



CEQA Referral Initial Study and Notice of Intent to Adopt a Mitigated Negative Declaration

Date: March 2, 2016

To: Distribution List (See Attachment A)

From: Timothy Vertino, Assistant Planner, Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2015-0012 - TOP NOTCH KENNELS - PEE WEE COTTAGE

Comment Period: March 2, 2016 – April 6, 2016

Respond By: April 6, 2016

Public Hearing Date: May 5, 2016.

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Mitigated Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Mitigated Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Lisa Moore, Top Notch Kennels

Project Location: 3306 Beckwith Court, south of Beckwith Road, west of State Highway 99, west of the City of Modesto.

APN: 005-034-020

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to establish a dog kennel facility in a converted 1,680 square-foot residential dwelling on a .33 acre parcel in the A-2-40 (General Agriculture) zoning district. The project site is located at 3306 Beckwith Court, south of Beckwith Road, west of State Highway 99, and west of the City of Modesto. The proposed kennel will board a maximum of 33 small dogs. The proposal also involves an associated lot line adjustment application to add .4 acres to the existing parcel.

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

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USE PERMIT APPLICATION NO. PLN2015-0012 - TOP NOTCH KENNELS - PEE WEE COTTAGE

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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
X	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	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST 3: WITHROW
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: HART-RANSOM		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

**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. PLN2015-0012 - TOP NOTCH KENNELS -
PEE WEE COTTAGE**

Based on this agencies 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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Phone: 209.525.6330 Fax: 209.525.5911

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Use Permit Application No. PLN2015-0012 - Top Notch Kennels - Pee Wee Cottage (SCH No. 2015032029)
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Timothy Vertino, Assistant Planner
(209) 525-6330
4. **Project location:** 3306 Beckwith Court, south of Beckwith Road, west of State Highway 99, and west of the City of Modesto (APN 005-034-020).
5. **Project sponsor's name and address:** Keith Landmeier, Yeakel & Landmeier
Architecture & Planning
401 Crane Avenue
Turlock CA, 95380
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to establish a dog kennel facility in a converted 1,680 square foot residential dwelling on a .33 acre parcel. The proposed kennel will board a maximum of 33 small dogs. Existing greenspace in the side and rear yard will accommodate exercise space for the dogs. The dogs will be cared for by the property owner and staff with a maximum of three employees. Staff arrives at 6:00 a.m. and leaves at 9:00 p.m. with the dogs staying overnight. The proposal also involves an associated lot line adjustment application to add .4 acres to the existing parcel.

9. **Surrounding land uses and setting:** To the east a dog kennel and veterinary hospital. To the west an almond orchard. To the north, vacant land, and Beckwith Court and Road. To the south, almond and walnut orchards, and scattered single family dwellings on surrounding parcels.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** County Animal Services
Department of Environmental Resources
Department of Public Works
Modesto Irrigation District
Regional Water Quality Control Board

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics Agriculture & Forestry Resources Air Quality
- Biological Resources Cultural Resources Geology / Soils
- Greenhouse Gas Emissions Hazards & Hazardous Materials Hydrology / Water Quality
- Land Use / Planning Mineral Resources Noise
- Population / Housing Public Services Recreation
- Transportation / Traffic Utilities / Service Systems Mandatory Findings of Significance

**DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Timothy Vertino
Signature

March 2, 2016
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or a unique scenic vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions. The proposed use will take place in an existing single family dwelling; therefor, no aesthetic changes will be made. Any development resulting from this project will be consistent with existing area developments.

To prevent glare onto neighboring properties, all exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include but not be limited to: the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). This will be reflected within the Conditions of Approval for the project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The project site is not enrolled in a Williamson Act Contract, and the existing footprint of the parcel will not change. According to the Department of Conservation Important Farmland Map the land has been classified as Urban and Built-Up Land. This land classification is described by land that is occupied by structures with a building density of at least one unit to 1.5 acres parcel.

The proposed project is considered a permitted use in the A-2 (General Agriculture) zone by obtaining a Tier III Use Permit. Tier III uses are not directly related to agriculture but may be necessary to serve the A-2 District or may be difficult to locate in an urban area.

In December of 2007, Stanislaus County adopted an updated Agricultural Element which incorporated guidelines for the implementation of agricultural buffers applicable to new and expanding non-agricultural uses within or adjacent to the A-2 zoning district. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts resulting from the interaction of agricultural and non-agricultural uses. Current buffer guidelines require a project to provide a 150-foot setback, solid fencing and a double row of landscaping around the perimeter of the proposed operation.

However, staff believes that this Tier III Use Permit is not a people intensive use, as the project has proposed a maximum of three employees per shift. Therefore, the applicant has proposed an alternative agricultural buffer, which consists of a six foot chain link fence with trees/hedges along the fence or landscaping vine on the fence to replace the existing older wooden fence at the western and southern boundaries.

Mitigation: None.

References: State of California Department of Conservation Farmland Mapping and Monitoring Program-Stanislaus County Farmland 2010 [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/sta14_no.pdf](http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/sta14_no.pdf); and the Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	

d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2015 for the 1997 PM2.5 standard (fine particulate matter), and the 2007 Ozone Plan (The District has also adopted similar ozone plans such as 2014 RACT SIP and 2013 Plan for the Revoked 1-Hour Ozone Standard). These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. Any additional traffic created by this parcel map would be for normal residential uses if single family dwellings are constructed, and or farming purposes. Therefore, these changes will create a less than significant impact on air quality.

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project’s vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

The project was referred to the SJVAPCD on March 6, 2015, but no response was received to date. Standard Conditions of Approval will be placed on the project requiring compliance with applicable SJVAPCD regulations.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; and the Stanislaus County General Plan and Support Documentation¹

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: Consequently, it does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There are no known sensitive or protected species or natural communities located on the site and/or in the surrounding area.

Mitigation: None.

References: California Department of Fish and Game California Natural Diversity Database; and the Stanislaus County General Plan and Support Documentation¹

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: As the site has been previously developed and no new building construction is being proposed, the potential for disturbing cultural and/or historical resources is minimal. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. A condition of approval will be placed on the project requiring that, if any resources are found, construction activities will halt at that time. The project was referred to the Native American Heritage Commission via the State Clearinghouse on March 6, 2015, but no response has been received to date.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion: As contained in Chapter Five of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	
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Discussion: The proposed dog kennel facility is not expected to generate significant levels of greenhouses gases. The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. The applicant has provided a traffic count, which indicated that on an average day the dog kennel has 19.5 clients (one automobile per client) on site for approximately 15 minutes per trip.

