



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

TUOLUMNE COUNTY PLANNING COMMISSION BOARD OF SUPERVISORS CHAMBERS, 4TH FLOOR COUNTY ADMINISTRATION CENTER 2 SOUTH GREEN STREET

April 3, 2024
6:00 p.m.*

48 Yaney Avenue, Sonora
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Sonora, CA 95370
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*** The doors to the County Administration Center will be opened at 5:30 p.m.**

You may submit written comments by U.S. mail at 2 South Green Street, Sonora, CA 95370, or email (CDD@tuolumnecounty.ca.gov) for retention as part of the administrative record. Comments will not be read during the meeting.

PLANNING COMMISSION BUSINESS:

1. Reports from Commissioners and Staff

** Reports are a brief oral report from a Committee or Commission member and/or County staff, and no Committee or Commission action will occur. This item is not intended to include in-depth presentations or reports, as those matters should be placed on an agenda for discussion**

2. Report from the Agricultural Advisory Committee Representative

3. Meeting Minutes of March 20, 2023

PUBLIC COMMENT: 15 minutes

The public may speak on any item not on the printed agenda. No action may be taken by the Commission.

PUBLIC HEARING: 6:00 p.m.

NEW ITEMS:

Friends of the Animal Community, Conditional Use Permit CUP23-004 to allow the development and operation of a 5000± square foot, dog/cat rescue and kennel boarding facility on a 5.13± acre parcel zoned RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code. [Notice of Exemption CEQA Section 15303\(c\)](#)

The project site is located at 17790 Yosemite Road, approximately 200± feet southwest of the intersection of Yosemite Road and Isom Road in the community of Sonora. Within a portion of Section 13, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 096-150-012.

The Minutes, Staff Reports, and environmental documents for the items referenced in this Agenda are available for review at the Tuolumne County Community Development Department Monday through Thursday, 8:00 a.m. 3:00 p.m., Fourth Floor, A.N. Francisco Building, 48 Yaney, Sonora, California, and online at www.tuolumnecounty.ca.gov.

Any other materials related to the items referenced in this Agenda that are provided by the County to the Planning Commissioners prior to the meeting are available for review at the Tuolumne County Community Development Department 48 Yaney, Sonora, California, and will be available at the meeting. Any materials provided to the Planning Commissioners during the meeting by the County will be available for review at the meeting, and materials provided by the public will be available for review at the Community Development Department the day following the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development Department at (209) 533-5633. Notification 48 hours prior to the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting (28CFR Part 35 ADA Title II).

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UNAPPROVED

MINUTES OF THE TUOLUMNE COUNTY PLANNING COMMISSION

MARCH 20, 2024, 6:00 PM

Board of Supervisors Chambers County Administration Center 4th Floor 2 S.
Green St. Sonora, CA 95370

PRESENT: Jim Jordan, Vice Chair; Jerry Morrow, Commissioner; Jim Cherry, Commissioner; Wesley Brinegar, Commissioner; Kara Bechtle, Commissioner

ABSENT: Chair Catherine Santa Maria; Commissioner Linda Emerson

STAFF: Quincy Yaley, Community Development Director; Cheydi Gonzalez, Planner II, Tamera Blankenship, Housing Development Specialist, Cody Nesper, Deputy County Counsel; Amy Sinsheimer, Senior Associate of PlaceWorks

CALL TO ORDER/WELCOME:

Vice Chair Jim Jordan called the meeting of March 20, 2024, to order at 6:00 p.m. and Commissioner Jerry Morrow led the Commission and audience members in the Pledge of Allegiance.

PLANNING COMMISSION BUSINESS:

1. Reports from Commissioners and Staff

Quincy Yaley, Community Development Department Director, introduced herself and the Staff present. She announces upcoming agenda items scheduled for April TCPC meetings.

Commissioner Jerry Morrow reports an update on the upcoming California Planning Commissioners Conference in October.

2. Meeting Minutes of March 6, 2024

MOTION: To approve the March 6, 2024 Meeting Minutes

RESULT: **Approved**

MOVER: Jerry Morrow, Commissioner

SECONDER: Wes Brinegar, Commissioner

AYES: Unanimous

ABSENT: Chair Catherine Santa Maria; Commissioner Linda Emerson

3. Report from the Agricultural Advisory Committee Representative

Commissioner Morrow announced an Agricultural Advisory Committee meeting scheduled in April.

PUBLIC COMMENT:

Vice Chair Jim Jordan opened the 15-minute public comment period, during which anyone wishing to could come forward and address the Commission on any item not on the printed Agenda. He indicated that there would be a three-minute time limit of public comment. Seeing no one, he closed the public comment period.

PUBLIC HEARING:.

1. Consideration of making a recommendation on the Tuolumne County Ordinance Code Title 17 Update Project and CEQA Addendum

Ms. Yaley addressed the Commission regarding the presentation and the discussion format for the meeting. She presented via PowerPoint and asked the Commission to consider of making a recommendation on the Tuolumne County Ordinance Code Title 17 Update Project and CEQA Addendum to the Board of Supervisors.

At the end of the presentation, the Commissioners had questions for the Staff.

The Staff address the questions regarding the presented information.

Vice Chair Jordan opened up the public comment period at 7:08 p.m. He indicated that there would be a three-minute time limit for public comment.

Several members of the public address the Commission regarding their support or concerns about making a recommendation to Board of Supervisors regarding the changes proposed.

Vice Chair Jordan closes the public comment period and brings the discussion back to the Commission.

The Commission have additional statements and questions for the Staff.

Ms. Yaley addresses the Commission's questions and provides a recommendation.

MOTION: To postpone the Consideration of making a recommendation on the Tuolumne County Ordinance Code Title 17 Update Project and CEQA Addendum.

RESULT: **Failed**

MOVER: Jerry Morrow, Commissioner

SECONDER: Jim Jordon, Vice Chair

AYES: Jim Jordon, Vice Chair; Jerry Morrow, Commissioner

NOES: Wes Brinegar, Commissioner; Kara Bechtle, Commissioner

ABSTAINS: Jim Cherry, Commissioner

ABSENT: Chair Catherine Santa Maria; Commissioner Linda Emerson

The Commission had additional statements and questions for the Staff.

The Staff followed up with responses to the Commission's statements and questions.

MOTION:

A. The Tuolumne County Planning Commission recommends to the Board of Supervisors approval of the proposed changes in the Title 17 Zoning Code.

B. The Tuolumne County Planning Commission recommends to the Board of Supervisors approval of the CEQA Addendum for the above project and to file a Notice of Determination.

