



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH #

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: Use Permit Application No. PLN2020-0106 – DeShon Kennel
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5642 Hinds Road City/Nearest Community: Oakdale
Cross Streets: East of Lambuth Road Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres: 2.23
Assessor's Parcel Number: 002-057-006 Section: 29 Twp.: 1 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: S San Joaquin Irrigation Ditch
Airports: N/A Railways: N/A Schools: Oakdale Joint Unified/Yosemite District 1

Local Public Review Period: (to be filled in by lead agency)

Starting Date: September 10, 2021 Ending Date: October 13, 2021

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres:
[] Office Sq.ft.: Acres: Employees:
[X] Commercial Sq.ft.: 3,000 Acres: .069 Employees: 6
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[] Other

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other

Present Land Use/Zoning/General Plan Designation:

PLU: Single-family dwelling and two storage buildings Zoning: General Agriculture (A-2-40) GPD: Agriculture

Project Description: (please use a separate page if necessary)

To establish a dog kennel facility to house, train, and care for service dogs, within a new 3,000± square-foot building on a 2.23± acre parcel in the General Agriculture (A-2-10) zoning district. The applicant proposes to construct a 3,000± square-foot building, which will consist of a 1,300± square-foot kennel area, and 1,700± square-foot training area including a full bathroom for employees. The dogs will be offsite during the summer months from April to August inspecting boats for invasive mussels at lakes and reservoirs; during these months, the dogs will live off-site with their handlers. The applicant anticipates only six dogs, to be at the project site from Monday-Thursday during the summer months. During the months of September to March, a total of up to 15 dogs will remain at the kennel. The property owner will be the primary caretaker and trainer for the dogs while at the kennel. The kennel has a maximum capacity of up to 25 dogs; however, the applicant does not anticipate the kennel to reach maximum capacity. Up to a maximum of five additional handlers are anticipated on-site once a year. A 6-foot-high chain-link fence will enclose the building along the southern portion of the building to accommodate outdoor exercise space for the dogs. Additionally, a 6-foot-high wood fence is proposed to be constructed around a portion of the parcel's perimeter, excluding a 20-foot-wide easement belonging to OID, located at the southern parcel line of the property. The applicant has requested the proposed wood fence as an alternative from the County's Agricultural Buffer requirements on the rear and northeast portion of the project site. An additional septic system is proposed to be developed to service the new restroom within the animal care facilities. Solid waste from the dogs will be picked up and placed in trash receptacles. The project site is currently developed with a single-family dwelling and two storage buildings. The existing storage buildings will not be used as part of the kennel operation. Additionally, the applicant proposes to extend the existing 20± foot wide gravel driveway to allow for emergency vehicle access to the proposed kennel building. The site is served by private well and septic system, and fronts County-maintained Hinds Road.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable): _____

Stanislaus County Planning & Community

Consulting Firm: Development
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily Basnight, Assistant Planner
Phone: (209) 525-6330

Applicant: Debra DeShon, Property Owner
Address: 5642 Hinds Road
City/State/Zip: Oakdale, CA 95361
Contact: Debra DeShon
Phone: (209) 252-6330

Signature of Lead Agency Representative: 

Date: 9/10/2021