The project was referred to the SJVACPD on March 6, 2015 but no referral response was received to date.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion: No known hazardous materials are on site. Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits.

DER is responsible for overseeing hazardous materials in this area. The project was referred to the DER Hazardous Materials Division (HazMat) via the Environmental Review Committee (ERC), but no response has been received to date.

The EnviroStor database was accessed to determine if any of the properties were listed as potential hazardous waste or superfund sites, 3306 Beckwith Court was not identified as a hazardous site.

Mitigation: None.

References: Application information; Department of Toxic Substances Control (<http://www.envirostor.dtsc.ca.gov>); Stanislaus County General Plan and Support Documentation¹

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X

j) Inundation by seiche, tsunami, or mudflow?				X
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Discussion: Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site, and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act, Panel 06099C0325E. The project site itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project. No grading is being proposed, and all run-offs will stay on site.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

X. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: The site is zoned A-2-40 General Agriculture). Dog kennels are permitted by obtaining a Tier III Use Permit in the A-2 zone. The proposal is not known to conflict with any State agency or County policies with jurisdiction over the land which would be affected by this proposal. The project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for agricultural, industrial, manufacturing, and other similar land uses. There are no residential dwellings on parcels adjacent to the proposed kennel. The nearest sensitive noise receptor is a residential home 300± feet north from of the existing facility footprint. To the east of the project site is an existing dog kennel, and a veterinary hospital. The adjacent dog kennel, Top Notch Kennels (PLN 20040-0030) submitted a noise study (Brown-Buntin Associates on 08/18/04), which showed that the noise levels produced were below the County’s hourly noise level standards.

In a memo from the applicant’s architect the project has accepted the same mitigation measures to insure that noise is not a nuisance to surrounding properties.

- Mitigation:**
1. Weather-strip exterior doors and providing threshold seals. This will prevent “leakage” of noise from the doors.
 2. Sound absorptive material shall be added to the underside of the kennel roof and to the walls to reduce reflected sound energy with a minimum Noise Reduction Coefficient, NRC of 0.65. The material should keep the exterior noise levels at or below the county level of 75 dB Ldn (or CNEL). The material must also be approved by a licensed engineer and the Department of Planning and Community Development.

References: Noise memo from applicant dated February 5, 2016; and the Stanislaus County General Plan and Support Documentation¹

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: The proposed project is consistent with the General Plan and Zoning Ordinance. The proposed project does not include new residential development, which would create an increase in population or housing.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted a standardized mitigation measure requiring payment of all applicable Public Facilities Fees, as well as one for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. A condition of approval has also been added to ensure that both the existing and proposed structures comply with all applicable fire department standards with respect to access and water for fire protection.

The project was referred to Salida Fire Department and the Sheriff’s Department, but no comments were received to date.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
--	--	--	---	--

Discussion: As the existing dwelling is being converted to a commercial use, there is no additional increase to the use of or need of recreational facilities. The project will not create any impacts of parks or recreational demands.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion: The project anticipates an average of 19.5 clients over a 10 hour period (8:00 a.m. to 6:00 p.m.), with one client per car. The project site has five (5) dedicated parking spaces, including one (1) ADA accessible parking space in the side-rear yard.

The Stanislaus County Public Works Department has identified Beckwith Court as a 60 foot Local Road, although the existing road width is 40 feet. An Irrevocable Offer of Dedication is required for the remaining 20 feet along the entire parcel frontage.

Mitigation: None.

References: Referral response from Public Works dated March 16, 2015; application information; and the Stanislaus County General Plan and Support Documentation¹

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion: The project site is served by a septic system with a 1500 gallon tank and 450 square feet of leach field. The project parcel (3306 Beckwith Court) currently does not have an independent water supply. The adjacent parcel to the east (3302 Beckwith Court) has agreed to supply domestic water to the project site.

A Modesto Irrigation District (M.I.D.) 60-foot wide irrigation easement runs along the southern property line. The project is not proposing any new structures, but any future development occurring within this easement will need written approval from the irrigation district. M.I.D. has also commented that a 10 foot Public Utility Easement (PUE) is required along Beckwith Court.

Mitigation: None.

References: Referral response from Modesto Irrigation District dated February 24, 2016; and the Stanislaus County General Plan and Support Documentation¹

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			<p>X</p>	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

¹Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on August 28, 2012; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

MITIGATED NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. PLN2015-0012 – Top Notch Kennels – Pee Wee Cottage. (SCH No. 2015082043)

LOCATION OF PROJECT: 3306 Beckwith Court, south of Beckwith Road, west of State Highway 99, and west of the City of Modesto.
APN: 005-034-020.

PROJECT DEVELOPER: Keith Landmeier, Yeakel & Landmeier Architecture & Planning. 401 Crane Avenue Turlock CA, 95380

DESCRIPTION OF PROJECT: Request to establish a dog kennel facility in a converted 1,680 square-foot residential dwelling on a .33 acre parcel in the A-2-40 (General Agriculture) zoning district. The project site is located at 3306 Beckwith Court, south of Beckwith Road, west of State Highway 99, and west of the City of Modesto. The proposed kennel will board a maximum of 33 small dogs. The proposal also involves an associated lot line adjustment application to add .4 acres to the existing parcel.

Based upon the Initial Study, dated **March 2, 2016**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

1. *Weather-Strip exterior doors and provide threshold seals to prevent “leakage” of noise from doors.*
2. *Sound absorptive material shall be added to the underside of the kennel roof and to the walls to reduce reflected sound energy with a minimum Noise Reduction Coefficient, NRC of 0.65. The material should keep the exterior noise levels at or below the county level of 75 dB Ldn (or CNEL). The material must also be approved by a licensed engineer and the Department of Planning and Community Development.*

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Timothy Vertino, Assistant Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

Phone: (209) 525-6330
Fax: (209) 525-5911

Mitigation Monitoring Plan

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

March 2, 2016

1. Project title and location: Use Permit Application No. PLN2015-0012 – Top Notch Kennels – Pee Wee Cottage. (SCH No. 2015082043)

3306 Beckwith Court, south of Beckwith Road, west of State Highway 99, and west of the City of Modesto. APN 005-034-020.
2. Project Applicant name and address: Lisa Moore, Top Notch Kennels
3302 Beckwith Court
Modesto, CA 95358
3. Person Responsible for Implementing Mitigation Program (Applicant Representative): Keith Landmeier
Yeakel & Landmeier Architecture & Planning
401 Crane Avenue Turlock CA, 95380
4. Contact person at County: Timothy Vertino, Assistant Planner (209) 525-6330

MITIGATION MEASURES AND MONITORING PROGRAM:

List all Mitigation Measures by topic as identified in the Mitigated Negative Declaration and complete the form for each measure.