RESULT: Approved

MOVER: Jerry Morrow, Commissioner

SECONDER: Kara Bechtle, Commissioner

AYES: Jerry Morrow, Commissioner; Kara Bechtle, Commissioner; Wes Brinegar, Commissioner; Jim Cherry, Commissioner

NOES: Jim Jordon, Vice Chair

ABSENT: Chair Catherine Santa Maria; Commissioner Linda Emerson

Commissioner Morrow clarifies why his vote has changed.

Ms. Yaley makes a statement to the Commission regarding the approved motion and the upcoming timeline for Title 17.

ADJOURMENT:

Vice Chair Jim Jordan adjourned the meeting at 7:55 p.m.

APPROVED:

Quincy Yaley, AICP
Community Development Department Director

QY: rg

Friends of the Animal Community

SURFACE/MINERAL

RIGHTS OWNER: Friends of the Animal Community (FOAC)
Phone: 209-533-3622

APPLICANT: Plum Construction
Phone: 209-533-8962

DATE: April 2, 2024

Information Added 04/02/24 8:00am:

- Conditions from Environmental Health (#61,62,63,64,65,66)
- New comments from neighbors as of 04/02/24

PROJECT

DESCRIPTION: Conditional Use Permit CUP23-004 to allow the development and operation of a 5,000± square foot, dog/cat rescue and kennel boarding facility on a 5.13± acre parcel zoned RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: The project site is located at 17790 Yosemite Road, approximately 200± feet southwest of the intersection of Yosemite Road and Isom Road in the community of Sonora. Within a portion of Section 13, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 096-150-012.

DETAILED PROJECT DESCRIPTION:

The project site currently has one single-family dwelling and a horse boarding facility located on the property, which it not currently in operation. Four small sheds on the property will be demolished to make room for the new development. The existing buildings to be demolished will require a demolition permit in accordance with Chapter 14.08: (Demolition of Buildings and Structures) of the Tuolumne County Ordinance Code.

The proposed project consists of a 5,000 square foot building that will support 40 dogs and 20 cats, along with four (4) dog run areas on the southwest portion of the property. There will be approximately 25,000 square feet of existing and proposed landscaping provided with the project. The landscaping includes the existing trees along Isom Road and decorative grass shrubs currently on the property. New landscaping will be created around the proposed kennel building and along the property line boarding Yosemite Road. The kennel building, where the dogs and cats will be kept, will be positioned in the northeast corner of the parcel, as far away from neighboring parcels as possible. Kennel sizes will vary to support different sizes of dogs. The building will house 40 kennels, to initially accommodate 20 FOAC dogs for adoption and possibly adding 20 dogs in the future for a boarding business open to the public. Cats will be in "cat rooms", which will be in the same building in a separate room. The kennel building will have insulated walls to reduce the noise traveling to the exterior of the structure.

The property will be fenced at a height of five feet and barking prevention measures including citronella or bark collars will used if necessary., Dogs

Friends of the Animal Community

will be microchipped and required to always wear identification tags. The proposed kennel facility will be open to the public Monday through Saturday, 9 am until 3 pm. A staff member will be on site when the kennel is housing animals and a maximum of four staff members will be on site at one time. The parcel is supported by on-site well and septic systems. A new on-site water storage and pump system will be added to satisfy the requirement to have emergency water for wildfire protection and the automatic sprinkler system for the kennel facility.

DISCUSSION OF REQUIRED FINDINGS

FINDING A. The proposed Conditional Use Permit is consistent with the Tuolumne County General Plan.

The project site has the Rural Residential (RR) General Plan land use designation. The RR designation provides country-estate style living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing, or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land. The typical uses allowed in the RR designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities. The existing zoning of RE-5 is consistent with the General Plan designation of RR.

Chapter 6 of the General Plan, Economic Development provides goals and policies relevant to the proposed project. The Economic Development Element is intended to support the retention and expansion of existing businesses and attract new businesses and industries to the County.

Goal 6D of the Economic Development Element of the 2019 General Plan directs the County to promote the development of commercial, industrial, agricultural, recreational facilities, and tourism uses to provide jobs for County residents and diversify the local economy. Approval of Conditional Use Permit CUP23-004 would allow FOAC to better serve animals within the County and would provide jobs and volunteer opportunities for Tuolumne County residents.

Policy 6.E.3 states “Encourage the retention and expansion of existing businesses”. As Friends of the Animal Community is an established non-profit business within Tuolumne County and the project would allow the expansion of their operation.

FINDING B. The proposed Conditional Use Permit is in accordance with the Tuolumne County Ordinance Code.

The subject parcel is currently zoned RE-5. The purpose of the RE-5 district is to provide a low-density residential zoning classification offering county-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. Section 17.28.30 (H) of the TCOC indicates that “kennels” are a conditional use within a RE-5 zoning district. The applicant has applied for the Conditional Use Permit which proposes the development and operation of the kennel. Conditional Use Permits may be approved subject to conditions of approval and the County making the required findings, which are discussed in this report.

Section 17.68.150 of the TCOC, states “In granting an entitlement the director, commission or board shall attach whatever conditions are reasonable and necessary to fulfill the intent and purposes of this title.” Therefore, the County is proposing Condition #40 regarding noise limitations. The table below, and in Condition #40, outline the limits of noise levels that can be generated by the project, as measured at the property line. These noise limits also listed in the Tuolumne County General Plan, Table 5.C.

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Maximum Allowable Noise Exposure-Stationary Noise Sources		
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB ¹	50	45
Maximum level (L_{max}), dB ²	70	65

¹ L_{eq} . 1 hour refers to the average noise level measured over a one-hour period.

² L_{max} . Similar to the hourly L_{eq} , except this level should not be exceeded for any length of time. (TCOC, Section 17.68.150 & Tuolumne County General Plan, Table 5.C).

Furthermore, staff has proposed the following conditions:

- The kennel building shall be constructed in a way that noise from the interior of the building does not become a nuisance to neighboring parcels.
- Feeding dishes shall be cleaned after each use.
- Bedding, blankets, and jackets which are used shall be cleaned at least once weekly. Towels and water buckets shall be cleaned at least once daily.
- All dog runs shall be setback 50-feet from neighboring property lines.
- The fence surrounding the property shall be 8ft tall and have an inward slanting top section to deter animals from escaping. The fence shall also be buried in the ground enough to deter animals from digging under

FINDING C. The proposed project will not overburden existing municipal facilities.

The proposed project has been reviewed by Advisory Stakeholders. The Tuolumne County Public Works Department, Tuolumne County Fire Division and Tuolumne County Environmental Health Department were the only Advisory Stakeholders to comment and apply conditions to this project. The Public Works Department commented that the project may require a commercial driveway encroachment as the existing driveway does not meet current standards. Improvements would be required to operate the project. Additional comments were made regarding erosion control and grading.

