



Referral Early Consultation

Date: January 3, 2025
To: Distribution List (See Attachment A)
From: Marcus Ruddicks, Assistant Planner
 Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2024-0057– TANGO KENNELS
Respond By: January 24, 2025

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Adrian Ghione
Project Location: 842 South Stearns Road, between Sierra Road and Warnerville Road, in the Oakdale area.
APN: 064-027-016
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to permit an existing dog kennel, training, and grooming facility on a 1± acre parcel in the General Agriculture (A-2-40) zoning district. The parcel is currently developed with a 1,410 square-foot single-family dwelling, two shade structures, a shed, and a storage container. The proposed kennel building is requesting up to 25 kennel spaces/dogs at any one time. The kennel will operate 24 hours a day, seven days a week, with the dogs periodically being let outside the kennel area throughout the day while under supervision up to three times per day and in groups of one to two at a time from 9:00 a.m. to 10:00 p.m. The County has previously issued a Business License for appointment only dog and cat grooming within a 700± square-foot garage. The project proposes to expand the use to a maximum capacity of up to two dogs being groomed

simultaneously, and operating hours will be expanded to 9:00 a.m. to 5:00 p.m., Monday through Friday, by appointment only. The kenneling and training aspect of the business will take place in an 1,816± square-foot shade structure/training area and a 724± square-foot shade structure/fenced kennel. Training on-site will consist of free runs to very controlled treadmill sprints for dogs on-site and puppy training for show prospects including basic crate training, leash training, and basic ring manners. The project site is proposed to be enclosed with four-foot-high wrought iron fencing along the front and sides of the property to accommodate an outdoor exercise space for the dogs and a six-foot-high wood fence along the south, west, north, and east side property lines to act as a noise and visual barrier from the adjoining parcels. Access will be taken from County-maintained South Stearns Road, and the project is anticipated to generate a total of three passenger vehicle trips per day. The property was cited by Code Enforcement due to not having the required land use approval to maintain a kennel and animal training facilities.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

USE PERMIT APPLICATION NO. PLN2024-0057 – TANGO KENNELS

Attachment A

Distribution List

| | | | |
|---|--|---|--|
| | CA DEPT OF CONSERVATION Land Resources / Mine Reclamation | X | STAN CO ALUC |
| X | CA DEPT OF FISH & WILDLIFE | X | STAN CO ANIMAL SERVICES |
| | CA DEPT OF FORESTRY (CAL FIRE) | X | STAN CO BUILDING PERMITS DIVISION |
| | CA DEPT OF TRANSPORTATION DIST 10 | X | STAN CO CEO |
| X | CA OPR STATE CLEARINGHOUSE | | STAN CO CSA |
| X | CA RWQCB CENTRAL VALLEY REGION | X | STAN CO DER |
| | CA STATE LANDS COMMISSION | | STAN CO ERC |
| | CEMETERY DISTRICT | X | STAN CO FARM BUREAU |
| | CENTRAL VALLEY FLOOD PROTECTION | X | STAN CO HAZARDOUS MATERIALS |
| X | CITY OF: OAKDALE | | STAN CO PARKS & RECREATION |
| | COMMUNITY SERVICES DIST: | X | STAN CO PUBLIC WORKS |
| X | COOPERATIVE EXTENSION | | STAN CO PUBLIC WORKS - SURVEY |
| | COUNTY OF: | | STAN CO RISK MANAGEMENT |
| X | DER GROUNDWATER RESOURCES DIVISION | | STAN CO SHERIFF |
| X | FIRE PROTECTION DIST: OAKDALE RURAL | X | STAN CO SUPERVISOR DIST 1: BUCK CONDIT |
| X | GSA: STANISLAUS AND TUOLUMNE RIVERS GROUNDWATER BASIN | X | STAN COUNTY COUNSEL |
| X | HOSPITAL DIST: OAK VALLEY | | StanCOG |
| X | IRRIGATION DIST: OAKDALE | X | STANISLAUS FIRE PREVENTION BUREAU |
| X | MOSQUITO DIST: EASTSIDE | X | STANISLAUS LAFCO |
| X | STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES | X | STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10 |
| | MUNICIPAL ADVISORY COUNCIL: | | SURROUNDING LAND OWNERS |
| X | PACIFIC GAS & ELECTRIC | | INTERESTED PARTIES |
| | POSTMASTER: | X | TELEPHONE COMPANY: AT&T |
| X | RAILROAD: UNION PACIFIC, SIERRA, BNSF | | TRIBAL CONTACTS (CA Government Code §65352.3) |
| X | SAN JOAQUIN VALLEY APCD | | US ARMY CORPS OF ENGINEERS |
| X | SCHOOL DIST 1: OAKDALE JOINT UNIFIED | X | US FISH & WILDLIFE |
| | SCHOOL DIST 2: | | US MILITARY (SB 1462) (7 agencies) |
| | WORKFORCE DEVELOPMENT | | USDA NRCS |
| X | STAN CO AG COMMISSIONER | | WATER DIST: |
| | TUOLUMNE RIVER TRUST | X | DISPOSAL DIST: GILTON SOLID WASTE |

