grading is proposed (0 cubic yards cut, 0 cubic yards fill; no disturbance approaching one acre). Site grading and drainage were established and approved under GRD 19-0268; the approved Grading and

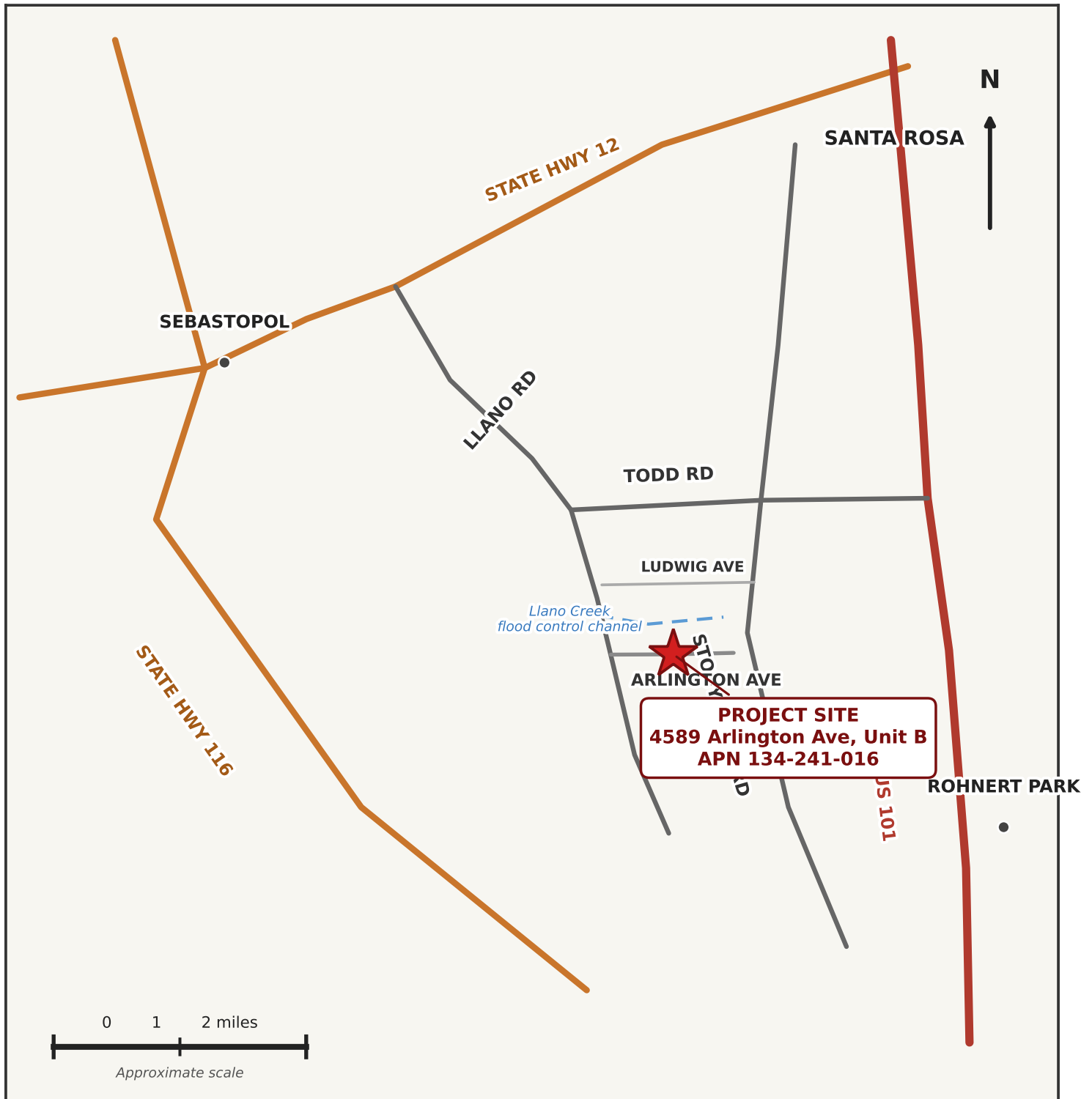
Drainage Report (Erickson Engineering Inc., revised May 11, 2021; drainage review approved by Permit Sonoma Engineering June 12, 2024) is included with this application by reference and copy.

9. Requested Action

The applicant requests approval of a Use Permit for a private, no-public-access dog rescue facility for a maximum of 10 dogs within existing structures. Given the absence of construction, public access, events, and significant traffic or noise generation, the applicant respectfully suggests the project is a candidate for administrative approval and for a CEQA exemption (*e.g., Class 1, Existing Facilities, CEQA Guidelines § 15301*), and welcomes staff's guidance on the appropriate path.