The Fire Division comments state emergency protection shall be available, accessible, and maintained and 9,000 gallons of emergency water shall be available. Emergency water storage shall comply with Article 4 of Public Resources Code 4220. Any building or fire area which maintains a kennel shall be equipped with an approved automatic sprinkler system or fire alarm system that is connected to a central reporting station. The conditions from Environmental Health are attached and listed in the Conditions of Approval.

The project site is on a private well and septic system, and will have a water tank to ensure fire flow. The proposed project will not overburden existing municipal facilities.

FINDING D. The size and terrain of the project site are suitable for the proposed use.

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The site is on a gently sloping parcel (2,716 feet to 2,699 feet) with Blanket Creek traversing the middle of parcel from the northwest to southeast. The Tuolumne County Wildlife Habitat Maps indicate that blue-oak foothill gray pine (bop), residential park (rsp), and annual grasslands (ags) habitats are present on site. All listed habitat types on the project site are third priority habitats which are relatively low value to wildlife, except rsp, which is a fourth priority habitat, that is also relatively low value to wildlife.

This site has an existing single-family dwelling, a barn, and stable area. The proposed development is being strategically placed to be as far from neighboring residences as possible and limit the amount of earth moving for the buildings and outdoor area. Based on the size of the parcel, the relatively flat nature of the property, the project site is suitable for the proposed use.

Finding E. The proposed project will not be substantially detrimental to the health, safety or general welfare of persons residing or working in the neighborhood of such proposed use or be substantially detrimental or injurious to property and improvements in the neighborhood.

On March 21, 2023, nineteen adjoining property owners within 500 feet were notified of the project via mail. Twenty-four responses were received in total. Twenty-three responses voiced opposition to the project and one was in favor of the project. Those opposed to the project cited concerns including noise pollution, ground water contamination, depreciation of property value, and security. The comments are attached to this staff report.

On August 21, 2023, Saxelby Acoustics LLC prepared a noise study for this proposed use. The primary noise sources associated with the operation of the project are barking from indoor kennels outdoor dog runs, HVAC equipment, and site vehicle circulation. The analysis is intended to predict the noise generation associated with the proposed uses and achieve compliance with the applicable Tuolumne County noise level standards. This study is attached to this report.

According to the noise study, the existing noise environment in the project area is defined primarily by traffic on Isom Road and Yosemite Road. The analysis included two long-term noise sensor locations and one short-term sensor location (see map in Noise Report, page 4). The long-term sensor recordings were conducted on July 19, 2023 for a 24 hour time period and the short-term sensor was conducted on July 18, 2023 from 7:00 AM to 10:00 PM. Below in Table 1 is a summary of the noise the project is predicted to generate during the daytime (7:00 AM to 10:00 PM) and nighttime (10:00 PM to 7:00 AM). These levels would comply with the County's stationary noise level standards listed in the General Plan. Therefore, no additional noise control measures, other than the proposed operating procedures, are proposed.

Table 1: Summary of Existing Background Noise

	LT-1	LT-2	ST-1	Threshold (dBA)
Daytime L(eq) (dBA)	41	47	50	50
Nighttime L(eq) (dBA)	37	40	n/a	45
Daytime L(max) (dBA)	58	63	68	70
Nighttime L (max) (dBA)	52	54	n/a	65

Additionally, the Noise Study utilized the SoundPLAN noise prediction model to replicate the sounds caused by the proposed kennel use to study the change in noise over ambient noise levels, as outlined in the General Plan. The inputs to the model included sound power levels from the proposed activities (measurements from existing dog kennels were used), considering all

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existing and proposed buildings on the site and any sound reduction provided by the structure, the terrain type, and the locations of sensitive receptors. These predictions are made in accordance with International Organization of Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors).

According to the noise study, the proposed project is predicted to generate daytime (7:00 AM to 10:00 PM) and nighttime (10:00 PM to 7:00 AM) noise levels listed below in Table 2. The noise generated by the project is combined with the existing ambient noise to determine if the increase, or change in noise level, is significant. Because none of the existing plus project noise levels increase by more than 5.0 dB at the adjacent sensitive receptors, the increase is not significant. The levels would comply with the Tuolumne County stationary (non-transportation) noise standards as the increases would not exceed the 5.0 dB or more criteria in the General Plan.

Table 2 : Increases in Ambient Noise Due to Project Noise (Ldn, dBA)

Location	Existing Ambient	Significant impact if Increases by (dB)	Project Noise Level	Existing + Project	Increase	Significant
R1	44	+5.0	33	44.3	0.3	No
R2	48	+5.0	47	50.5	2.5	No
R3	48	+5.0	40	48.6	0.6	No
R4	48	+5.0	38	48.4	0.4	No
R5	44	+5.0	36	44.6	0.6	No
R6	44	+5.0	32	44.3	0.3	No

While the noise from the project has been modeled to be less than the thresholds identified in the General Plan, the change in noise from the current rural residential character to that of intermittent barking dogs has raised concerns from those living in the area. The noise study identifies that a 3 dBA changes is considered perceivable, and those residing in the area are concerned that the new noise source would substantially change the character of the community. Therefore, staff is asking the Planning Commission to, in addition to the less than significant findings from the study, consider that any change in noise would impact the surrounding area.

Staff is not making a recommendation of support for this finding, given the concerns raised by the community. Concerns were also raised regarding the potential for groundwater contamination, impacts to downstream aquatic resources, and disruptions caused by escaped animals. Staff believes the project design and/or conditions of approval address these three concerns, however, staff is asking the Planning Commission to consider what the potential noise increases, while not over the General Plan threshold, may have on the community. The Commission may add conditions to the project should they feel measures could be taken to address concerns, such as reducing the number of animals kept on the property.

Finding F. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(c) of the State CEQA Guidelines.

If the Commission were to approve this project, it may find the project exempt from CEQA, pursuant to Section 15303(c), which commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. There are no hazardous substances involved in the operation of the kennel. The only public facility that serves the property is electricity from PG&E,

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which is needed to operate this use. Other public services providers have not indicated they are unable to serve the site. The site is not environmentally sensitive and has been impacted due to past agricultural operations on the property. The habitats found within the project site are third and fourth priority habitats, which have a relatively low value to wildlife.

RECOMMENDATION

Should the Planning Commission wish to approve the proposed project, staff recommends Conditions 1-69 be required, and the Commission would make the findings listed below. The Commission may add conditions of approval or project modifications to address any concerns should they think with those changes, the findings below can be made.