XII. NOISE

No. 1 Mitigation Measure: *Weather-Strip exterior doors and provide threshold seals to prevent "leakage" of noise from doors.*

Who Implements the Measure: Applicant

When should the measure be implemented: Prior to issuance of a building permit

When should it be completed: Prior to issuance of Change of Occupancy Permit

Who verifies compliance: Stanislaus County Planning and Community Development Department, Building Permits Division

Other Responsible Agencies: N/A

XII. NOISE

No. 2 Mitigation Measure: *Sound absorptive material shall be added to the underside of the kennel roof and to the walls to reduce reflected sound energy with a minimum Noise Reduction Coefficient, NRC of 0.65. The material should keep the exterior noise levels at or below the county level of 75 dB Ldn (or CNEL). The material must also be approved by a licensed engineer and the Department of Planning and Community Development.*

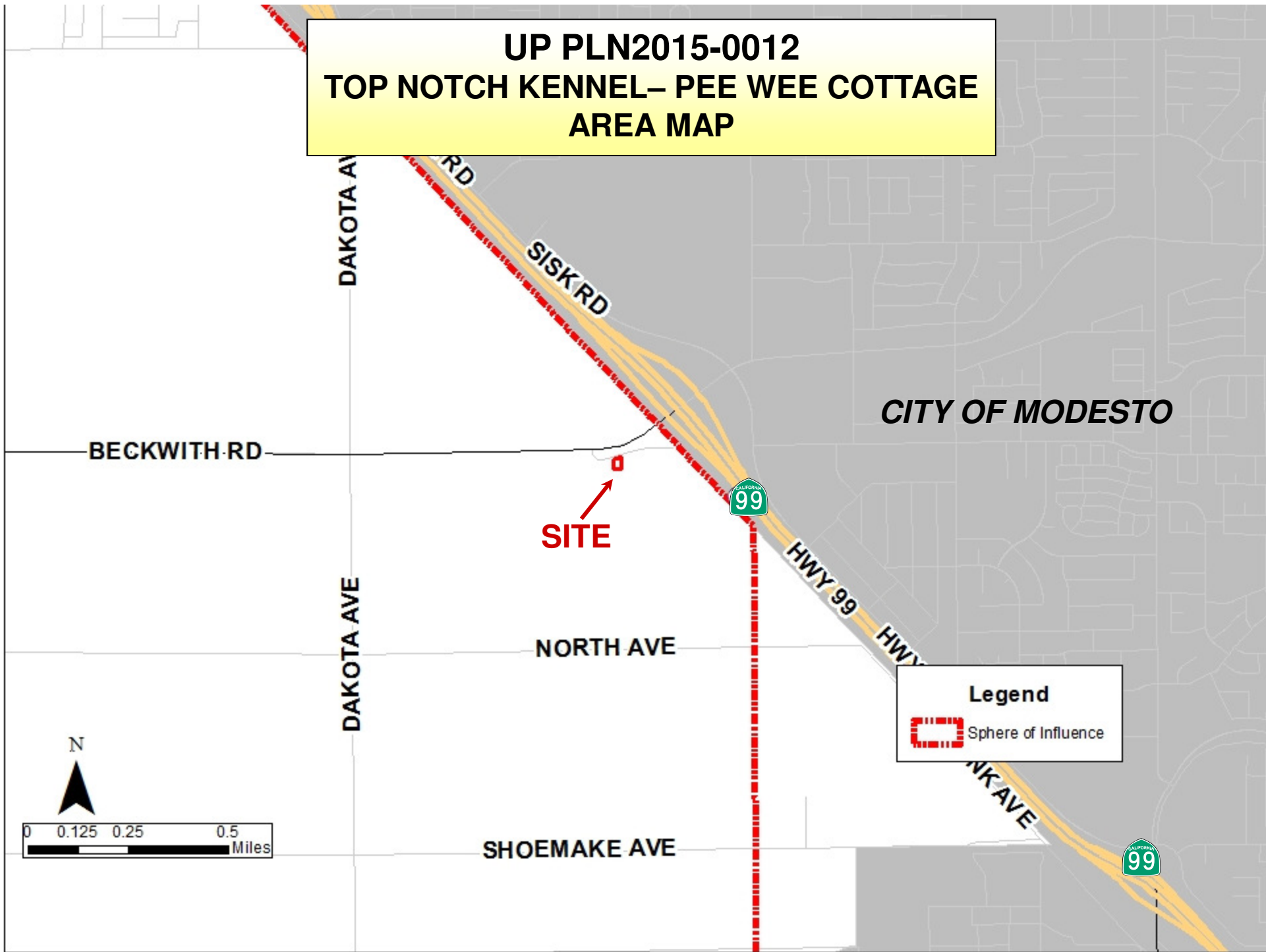
Who Implements the Measure:	Applicant.
When should the measure be implemented:	Prior to issuance of a building permit.
When should it be completed:	Prior to issuance of a change of occupancy permit.
Who verifies compliance:	Stanislaus County Planning and Community Development Department, Building Division.
Other Responsible Agencies:	N/A

I, the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.