LOCATION / VICINITY MAP

Use Permit Application — Love's Legacy Rescue, Inc. (Applicant)
4589 Arlington Avenue, Unit B, Santa Rosa, CA 95407 • APN 134-241-016

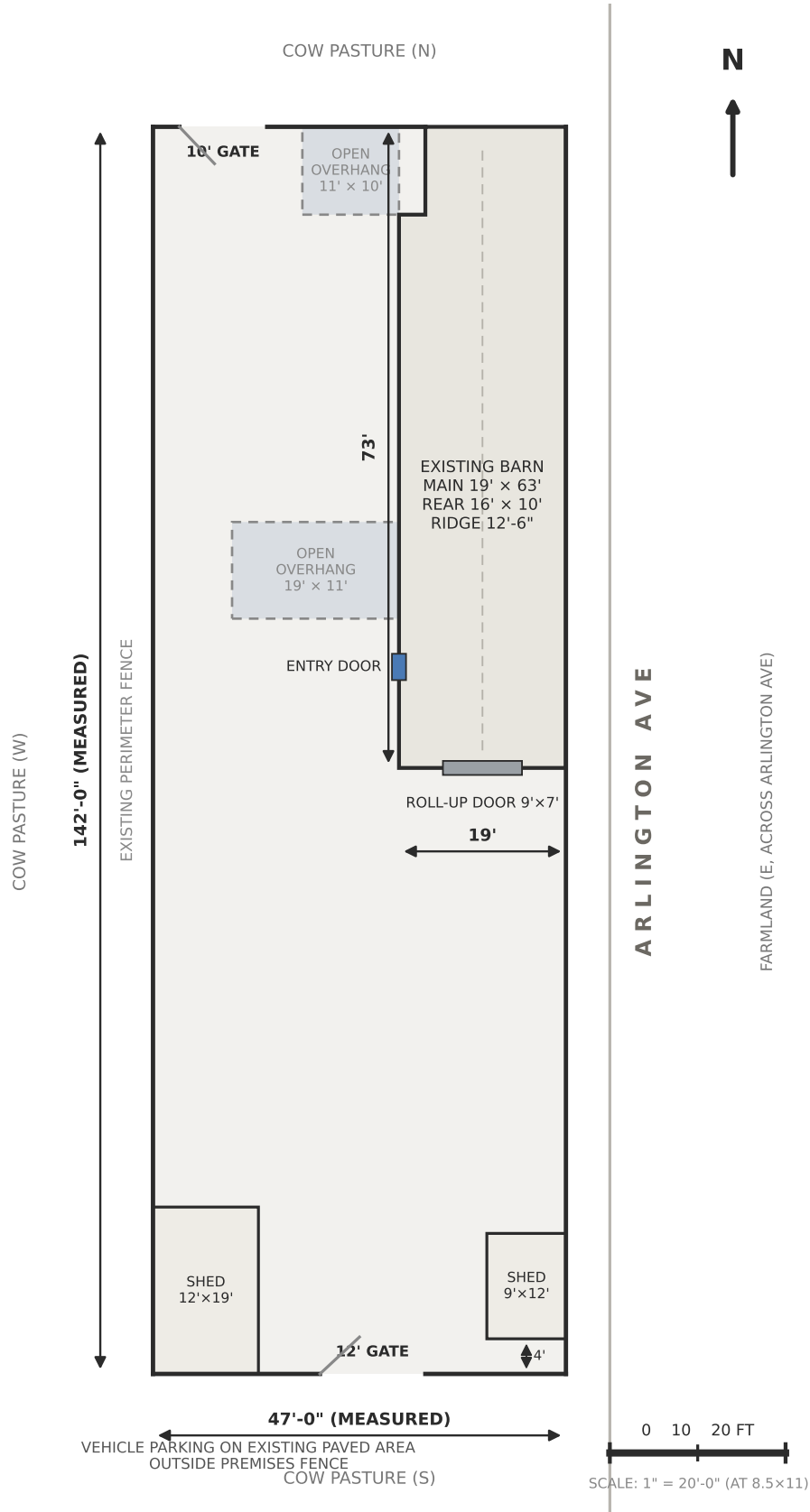


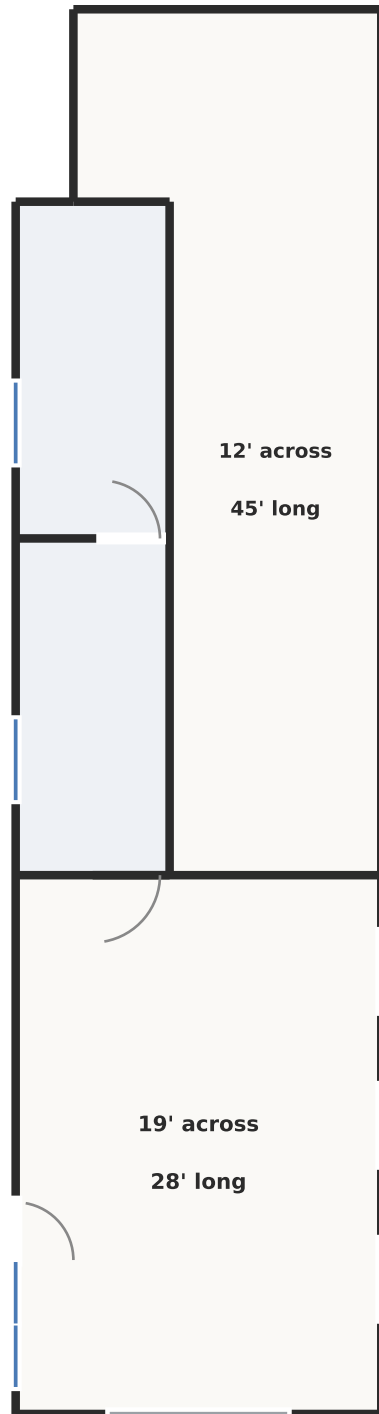
Access: From State Hwy 12, south on Llano Rd approx. 2 miles, east on Arlington Ave approx. 0.7 miles to site; alternately from US 101, west on Todd Rd approx. 2.8 miles, south on Llano Rd, east on Arlington Ave.

Schematic locator map for planning reference — road alignments generalized; not a survey product.