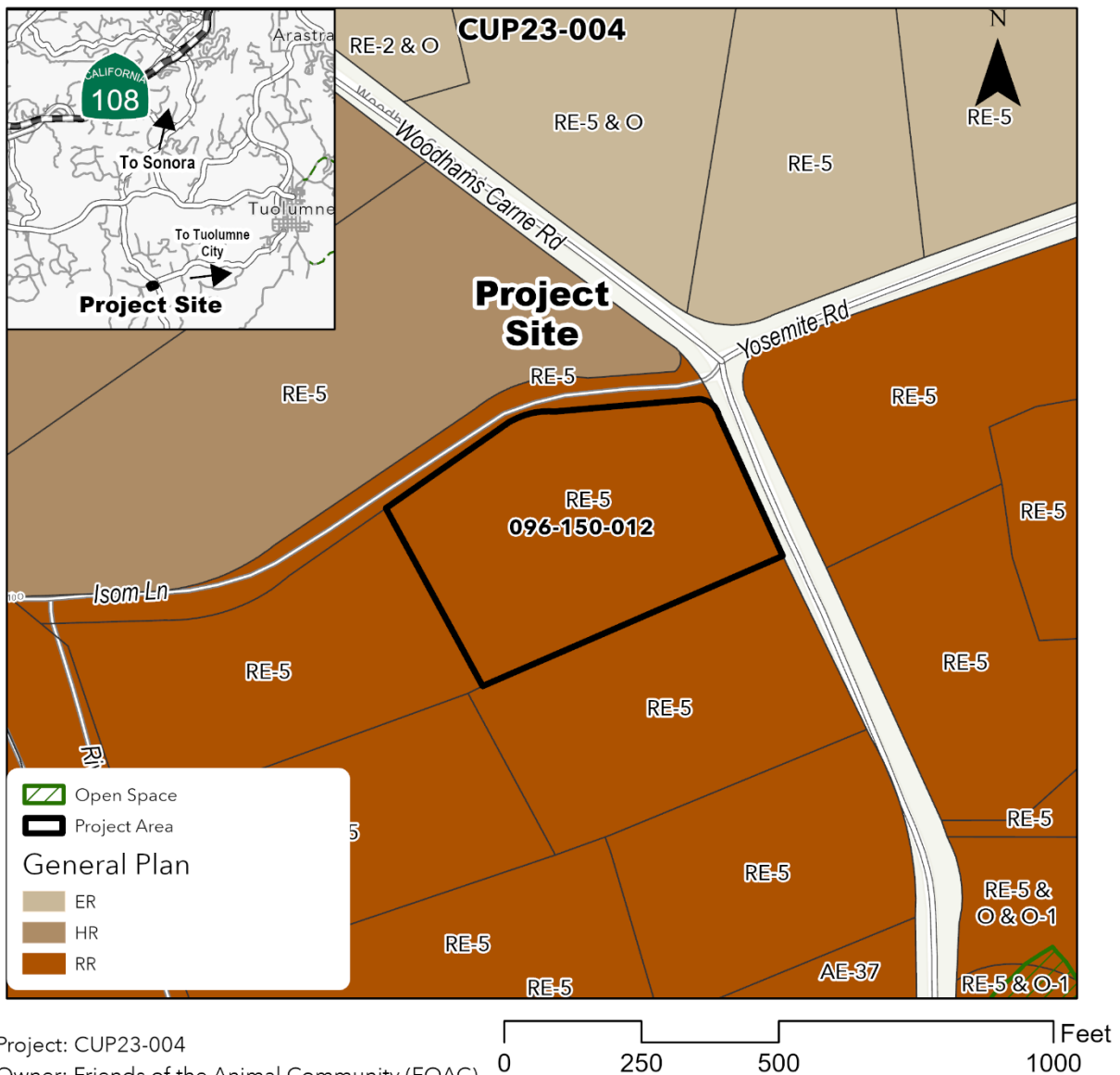
- A. The proposed project is consistent with the Tuolumne County General Plan.
- B. The proposed project is in accordance with the Tuolumne County Ordinance Code.
- C. The proposed project will not overburden existing municipal facilities.
- D. The size and terrain of the project site are suitable for the proposed use.
- E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use, or be substantially, detrimental or injurious to property and improvements in the neighborhood.
- F. The project is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to Section 15303(c) of the State CEQA Guidelines.

PREPARED BY: Clark Sintek, Planner II

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- FOAC.docx

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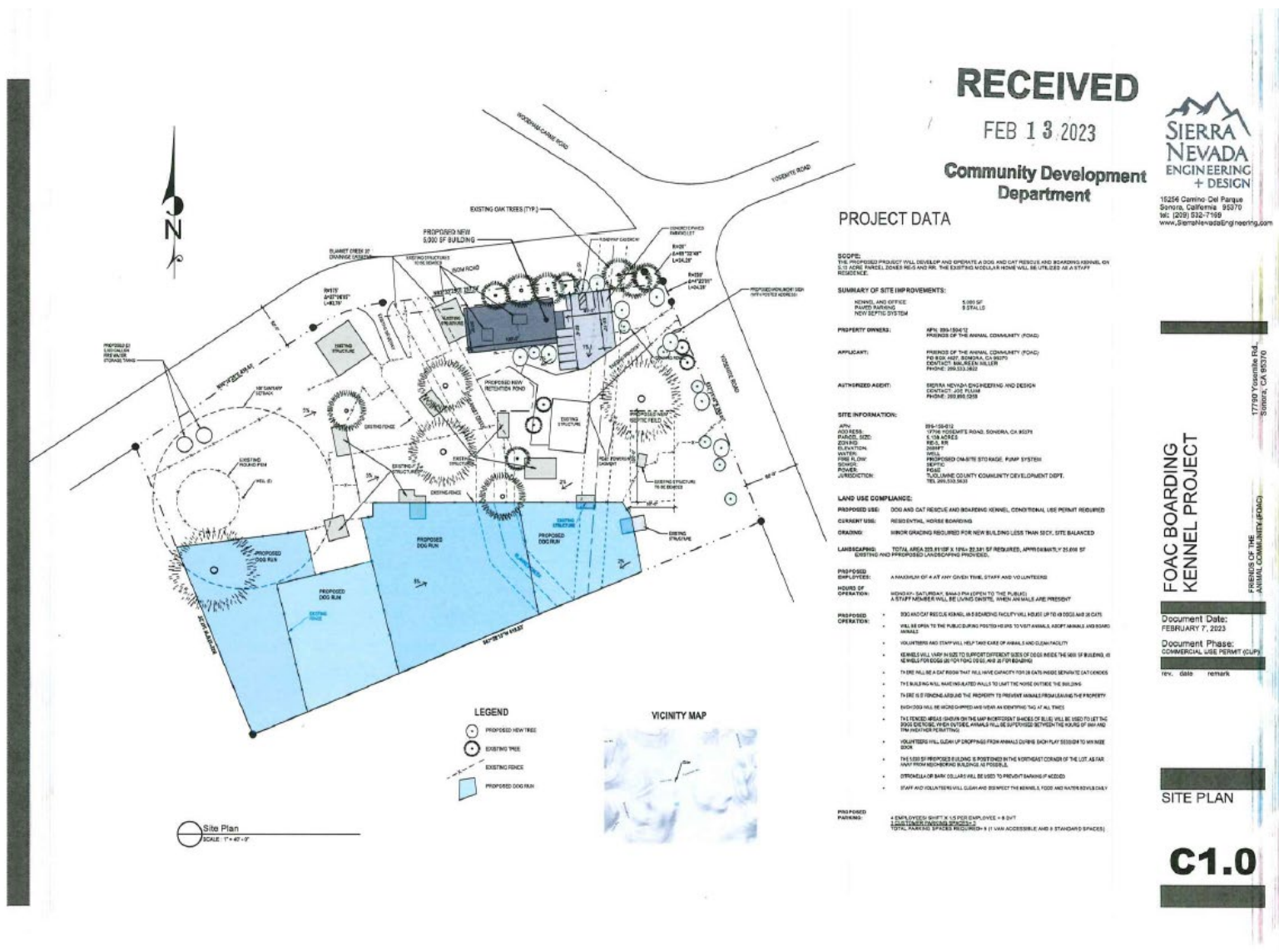
Attachment 1: Agenda Map