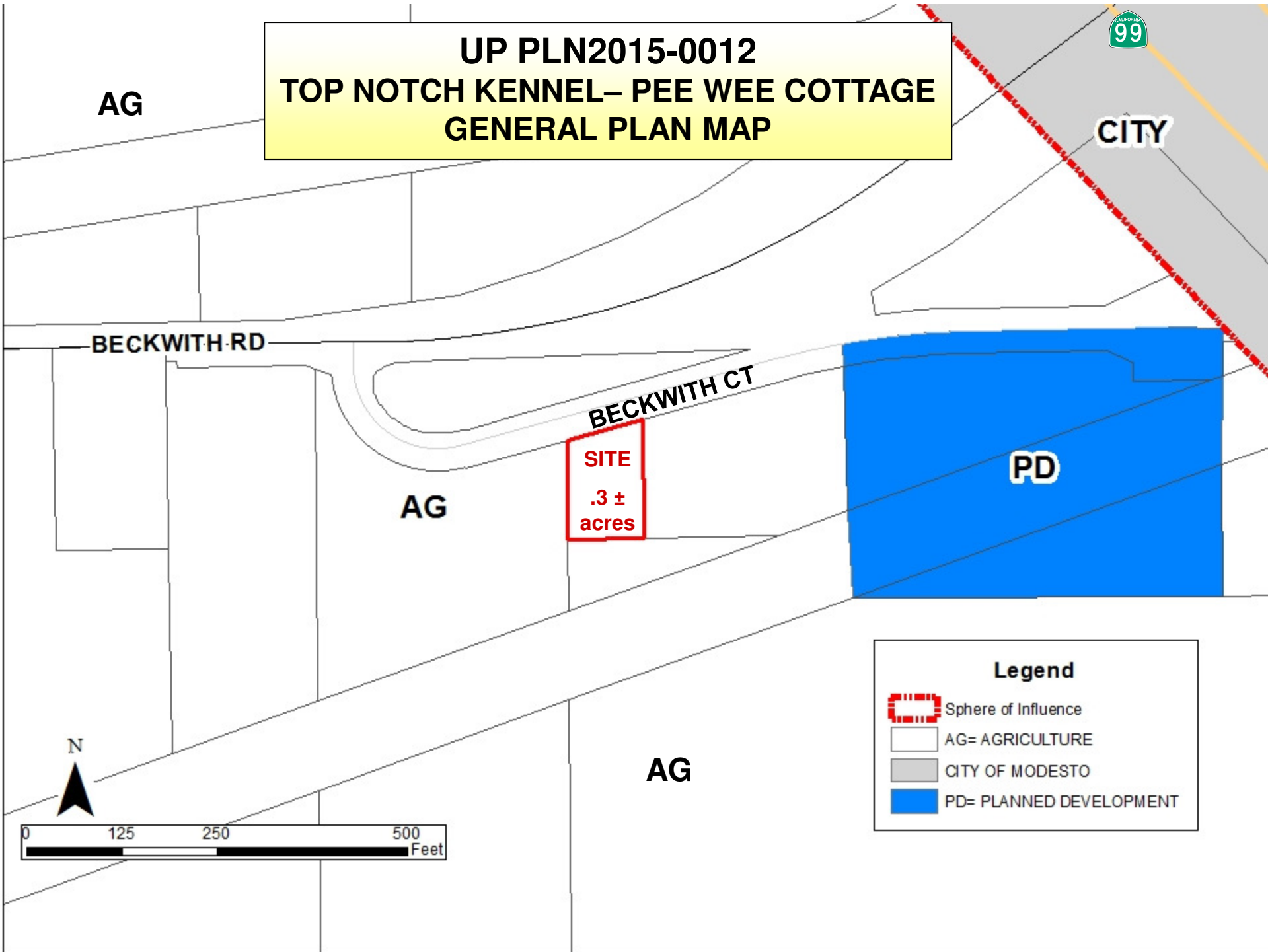
Person Responsible for Implementing
Mitigation Program

Date





**UP PLN2015-0012
TOP NOTCH KENNEL- PEE WEE COTTAGE
AREA MAP**



**UP PLN2015-0012
TOP NOTCH KENNEL- PEE WEE COTTAGE
GENERAL PLAN MAP**



Legend

-  Sphere of Influence
-  AG= AGRICULTURE
-  CITY OF MODESTO
-  PD= PLANNED DEVELOPMENT

**UP PLN2015-0012
TOP NOTCH KENNEL- PEE WEE COTTAGE
ZONING DESIGNATION MAP**

A-2-40

BECKWITH RD

BECKWITH CT





P-D (320)