SITE PLAN

Use Permit Application — Love's Legacy Rescue, Inc. • 4589 Arlington Avenue, Unit B, Santa Rosa, CA 95403 • APN 134-241-016

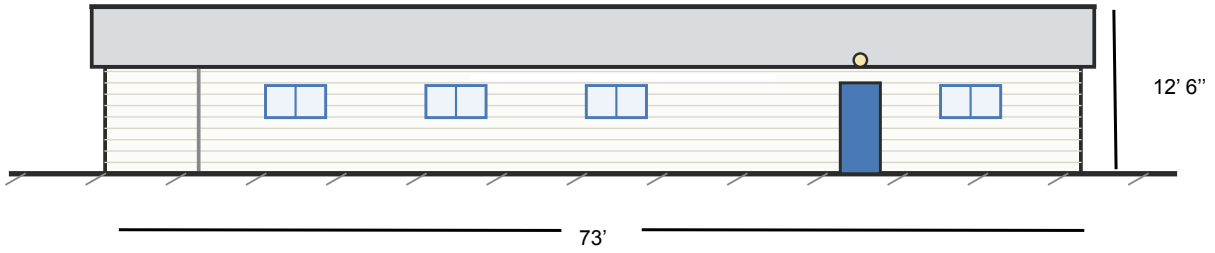




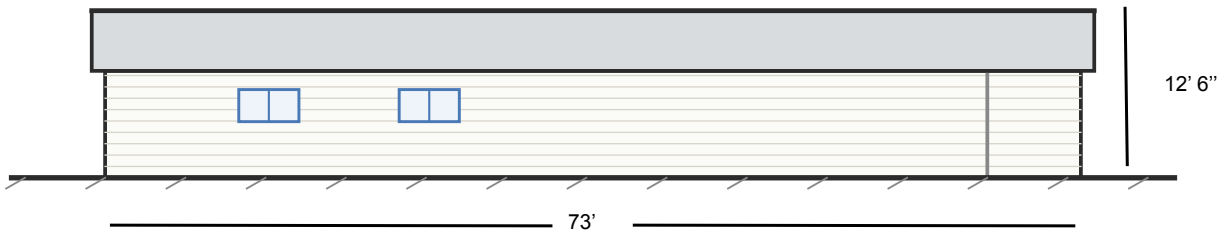
**Love's Legacy Rescue
4589 Arlington Unit B
Santa Rosa CA 94507**

Current building, no modifications proposed

East Elevation



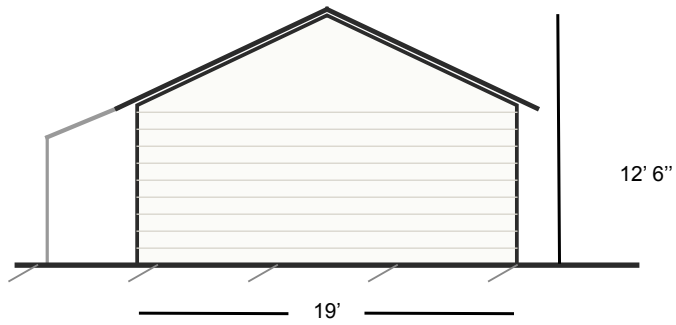
West Elevation



**Love's Legacy Rescue
4589 Arlington Unit B
Santa Rosa CA 94507**

Current building, no modifications proposed

South Elevation



North Elevation