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2024-0057– TANGO KENNELS

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:





Name Title Date

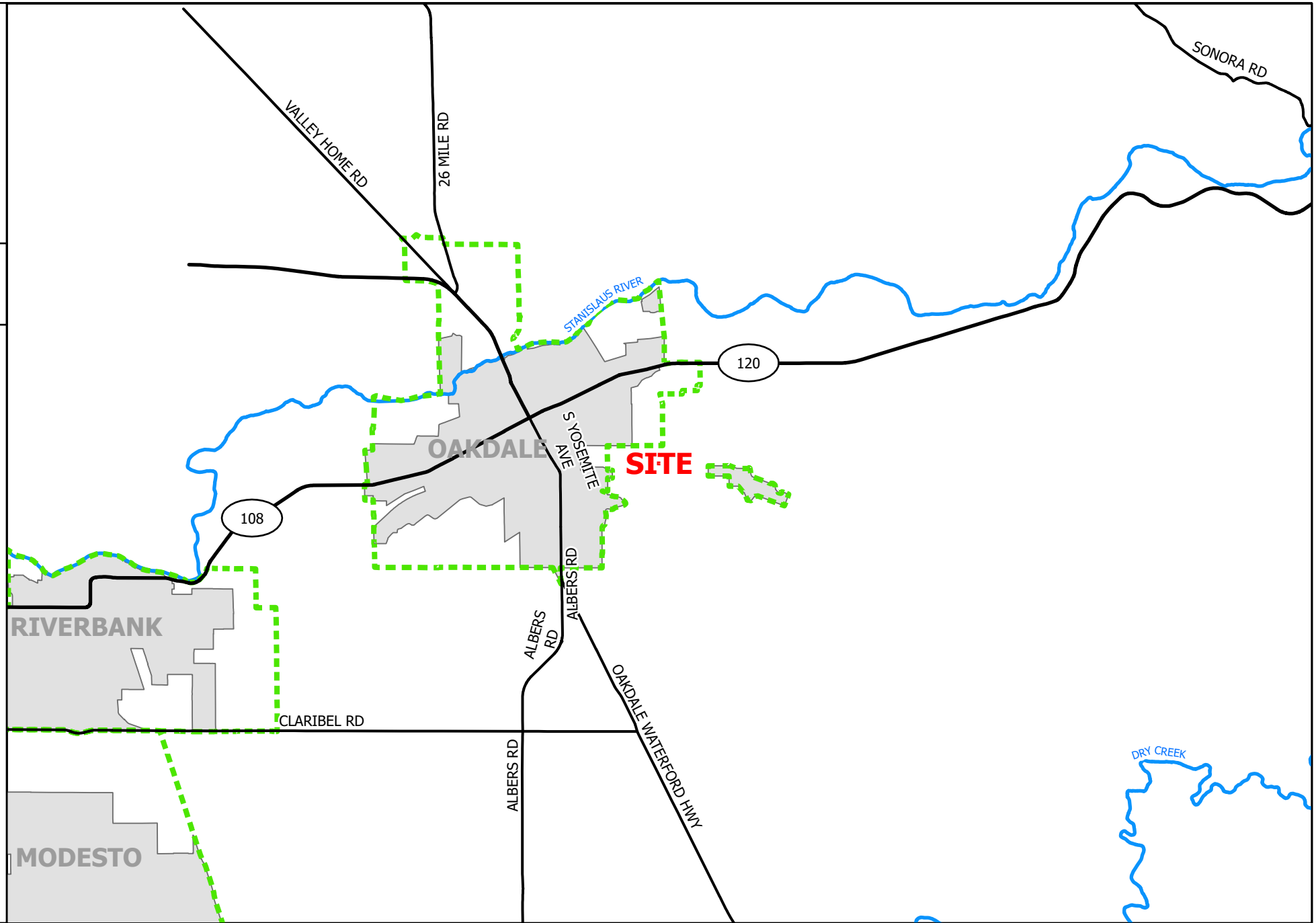
TANGO KENNELS

UP PLN2024-0057

AREA MAP

LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence










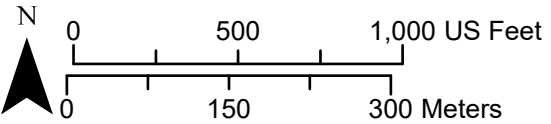
TANGO KENNELS



GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Canal
-  Agriculture
-  City
-  Urban Transition
-  Street










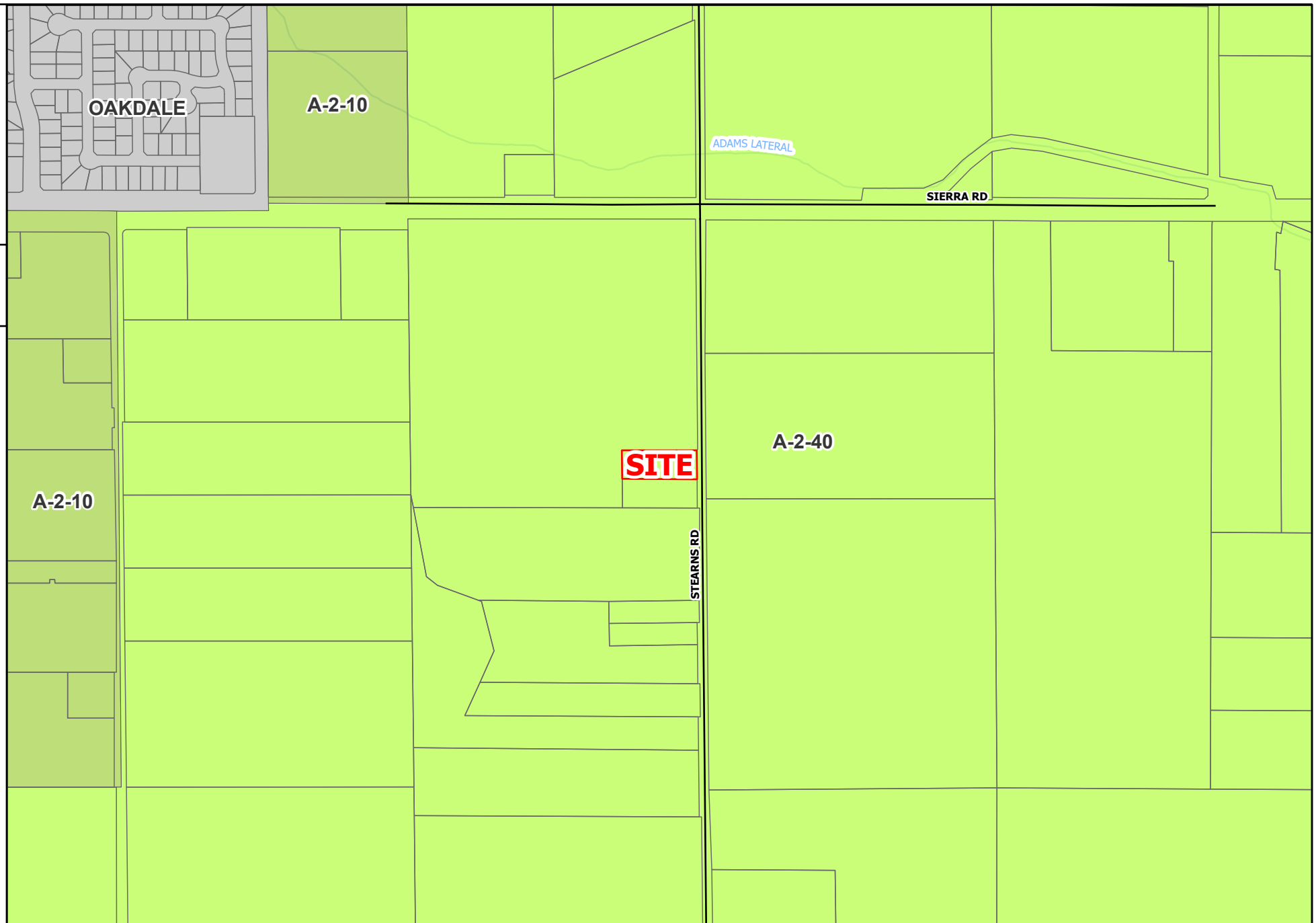
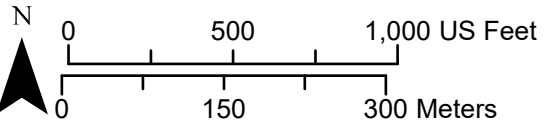
TANGO KENNELS