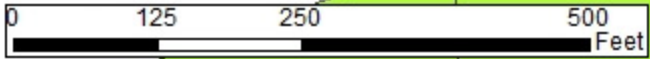
**SITE
.3 ±
acres**

A-2-40

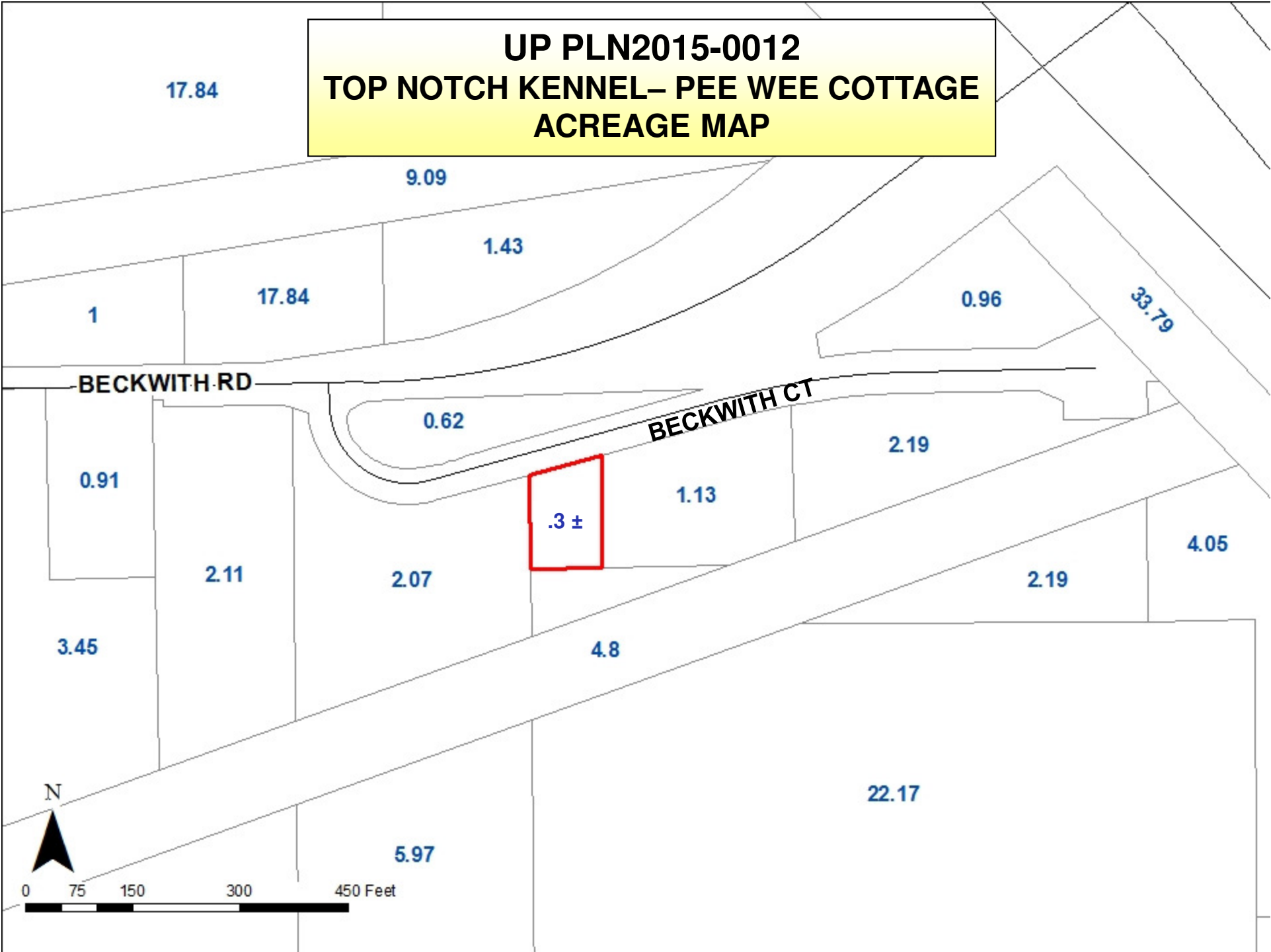
A-2-40

Legend

-  Sphere of Influence
-  A-2-40= AGRICULTURE
-  CITY OF MODESTO
-  P-D= PLANNED DEVELOPMENT



**UP PLN2015-0012
TOP NOTCH KENNEL- PEE WEE COTTAGE
ACREAGE MAP**

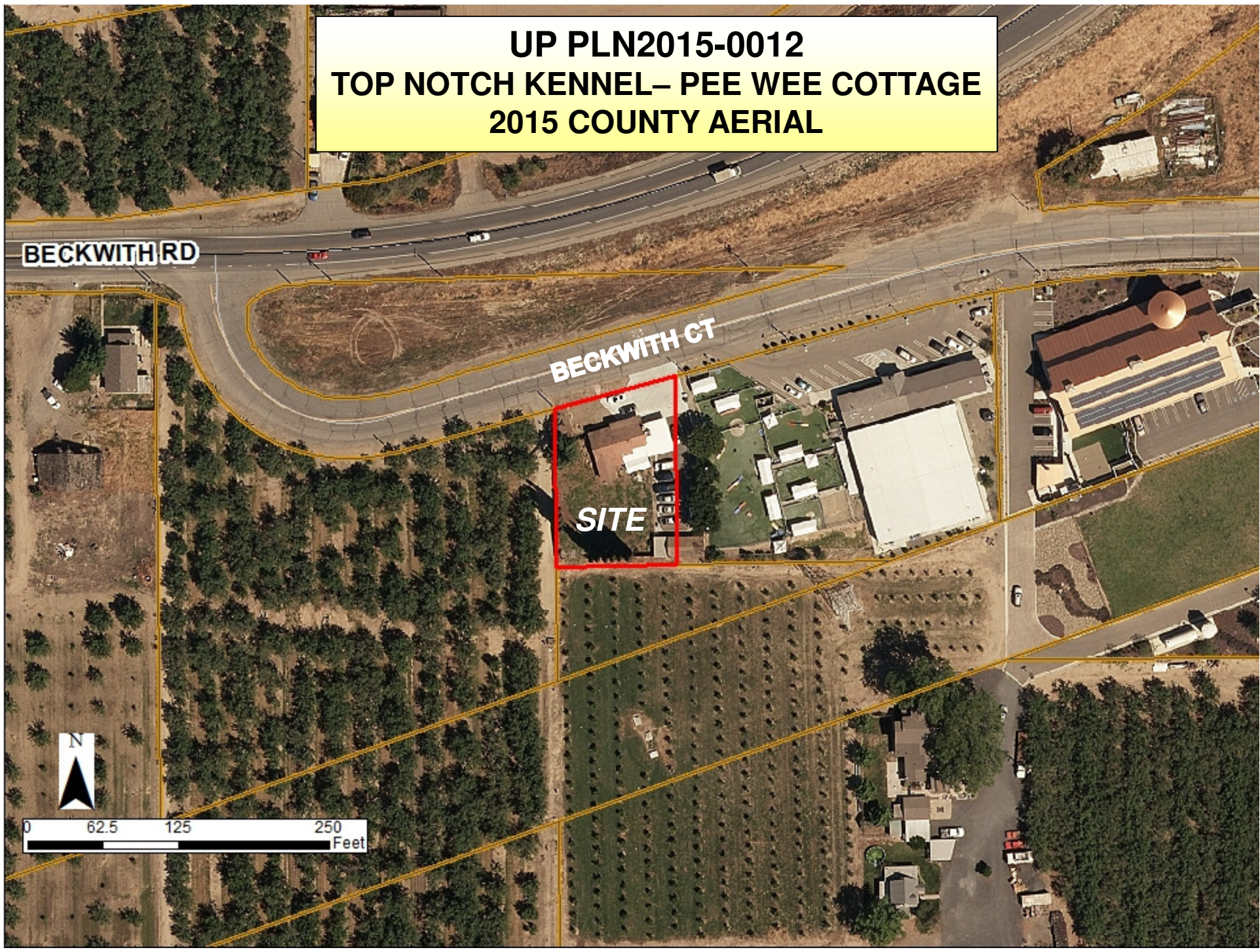
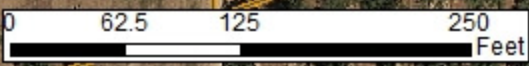