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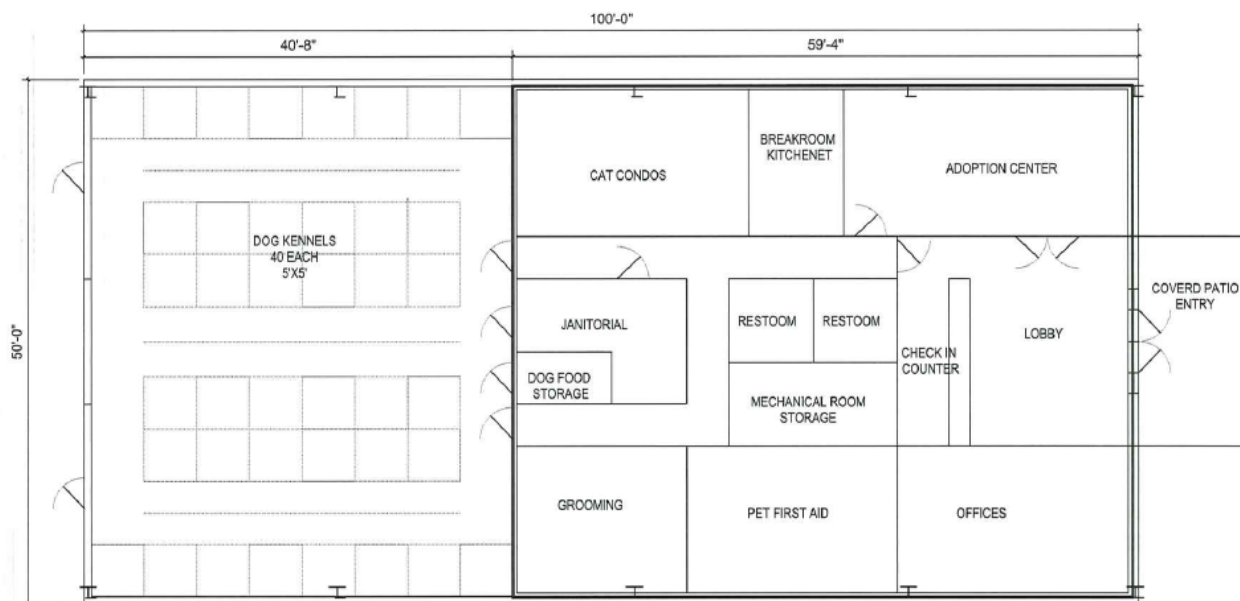
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Attachment 2: Site Plan 1



Friends of the Animal Community

Attachment 3: Site Plan 2



NOTES:

OFFICE SPACE - CONDITIONED - APPROXIMATELY 3,000SF
DOG KENNELS - UNCONDITIONED - APPROXIMATELY 2,000SF

 FLOOR PLAN
SCALE : 1/4" = 1' - 0"



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Sonoma, California 95709
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www.sierranvadaengineering.com

17759 Yosemite Rd.
Sonoma, CA 95326

FOAC BOARDING
KENNEL PROJECT

FRIENDS OF THE
ANIMAL COMMUNITY (FOAC)

Document Date:
FEBRUARY 7, 2023

Document Phase:
COMMERCIAL USE PERMIT (CUP)

Rev. Date Remark

FLOOR PLAN

A1.0

Friends of the Animal Community

Attachment 4: Site Plan 3



 **NORTHWEST ELEVATION**
SCALE : NTS



 **SOUTH ELEVATION**
SCALE : NTS



 **FRONT ELEVATION**
SCALE : NTS

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**FOAC BOARDING
KENNEL PROJECT**

FRIENDS OF THE
ANIMAL COMMUNITY (FOAC)

Document Date:
FEBRUARY 7, 2023
Document Phase:
COMMERCIAL USE PERMIT (CUP)
rev. date remark

ELEVATIONS

A2.0

**CONDITIONS OF APPROVAL
FRIENDS OF THE ANIMAL COMMUNITY
CONDITIONAL USE PERMIT CUP23-004**

General Conditions:

1. LU As a condition of the grant of approval of this Permit, and as a continuing condition of approval of the Permit, developer/permittee/applicant/property owner/subdivider, and the successor in interest shall defend, indemnify, save and hold harmless the County of Tuolumne, its elected and appointed officials, officers, agents, employees and volunteers from any and all claims, actions, proceedings, or liability of any nature whatsoever (including attorney's fees and costs awards) arising out of, or in connection with the County's review or approval of the application or project on which this condition is imposed, or arising out of or in connection with the acts or omissions of the above described person, and his/her/its agents, employees, or contractors, during any work performed in connection with the application or project. With respect to review or approval, this obligation shall also extend to any effort to attack, set aside, void, or annul the approval of the project including any contention the project approval is defective because a county ordinance, resolution, policy, standard, or plan is not in compliance with local, state or federal law. With respect to acts or omissions of the above described person and his/her/its agents, employees, or contractors, the obligation hereunder shall apply regardless of whether the County prepared, supplied, or approved plans, specifications or both. If the defense right is exercised, the County Counsel shall have the absolute right to approve any and all counsel employed to defend the County. To the extent the County uses any of its resources to respond to such claim, action or proceeding, or to assist the defense, the above described person will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at its regular rate for non-County agencies, or any other direct or indirect cost associated with responding to, or assisting in defense of, the claim, action, or proceedings. For any breach of this obligation the County may, without notice, rescind its approval of the application or project to which this covenant/condition is attached. (TCOC, Section 17.68.150)
2. ED When required, secure a Grading Permit from the Engineering Division of the Department of Public Works prior to any grading, excavating or earthmoving on the site or associated with this project in accordance with Chapter 12.20 of the TCOC. (TCOC, Section 12.20.050)
3. BD A Building Permit shall be obtained from the Building and Safety Division of the Community Development Department for all non-exempt structures, pursuant to Section 105 of the California Building Code. (CBC, Section 105)
4. FPD Emergency water for Wildfire protection shall be available, accessible, and Maintained. The available emergency water shall be 9,000 gallons. If the buildings construction type changes, the required water storage shall also change. Emergency water store shall comply with Article 4 of Public Resources Code 4290. (CFC Section 507.3, NFPA 1142)