UP PLN2024-0057

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Canal
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  City
-  Street







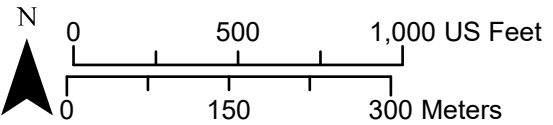
TANGO KENNELS

UP PLN2024-0057

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street





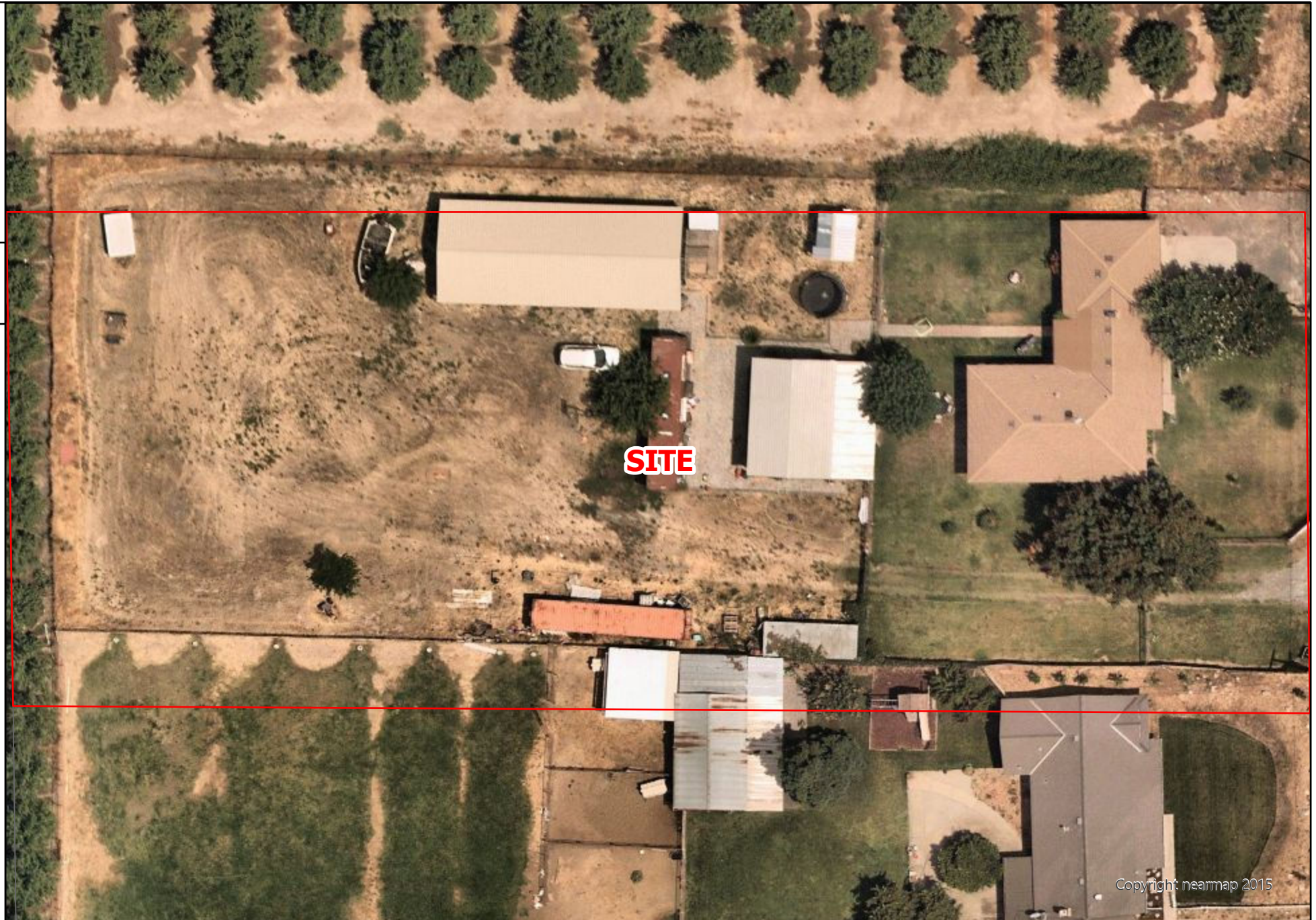
TANGO KENNELS

**UP
PLN2024-0057**

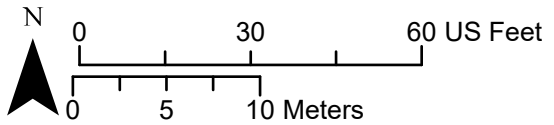
2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel



SITE







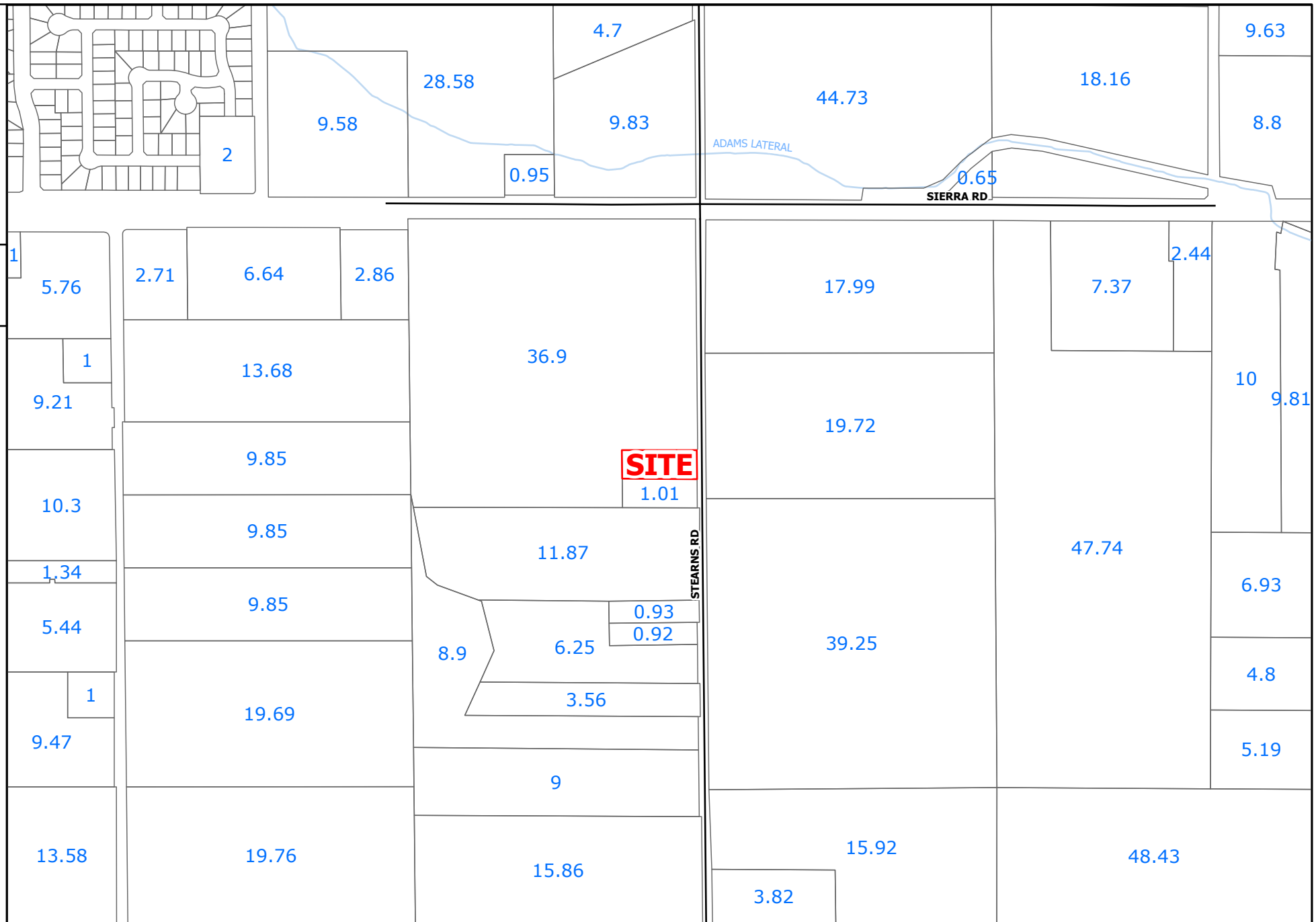
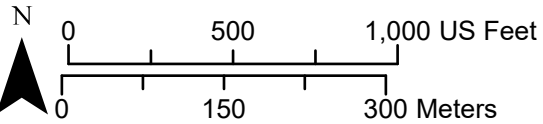
TANGO KENNELS