**UP PLN2015-0012
TOP NOTCH KENNEL- PEE WEE COTTAGE
2015 COUNTY AERIAL**

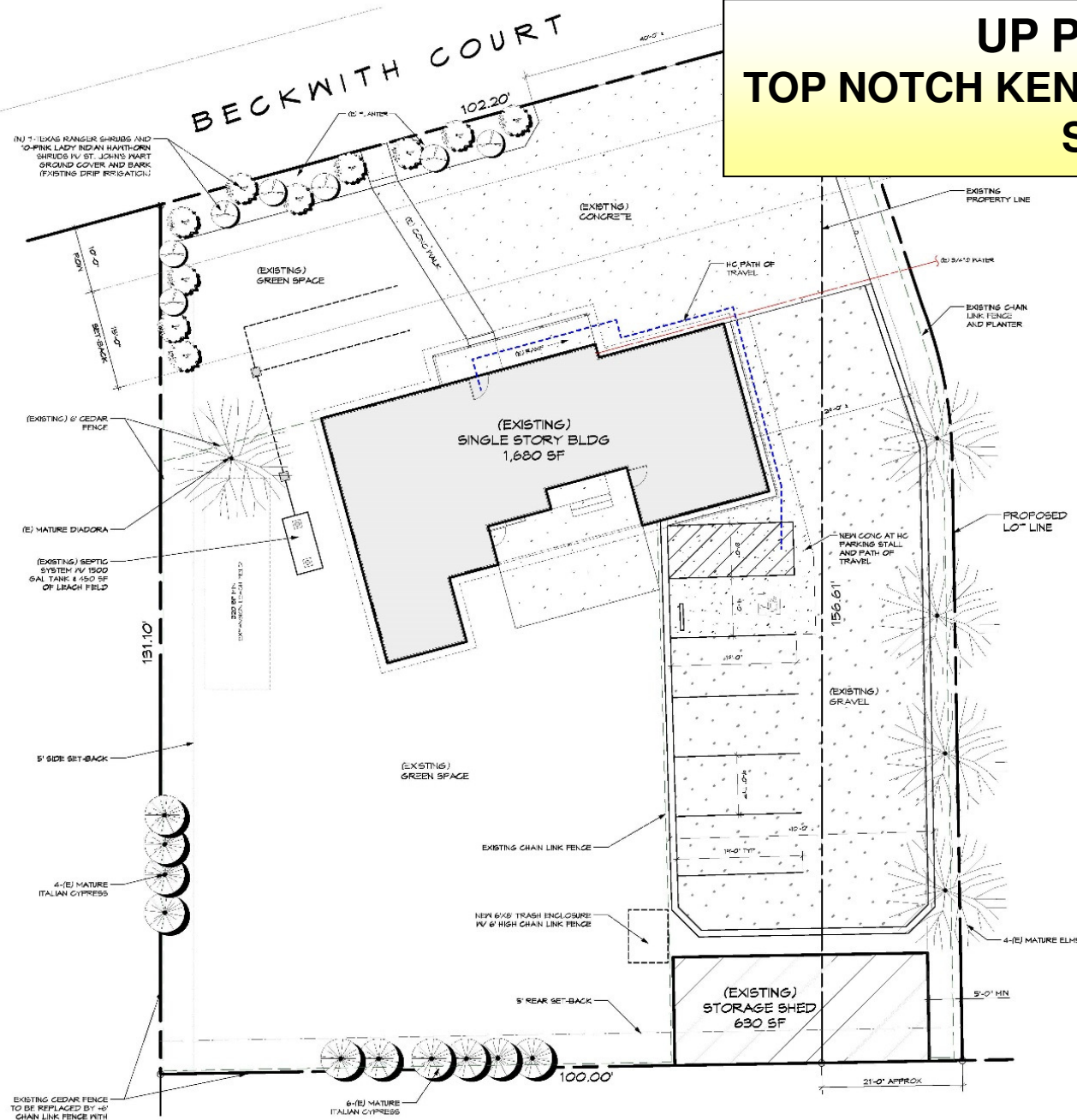
BECKWITH RD

BECKWITH CT

SITE



UP PLN2015-0012 TOP NOTCH KENNEL- PEE WEE COTTAGE SITE PLAN



LANDSCAPE NOTES

- FOR VINES ON ALL WEST AND SOUTH CHAIN LINK FENCE USE: STAR JASMINE (*Trachelium ospernum jasminoides*)
- GROUND COVER AT NEW SLOPED PLANTERS USE: ST. JOHN'S-WORT (*Hypericum calycinum*) OR BARK
- LANDSCAPE IRRIGATION IS EXISTING DRIP IRRIGATION. ONLY MINOR RELOCATION AND EXTENSION SHOULD BE REQUIRED



MODEST

PROJECT DATA

LOCATION: 3306 BECKWITH
 API:
 BASED ON:
 TYPE OF CONSTRUCTION:
 OCCUPANCY GROUP:
 TOTAL OCCUPANCY LOAD (FACTOR 1):
 STORIES:
 SPRINKLERS:
 MAX ALLOWABLE BLDG HT:
 ACTUAL BLDG HT:
 MAX ALLOWABLE BLDG AREA (WITHIN):
 ACTUAL PROJECT BUILDING AREA:
 ACCESSORY BLDG AREA (NO W/O):
 EXISTING PROPERTY (APPROX) AREA:
 REVISED PROPERTY (APPROX) AREA:
 BUILDING COVERAGE:
 GREEN SPACE COVERAGE:
 OWNER:
 ARCHITECT: 7
 CIVIL ENGINEER: PA 42

GENERAL NOTE

- ALL CONSTRUCTION AND WORKMANSHIP ON TO THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE AND THE CA 2010 CALIFORNIA ENERGY CODE.
- CONTRACTOR TO VERIFY (E) CONDITIONS PER ANY DISCREPANCIES ARE TO BE BROUGHT TO PROJECT ARCHITECT OR ENGINEER PRIOR TO
- ALL DIMENSIONS GIVEN ON THESE DRAWINGS PRECEDE OVER THE SCALE ON PLANS.
- THIS PROJECT SHALL COMPLY WITH ALL LOCAL BUILDING DEPARTMENT REGULATIONS.
- ANY FIELD CONDITIONS FOUND TO BE DIFFERENT FROM CONSTRUCTION DOCUMENTS SHALL PRIOR TO CONSTRUCTION IMMEDIATELY.
- CONTRACTOR SHALL REPAIR OR REPLACE CONSTRUCTION ON THIS PROJECT THAT CHANGES AND CONDITIONS.
- STRUCTURAL LUMBER GRADE SHALL BE DRY GAIN & SEAL ALL JOINTS & PENETRATIONS.
- VERIFY FIXTURE SELECTION, HANDLING, & SLOPE GRADE AWAY FROM STRUCTURE AND PROPER DRAINAGE.

SCOPE OF WORK

SCOPE OF WORK FOR THE PEE WEE COTTAGE IS LIMITED TO RENOVATE EXISTING SINGLE-FAMILY RESIDENCE BUILDING AND SITE TO ACCOMMODATE TENANT IMPROVEMENTS INCLUDING: RENOVATE OF DOORS & SOME GLASS, PAINT, SHEET ROCK, INSULATION, TILES & TEXTURE, INTERIOR TRIM & FINISHES, CEILING & CEILING TREATMENTS, FLOOR FINISHES, MINOR NON-BEARING PARTITION FRAMING, CASEWORK, PLUMBING ADJUSTMENTS AT RESTROOM RENOVATE, AND ANY RELOC REARRANGEMENT OF PIPES FOR INTERIOR SPACE RENOVATE, MINOR EXTERIOR FINISH MODIFICATIONS, MINOR HVAC DUCT & REFRIGERATOR RELOCATION, MINOR GRADING & DRAINAGE, CONCRETE PLATWORK, FENCE WORK AND LANDSCAPING. NO SQUARE FOOTAGE IS BEING ADDED TO THIS STRUCTURE. NO STRUCTURAL MODIFICATIONS TO BEARING CONDITIONS AT EXISTING BUILDING ARE ANTICIPATED. SIGNAGE IS BY OTHER SETBACKS APPROVAL MUST BE OBTAINED FROM STANISLAUS COUNTY.

