



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. PLN2024-0057- Tango Kennels
Lead Agency: Stanislaus County Planning and Community Development
Contact Person: Marcus Ruddicks
Street Address: 1010 10th Street, Suite 3400
Phone: (209) 525-6330
City: Modesto, CA 95354
County: Stanislaus

Project Location: 842 South Stearns Road
City/Nearest Community: Oakdale
Cross Streets: Sierra and Warnerville Roads
Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds):
Assessor's Parcel Number: 064-027-016
Section: 13 Twp.: 2 Range: 10 Base: MDB&M

Within 2 Miles: State Hwy #: 120
Waterways: Stanislaus River, O.I.D. South Main Canal, O.I.D. Riverbank Lateral, O.I.D. South Lateral, O.I.D. Claribel Lateral, O.I.D. Adams Lateral, and O.I.D. Crane Lateral Canals
Airports: Oakdale Municipal
Railways: Sierra, Union Pacific, BNSF
Schools: Education Center

Local Public Review Period: (to be filled in by lead agency)
Starting Date: January 3, 2025
Ending Date: January 24, 2025

Document Type:
CEQA: [] NOP [] Draft EIR [] 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 [] 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.: 3240 Acres: 0.074 Employees: 1
[] 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 [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [X] Other: N/A

Present Land Use/Zoning/General Plan Designation:

Residential use, single-family dwelling, dog grooming business / General Agriculture (A-2-40) / Agriculture

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

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.

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 checked="" type="checkbox"/> Caltrans District # <u>10</u> | <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 checked="" 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 checked="" 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):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Marcus Ruddicks, Assistant Planner
Phone: (209) 525-6330
Email: planning@stancounty.com

Applicant: Adrian Ghione
Address: 842 South Stearns Road
City/State/Zip: Oakdale, CA 95361
Contact: Adrian Ghione
Phone: (707) 235-2890
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Signature of Lead Agency Representative: *Marcus Ruddicks*

Date: 1/3/2025