5. FPD Any building for fire area which maintains a kennel shall be equipped with an approved automatic sprinkler system or fire alarm system that is connected To central reporting station. Plans, specifications and listing numbers shall be submitted to the FDP for review and approval prior to the installation of any portion of either system. Plan check fees are assessed upon completion of review. (CBC 441)
6. FPD Roads shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roads shall be constructed to have an unobstructed width of not less than 20 feet and unobstructed vertical Clearance of not less than 13'6" feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface to provide all-weather driving capabilities. Signs shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. The roads shall be posted with sign stating "No Parking Fire Lane" or other language as approved by Fire Prevention. The number and location of the signs shall be approved by the Fire Prevention Division. Red striping on the exterior boundaries of the fire access roads shall be used to identify areas of roads and prohibit vehicle obstruction. The configuration of the fire apparatus access roads shall be indicated on the site plan and approved by Fire Prevention. Fire apparatus access roads shall not be blocked in any manner, including parking of vehicles. (CFC Sections 503, TCOC Title 11)
7. FPD For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by Fire Prevention. (CFC Section 503)

Conditions to be met prior to the issuance of a Grading Permit, if required:

8. ED/ LU Submit a Grading Plan for the project to the Engineering Division of the Department of Public Works for review and approval. (TCOC, Section 12.20.150)
9. ED The property owner shall submit an erosion control plan to the Engineering Division of the Department of Public Works for any grading or construction to take place between October 15 and May 15 of any year. In the absence of such approved and implemented plan, all grading or construction shall cease on or before October 15 except that necessary to implement erosion control measures. (TCOC, Section 12.20)
10. ED If required, a Drainage Plan shall be submitted to the Engineering Division of the Department of Public Works for review and approval to address the following:
 - a. The entire project site including the parking lot drainage.
 - b. The increased runoff and effect to downstream drainages, culverts, and adjacent properties.
 - c. On on-site retention/detention basin shall be required. This feature may be proposed as subsurface under the parking lot.(TCOC, Title 11)
11. ED Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes,

setbacks, and flow from the site. Provide a 15-foot wide drainage easement along all existing pipes that are not located in a road and public utility easement. (TCOC, Titles 12 and 16)

12. ED/LU A parking area plan shall be submitted to the Engineering, Building and Safety, and Land Use and Natural Resource Divisions for review and approval in connection with the site grading and drainage plan. The parking plan shall include a minimum of 10 spaces. Plans shall address internal traffic circulation, include parking stall layout and any necessary striping, marking, and signing. All parking areas and traveled ways on the site shall be paved, striped, and lined in accordance with approved plans. (TCOC, Section 17.68.150)
13. ED An Encroachment Permit shall be obtained from the Engineering Division for any work that may be proposed within any County right-of-way. An encroachment detail plan shall be submitted to the Engineering Division for review and approval. (TCOC, Chapter 12.04)
14. ED Submit to the State Water Resources Control Board, Storm Water Permitting unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) general permit for construction related storm water discharges) for the disturbance of one acre or more. Disturbances of less than one acre may also require a Notice of Intent for coverage under the NPDES general permit for construction related storm water discharge and the State Water Resources Control Board, Water Permitting Unit shall be contacted for determination if a permit is required. Commercial and industrial developments may require an NOI even if less than an acre is disturbed and should submit to the SWRBC to obtain an NOI or an exemption from these requirements. (Federal Water Pollution Control Act, State Water Resources Control Board)

Conditions to be met prior to the issuance of a Building Permit:

15. LU Submit a lighting plan to the Land Use and Natural Resources Division for review and approval prior to the installation of any exterior lighting. The lighting plan shall incorporate the following: direct the light downward to the area to be illuminated, install shields to direct light and reduce glare, utilize low rise light standards or fixtures attached to the buildings, and utilize low- or high-pressure sodium lamps instead of halogen type lights. (TCOC, Section 17.68.150)
16. LU Submit a sign plan to the Land Use and Natural Resources Division for review and approval prior to the placement of signage to ensure consistency with Chapter 17.62 of the TCOC. One detached sign up to 36 square feet may be permitted on site. (TCOC, Chapter 17.62)
17. LU A demolition permit shall be applied for to remove structures on the property. (TCOC, Chapter 14)

Conditions to be met during the construction phase of the proposed project:

18. ED Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear

line-of-sight between lot corners does not exist, appropriate markers shall be set on the property line to identify the boundaries while construction is in progress. (TCOC, Chapter 12.20)

19. BD Hours of exterior construction on the project site shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Saturday. Exterior construction shall be prohibited on Sunday and County holidays. (TCOC, Section 17.68.150))
20. BD/ED The contractor shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the construction site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at all other intervals, as need dictates, to control dust. (TCOC, Section 12.20.370)
21. ED All soils disturbed by grading shall be reseeded or hydromulched or otherwise stabilized as soon as possible and before October 15 of the construction year, and emergency erosion control measures shall be utilized as requested by County officials. (TCOC, Title 12)
22. LU If a cultural resource is discovered during the activities authorized by this Permit, the person in possession of the parcel for which the permit was issued and all persons conducting any activity authorized by this permit shall comply with the following provisions:
 - A. The person discovering the cultural resource shall notify the Community Development Department by telephone within 24 hours of the discovery or the next working day if the department is closed.
 - B. When the cultural resource is located outside the area of disturbance, the Community Development Department shall be allowed to photo document and record the resource and construction activities may continue during this process. On parcels of two or more gross acres, the area of disturbance includes building pads, septic areas, driveways or utility lines, grading and vegetation removal, plus 300 feet. On parcels of less than 2 gross acres, the area of disturbance equals the boundaries of the parcel.
 - C. When the cultural resource is located within the area of disturbance, all activities that may impact the resource shall cease immediately upon discovery of the resource. All activity that does not affect the cultural resource as determined by the Community Development Department may continue. A qualified professional, as defined in Section 17.04.657 of the Tuolumne County Ordinance Code, such as an archaeologist or an historian, shall be allowed to conduct an evaluative survey to evaluate the significance of the cultural resource.
 - D. When the cultural resource is determined to not be significant, the qualified professional or Community Development Department shall be allowed to photo document and record the resource. Construction activities may resume after authorization from the Community Development Department.