NOTE: THIS PROJECT IS LIMITED TO THE TENANT IMPROVEMENT CONSISTING OF CONVERTING A RESIDENTIAL HOUSE/LOT TO A BUSINESS. YAKEL AIA & LAND-VEER ARCHITECTURE & PLANNING DOES NOT TAKE ANY RESPONSIBILITY FOR THE EXISTING STRUCTURE OR EXISTING SYSTEMS AND DOES NOT ASSUME IN ANY WAY THE STATUS OF EXISTING ELEMENTS. ALL NEW WORK TO BE PER 2013 CBC AND RELATED CODES.

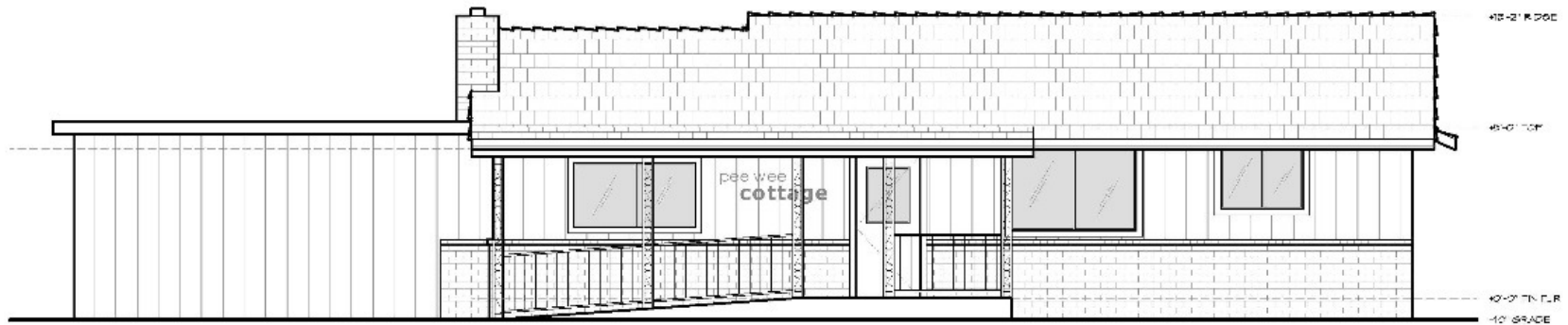
1 SITE PLAN
SCALE: 1/8" = 1'-0"



INDEX

- A1 COVER SHEET, SITE PLAN AND EXISTING FLOOR PLAN
- A2 EXISTING FLOOR PLAN
- A3 REMODELED FLOOR PLAN & REFERENCE SITE PLAN
- A4 TOPOGRAPHY PLAN

**UP PLN2015-0012
TOP NOTCH KENNEL- PEE WEE COTTAGE
ELEVATION**

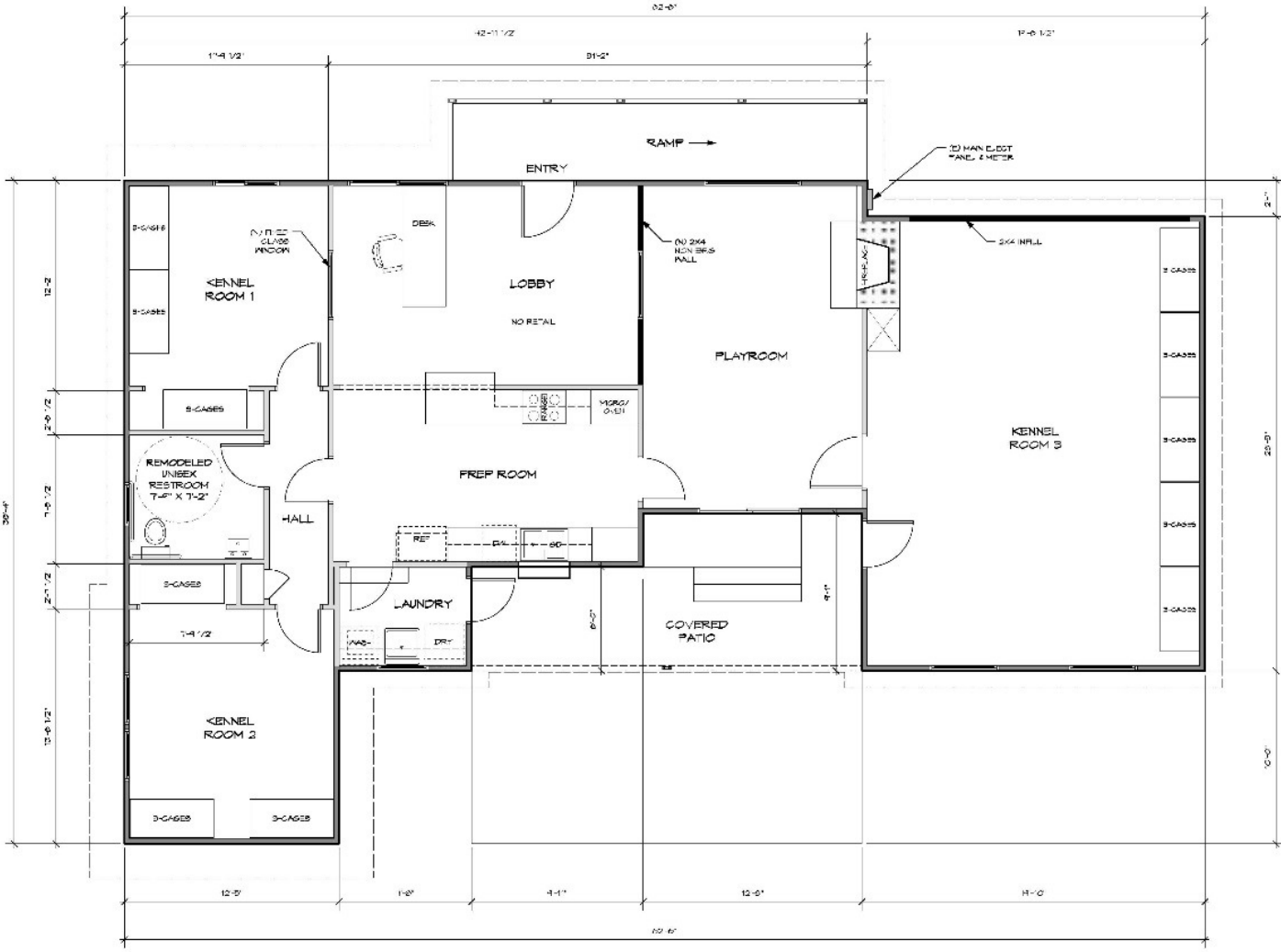


2

NORTH ELEVATION

SCALE: 1/4" = 1'0"