UP PLN2024-0057

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
- Acres
-  Canal
-  Street





TANGO KENNELS

ADRIAN H GHIONE

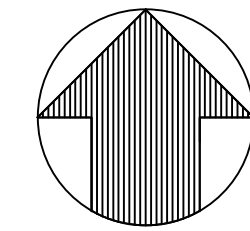
- USE PERMIT -

- SITE IMPROVEMENTS -

- ENCROACHMENT PERMIT -

842 S. STEARNS ROAD

OAKDALE CALIF. 95361



SCOPE OF WORK - PROJECT DATA

PROJECT OWNER - ADRIAN H GHIONE

OWNER CONTACT - ADRIAN H GHIONE

PROJECT LOCATION - 842 S STEARNS RD
OAKDALE CA 95361

PARCEL NUMBER - APN 064-027-016

DESCRIPTION OF USE - USE PERMIT FO RDOG
GROOMING / KENNEL

ZONING DISTRICT - GENERAL AG 40 ACRE
RURAL HOME SITE

OCCUPANCY GROUPS -
CONSTRUCTION TYPE -
SEISMIC CATEGORY -
SPRINKLERS - NO
STORIES - SINGLE

UTILITIES
WATER - PROPOSED WELL
SEWER - PROPOSED SEPTIC
STORM - SURFACE DRAIN ONSITE

SCOPE:
APPLICATION FOR USE PERMIT FOR DOG
GROOMING / KENNEL.

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |
| | |
| | |

TANGO KENNELS
ADRIAN H GHIONE
 842 S. STEARNS ROAD
 OAKDALE CALIF. 95361

TITLE SHEET
SITE PLAN

MCCLENDON DRAFTING CO.
 7361 LANGWORTH RD.
 OAKDALE CALIFORNIA 95361
 209-614-2766 CEL

| | |
|--------|----------------|
| DATE | 02/2024 |
| SCALE | NOT TO SCALE |
| DRAWN | MIKE MCCLENDON |
| JOB | 02/2024 |
| SHEETS | 1 |
| | OF SHEETS |





APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- General Plan Amendment
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other _____

PLANNING STAFF USE ONLY:

Application No(s): PIN 2024-0057

Date: 6/20/24

S 23 T 2 R 10

GP Designation: Agriculture

Zoning: A-2-40

Fee: \$5,559

Receipt No. 577766

Received By: EL

Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

DOG & CAT BOARDING kennel FACILITY
Full service GROOMING SHOP

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book _____ Page _____ Parcel _____

Additional parcel numbers:

Project Site Address
or Physical Location:

842 South STEARNS RD
OAKDALE, CA 95361

Property Area: Acres: 0.97 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

RESIDENTIAL

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Existing General Plan & Zoning: _____

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: ORCHARD

West: ORCHARD / LIVE STOCK

North: ORCHARD

South: RESIDENTIAL

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat Rolling Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops Orchard Pasture/Grassland Scattered trees
Shrubs Woodland River/Riparian Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No

Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No

Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No

Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No

Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 1720 Sq. Ft.

Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 2360 Sq. Ft.

Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____

240 sq ft

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 8 ft

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

ASPHALT

UTILITIES AND IRRIGATION FACILITIES:

Yes No

Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: PGE

Sewer*: SEPTIC

Telephone: _____

Gas/Propane: PROPANE JWEST

Water**: PRIVATE WELL

Irrigation: N/A

*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

ANIMAL WASTE - SOAPY WATER FROM GROOMING

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

| (complete if applicable) | Single Family | Two Family Duplex | Multi-Family Apartments | Multi-Family Condominium/Townhouse |
|--------------------------|---------------|-------------------|-------------------------|------------------------------------|
| Number of Units: | _____ | _____ | _____ | _____ |
| Acreage: | _____ | _____ | _____ | _____ |

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): 1400 sq ft - 320 sq ft
640 sq ft

Type of use(s): RESIDENTIAL, OFFICE, ANIMAL ENCLOSURES

Days and hours of operation: 24/7 OPEN TO PUBLIC MON - SUN
9AM - 7PM

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 3 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 10

Other occupants: 4 (FAMILY KIDS)

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: 300 sq ft

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) INDOOR KENNEL AREA 960 sq ft. OUTDOOR 2000 sq ft

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

South STEARNS RD

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

USE PERMIT APPLICATION NO. PLN2024-0057 TANGO KENNEL

PROJECT DESCRIPTION:

This is a request to use a 700± square-foot garage/grooming room, to allow for operation of a dog kennel/grooming facility to house, train, and care for show dogs, on a 0.97± acre parcel in the General Agriculture (A-2-40) zoning district. The existing buildings will consist of a 700± square-foot grooming area for up to 5 dogs per day, an existing 1,816± square-foot shade structure - training area, and an existing 724± square-foot shade structure for fenced in kenneling, existing onsite residence to remain owner occupied 3 bedroom 2 bath 1410 square-foot .

The existing building – residence to remain intact. No improvements to be made regarding the existing structures all structures have been existing since purchase. The kennel buildings – shade structures are open wall with chain link dog runs.

The applicant proposes to improve the existing 20± foot wide gravel driveway to allow for front entry and access to grooming area and emergency vehicle access to the proposed kennel buildings.

The project site is currently served by an existing well and septic system. The kennel will operate twenty-four hours a day, seven days a week, all year long. The property owner will be the primary caretaker and trainer for the kennel.

The dogs & cats are primarily adult cross breeds and weigh between 10-50 pounds. The dogs & cats will be trained onsite. The majority of the dogs will live off-site.

The grooming operation located within the main building consisting of 700± square feet. has a maximum capacity of up to 2 dogs being groomed simultaneously; however, the customers arriving at said grooming area are on a appointment schedule and are only occupying the grooming area at drop off and pick up. The appointment schedule will have operating hours of 9:00 am – 5:00 pm Monday through Friday. The dogs will periodically be let outside the kennel area throughout the day while under supervision up to three times per day and in groups of 1-2 at a time from 7:00 am. to 10:00 pm.

The kennel building has a maximum capacity of up to 25 kennel spaces for 25 dogs; however, the applicant does not anticipate the kennel to reach maximum capacity. The dogs will periodically be let outside the kennel area throughout the day while under supervision up to three times per day and in groups of 1-2 at a time from 9:00 am. to 10:00 pm.

The project will be required to obtain a kennel permit from Stanislaus County Animal Services and to meet any applicable kennel permit operating requirements.

The project proposes to install 5-foot high rod iron fencing along the front and sides of the property to enclose the property to accommodate an outdoor exercise space (dog runs) for the dogs. A 6-foot-high wood fence is proposed along the rear / westerly and side yard north and south property line. The wood fence will serve as a noise and visual barrier from the adjoining parcels to the north, south and west.

The project is expected to generate a total of 3 trip per day for the grooming - kennel facility. Access will be taken from County-maintained South Stearns Road Oakdale Calif 95361.