- E. When a resource is determined to be significant, the resource shall be avoided with said resource having boundaries established around its perimeter by a qualified professional archaeologist or historian or a cultural resource management plan shall be prepared by a qualified professional to establish measures formulated and implemented in accordance with Sections 21083.2 and 21084.1 of the California Environmental Quality Act (CEQA) to address the effects of construction on the resource. The qualified professional shall be allowed to photo document and record the resource. Construction activities may resume after authorization from the Community Development Department. All further activity authorized by this permit shall comply with the cultural resources management plan.

A cultural resource is any building, structure, object, site, district, or other item of cultural, social, religious, economic, political, scientific, agricultural, educational, military, engineering or architectural significance to the citizens of Tuolumne County, the State of California, or the nation which is 50 years of age or older or has been listed on the National Register of Historic Places, the California Register of Cultural Resources, or the Tuolumne County Register of Cultural Resources. (TCOC, Section 14.10.150)

23. ED Exposed serpentine gravel is prohibited on the project site. (California Code of Regulations, Section 93106)
24. AG All hay, straw, hay bales, straw bales, seed, mulch or other material used for erosion control or landscaping on the project site shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)
25. AG All equipment brought to the project site for construction shall be thoroughly cleaned of all dirt and vegetation prior to entering the site, in order to prevent importing noxious weeds. (Food and Agriculture Code, Section 5401)
26. AG All material brought to the site, including rock, gravel, road base, sand, and topsoil, shall be free of noxious weed seeds and propagules. Noxious weeds are defined in Title 3, Division 4, Chapter 6, Section 4500 of the California Code of Regulations and the California Quarantine Policy – Weeds. (Food and Agriculture Code, Sections 6305, 6341 and 6461)
27. SW All solid waste from demolition or construction activities shall be disposed of at facilities authorized by the County Board of Supervisors by Resolution 183-04, including the Cal Sierra Materials Recovery Facility (MRF), the Pinecrest Transfer Station, or the Groveland Transfer Station. Solid waste that is not accepted at these facilities may be disposed of at an alternative facility that is permitted to receive the waste. (TCOC, Chapter 7.12)

Conditions to be met prior to the issuance of a Certificate of Occupancy by the Building and Safety Division of the Community Development Department:

28. LU The final project shall meet all requirements mandated by federal, state or local law. Federal or state law may require additional obligations beyond those required by these conditions or local requirements, including additional analysis of environmental or other issues, over which the County has no control. (TCOC, Section 17.68.150)
29. BD/ LU All construction on the site shall adhere to the site plan and exterior elevational drawings approved by Tuolumne County. Any significant deviation from the plans shall require approval of supplemental plans submitted by the property owner, which may require an amendment to Conditional Use Permit CUP23-004. (TCOC, Section 17.68.150)
30. ED All grading, both on and off site, shall be completed in compliance with the Grading Permit issued by and the grading plans approved by the Engineering Division of the Department of Public Works. (TCOC, Chapter 12.20)
31. ED Road Encroachments shall be installed in accordance with the Encroachment Permit plans approved by the Engineering Division of the Department of Public Works. (TCOC, Section 12.04.010)
32. ED/ LU All parking on the site shall adhere to the Parking Area Plan approved by Tuolumne County and shall include a minimum of 8 spaces. All parking area and traveled ways on the site shall be paved as required by the Parking Plan. Any significant deviation from the plan shall require approval of supplemental plans submitted by the property owner. (TCOC, Chapter 17.60 and Section 17.68.150)
33. ED Drainage improvements shall be installed in accordance with the drainage plans approved by the Engineering Division. (TCOC, Section 17.68.150)
34. LU All signage on site shall adhere to the plans approved by Tuolumne County, including design, height, color, location, materials, and lightings. (TCOC, Section 17.68.150)
35. LU Exterior lighting placed on the site shall conform to the lighting plan approved by Tuolumne County. (TCOC, Section 17.68.150)
36. BD The applicable Traffic Impact Mitigation Fee (TIMF) shall be paid to Tuolumne County prior to issuance of a Certificate of Occupancy. The estimated TIMF using the current fee is \$807 per 1000 square feet. The final TIMF will be calculated and due prior to the issuance of a Certificate of Occupancy by the Building and Safety Division. (TCOC, Chapter 3.54)
38. LU A site inspection may be conducted by Tuolumne County personnel to verify compliance with the conditions listed above. (TCOC, Section 17.68.150)

Conditions to be met prior to operation of the kennel:

39. LU /AC A Kennel License shall be obtained from the Tuolumne County Animal Control Division prior to the operation of the kennel. Additional requirements may be required by the Animal Control Division. A copy of the Kennel License shall be submitted to the Land Use and Natural Resources Division

of the Community Development Department. (TCOC, Sections 6.04.165 and 17.68.150)

On-going Conditions. The owner of the property at the time shall be responsible for compliance with the following conditions:

40. LU /AC A Kennel License issued by the Tuolumne County Animal Control Division shall be maintained at all times. An annual Kennel License fee shall be required. (TCOC, Section 6.04.165 and 17.68.150)
41. LU /AC The Kennel License holder shall notify the Animal Control Manager, in writing, of any changes in location, type of animal, quantity, or means of housing the animals within three (3) business days of the change. (TCOC, Section 6.04.165(D))
42. LU /AC The operation and maintenance of the kennel shall comply with all applicable requirements of the State Penal Code, the Animal Welfare Act, and Chapter 6.04 of the TCOC. (TCOC, Section 6.04.175)
43. AC Proof of rabies shots for each dog in the kennel shall be provided to the Animal Control Division. (TCOC, Section 17.68.150)
44. LU The maximum number of dogs and cats permitted at any one time under Conditional Use Permit CUP23-004 shall be 40 dogs and 20 cats. (TCOC, Section 17.68.150)
45. LU The noise levels generated by the project shall be restricted to the following exterior noise limits as measured at the property line:

Maximum Allowable Noise Exposure-Stationary Noise Sources		
	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq} , dB ¹	50	45
Maximum level (L_{max}), dB ²	70	65

¹ L_{eq} . 1 hour refers to the average noise level measured over a one-hour period.