UP PLN2015-0012 TOP NOTCH KENNEL- PEE WEE COTTAGE FLOOR PLAN



1
FLOOR PLAN
1,680 SF

SCALE: 1/4" = 10"

Project Information:

This existing structure, previously functioning as a residence, has been repurposed to enable the boarding of small dogs, 5-20 pounds in size.

We have placed a small reception desk in the front room. In each of the two bedrooms, plus the converted garage, we have placed cages, to properly house a maximum of 33 small dogs. There is one bathroom, which is not open to the public. The kitchen has remained intact for dog food storage and preparation. A wall has been added to the front room, to create a separation between the reception area and a playroom for the dogs. There is no retail space. There are 3 fire extinguishers placed in various locations throughout the premises. There are 5 smoke/Co2 detectors placed in various locations throughout the premises. There are security cameras posted both inside and outside the premises.

The front yard will remain the same with some added planting; the back yard is repurposed for parking & green space/exercise yard, with a small trash enclosure. We would like to add security fencing/gating (with required Knox lock) to the front of the property to enclose it during hours of non-operation. Existing old cedar fencing will be replaced with 6' chain link fence (landscape vines added to west & south fences).

Staff arrives at 6:00AM to begin cleaning and caring for dogs. Staff leaves at 9:00PM, after putting all dogs to bed for the evening. Hours open to the public are Monday - Saturday, 8:00AM - 6:00PM, Sunday 200PM - 6:00PM. Clients entering the reception area have the ability to see where the small dogs are housed and where they play, so no additional access to the rest of the building is warranted or allowed.

The normal staffing number is 2 dedicated employees, with a maximum of 1 additional staff member added if needed. Because of the limited services available and the small number of dogs allowed, clients tend to trickle in throughout the day. A maximum of 3 clients have been on site at a time.

Animal waste is on a much smaller scale, due to the small size and quantity of dogs. Urine is mopped up immediately; stool is picked up immediately and placed in double-bagged garbage bags, which are disposed of in the trash receptacles.

TRAFFIC/PARKING SUMMARY

1. TYPICAL CLIENT DAY	(19.5) CLIENTS OVER 10 HOUR PERIOD (8 A.M. TO 6 P.M.)
2. TYPICAL CLIENT STAY (COMING & GOING)	(15) MINUTES
3. TYPICAL CLIENT PER AUTO (LOCAL)	(1) PERSON & (1) DOG
4. PREDOMINANT TIMES	8:00 A.M. - 10:30 A.M. - 41% 10:30 A.M. - 2:30 P.M. - 26% 2:30 P.M. - 6:00 P.M. - 39%
5. DELIVERIES	(0) DELIVERIES - ALL ARRIVE NEXT DOOR (TOP NOTCH KENNEL OFFICE)

NOTE: NO TRAFFIC/PARKING MODEL FOR THIS TYPE OF PROJECT IS DEFINED IN THE STANISLAUS COUNTY CODE, CHAPTER 21.76 OFF-STREET PARKING. SEE ATTACHED TRAFFIC STUDY FOR COLLECTED DATA.

**YEAKEL A.I.A. & LANDMEIER
ARCHITECTURE & PLANNING**

February 5, 2016

Re: Response to “Noise plan check item” for:

Use permit application No. PLN2015-0012 – Top Notch Kennel (Pee Wee Cottage) APN: 005-034-020

History

Previously on February 25, 2005, Mrs. Lisa Moore of Top Notch Kennels submitted the required CEQA mitigation measures to expand an existing boarding kennel at 3302 Beckwith Court, located immediately adjacent to the subject parcel under consideration.

This expansion required a noise study due to the expansion of the facility and an additional occupancy of an approximately 35-40 dogs. This particular facility was operating under the Use Permit #99-20. The 1.14 acre parcel is in the A-2-40 (General Agriculture) zoning district.

The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as normally acceptable levels of noise for agricultural, industrial, manufacturing and other similar land uses. The applicant conducted a noise study (Brown-Buntin Associates on 08/18/04) for the then current and proposed use. The results of the noise study, supplied by the applicant, showed that the noise levels produced were below the county's hourly noise level standards. This noise study and mitigation measures were reviewed by staff and included as appropriate measures which can be implemented by the applicant and staff. The purpose of the mitigation measures is to lessen any possible impact that the project may cause. The noise study was included with the initial study for review.

This project and use was approved and accepted by Stanislaus County.

Current Proposal

The current project located at 3306 Beckwith Court, is immediately adjacent to previous project, sharing a common property line and frontage to Beckwith Court. This project proposes to convert a one story single story residential structure to a commercial, day boarding location for small dogs.

The noise impact for this project is identical to the neighboring use except for a smaller number of dogs. Although the Noise Study performed for the adjacent property studied a much larger population of dogs, we are agreeable to follow the same restrictions and mitigation measures found in this document. We believe the same mitigation conclusions of “less than significant with mitigation included” findings are applicable and acceptable for our location, use and community.

Proposed Mitigation

We are in agreement to meet the “less than significant with Mitigation Included”, categories A through D as described in the prior CEQA requirements (pg. 10).

We propose to incorporate the mitigation measures as described in the Acoustical Analysis Report of 2004, and cited in the prior CEQA mitigation measures (pg. 11).

These measures include:

1. Carefully weather-stripping exterior doors and providing threshold seals. This will prevent “leakage” of noise from the doors.
2. Applying absorptive material to selected areas on the wall and ceiling of the kennel building. This will prevent reverberation of noise in the building which will limit the amount of noise escaping through the walls.

Thank you,

Keith Landmeier