² L_{max} . Similar to the hourly L_{eq} , except this level should not be exceeded for any length of time. (TCOC, Section 17.68.150 & Tuolumne County General Plan, Table 5.C)

46. LU The kennel building shall be constructed in a way that noise from the interior of the building does not become a nuisance to neighboring parcels. (TCOC, Section 17.68.150)

47. LU Animal waste shall be cleaned up and properly disposed of at least twice daily. Each kennel shall be cleaned and disinfected at least once daily. (CUP23-004 & TCOC, Section 17.68.150)
48. LU Feeding dishes shall be cleaned after each use. Bedding, blankets, and jackets which are used shall be cleaned at least once weekly. Towels and water buckets shall be cleaned at least once daily (CUP23-004 & TCOC, Section 17.68.150)
49. LU Feedings shall occur between the hours of 8:00 a.m. and 5:00 p.m. (CUP23-004 & TCOC, Section 17.68.150)
50. LU Citronella anti-barking collars or other humane anti-barking devices shall be used for any dog with a reoccurring barking problem. (CUP23-004 & TCOC, Section 17.68.150)
51. LU Animals in the outside areas shall be under supervision at all times. (TCOC, Section 17.68.150)
52. LU Dogs which have a history of fighting or excessive barking shall be housed in a separate kennel unit. Metal paneling shall be used in the fence line between dogs as needed. (CUP23-004 & TCOC, Section 17.68.150)
53. LU All Dog Runs shall be setback 50-ft from neighboring property lines. (TCOC, Section 17.68.150)
54. LU The fence surrounding the property shall be 8ft tall and have an inward slanting top section to deter animals from escaping. The fence shall also be buried in the ground enough to deter animals from digging under. (TCOC, Section 17.68.150)
55. EH A permit shall be obtained from the Environmental Health Division of the Community Development Department, Certified Unified Program Agency, for any handling, use, storage, or generation of hazardous materials and/or hazardous waste on the site. (TCOC, Chapter 13.24; CHSD, Division 20, Chapters 65 and 6.95; CCR, Title 19 and Title 22)
56. EH Enlists the services of a qualified consultant to design a commercial onsite sewage treatment and disposal system that meets the requirements of Tuolumne County Ordinance Code for the additional effluent created from kennel washdown and obtains a permit for the installation/ modification of that system. (TCOC, Section 13.08)
57. EH Meets the requirements of TCOC 8.05.035 and 8.05.045 for their refuse removal schedule (every seven days minimum) and appropriate containers to prevent the propagation, harborage, or attraction of flies, rodents or other vectors and creation of nuisances
58. EH The applicant must manage all animal waste in compliance with Chapter 8.05 of the TCOC
59. EH All wells shall be located adequate distance from potential sources of contamination and pollution and requires a minimum horizontal distance of

100 feet between water well and “intense animal or fowl enclosures” (TCOC, Section 17.68.150)

60. EH The applicant shall submit an animal waste management plan demonstrating compliance with Chapter 8.05 of the TCOC which requires that: “Manure shall not be accumulated so as to create excessive vectors or other adverse public health/ well-being conditions” (TCOC, Section 8.05.035 (A)6)
61. EH Pens must be kept clean and sanitary at all times with an effective fly control and odor control program submitted to the Environmental Health Division for approval. (TCOC, Section 17.68.150)
62. EH Feed storage area must prevent the entrance and harborage of rodents and vectors. (TCOC, Section 17.68.150)
63. EH Applicant shall enlist the services of a qualified consultant to design a separate commercial onsite sewage treatment and disposal system that meets the requirements of Tuolumne County Ordinance Code (TCOC) for the kennel wastewater system and obtains a permit for the installation/modification of that system. (TCOC, Section 13.08). Due to the uncertainty of the kennel wastewater’s impact to the onsite wastewater treatment system and potential groundwater impacts, mitigation requirements may include the use of a holding tank. The onsite wastewater treatment system may meet the definition of a Class V Federal Underground Injection Well classification
64. EH Provide reasonable proof of groundwater to support the proposed project and provide proof of potable water. (TCOC, Section 17.68.150)
65. EH Annual water quality sampling of the well(s) on site (TCOC 13.16.140)
66. EH All dog runs shall be a minimum distance of 100 feet to any water well (TOCO 13.16.160)
67. SW Excepting disruptions in normal refuse collection schedules, refuse shall not be allowed to remain on the premises for more than seven (7) days unless it is satisfactorily composted, used as animal food, used as soil amendments, or some other beneficial use, provided such use does not create a nuisance. (TCOC, Section 8.05.035)
68. SW Persons hauling solid waste from their own residence or solid waste generated in the course of their own business (including building contractors) shall deliver such solid waste only to facilities authorized by the Board of Supervisors by resolution, including the Cal Sierra Transfer Station, the Pinecrest Transfer Station, or the Groveland Transfer Station. (TCOC, Section 7.12.050)
69. LU Modifications to the project description or any of the provisions above shall require an amendment to the Conditional Use Permit. The amendment to the Conditional Use Permit shall be routed through the permitting process, as indicated in Chapter 17.68 of the TCOC. (TCOC, Section 17.68.150)

MONITORING PROVISION: A Notice of Action shall be recorded for Conditions 1 through 69 to notify all owners of this parcel of the conditions of this entitlement and these responsibilities. Any violations observed by the Community Development Department during regular site inspections or in response to complaints shall be referred to the agency having jurisdiction over the condition for resolution or referred to the Code Compliance Officer for enforcement. (PRC, Section 21081.6; TCOC, Section 17.68.150)

COMMUNITY DEVELOPMENT DEPARTMENT CONTACT: Clark Sintek, Planner II

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Environmental Noise Assessment

Friends of the Animal Community Kennel

Tuolumne County, California

August 21, 2023

Project #230703

Prepared for:

*Sierra Nevada
Engineering and Design*

Sierra Nevada Engineering
18898 Plum Industrial Ct.
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Prepared by:

Saxelby Acoustics LLC



Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering (INCE)



INTRODUCTION

The Friends of the Animal Community (FOAC) Kennel Project is located in Tuolumne County, California. The project will consist of the construction of a metal building which will serve as a dog kennel. The project also proposes several outdoor dog run areas. Single family residential uses are located adjacent to the project site. The primary noise source associated with the operation of the project is noise from indoor kennels, outdoor dog runs, HVAC equipment, and site vehicle circulation. The purpose of this analysis is to predict the noise generation associated with these uses and to achieve compliance with the applicable Tuolumne County noise level standards.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site and noise measurement locations.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.



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PROJECT DATA

SCOPE:
THE PROPOSED PROJECT WILL DEVELOP AND OPERATE A DOG AND CAT RESCUE AND BOARDING KENNEL ON 5.13 ACRE PARCEL ZONES RE-6 AND RR. THE EXISTING MODULAR HOME WILL BE UTILIZED AS A STAFF RESIDENCE.

SUMMARY OF SITE IMPROVEMENTS:
KENNEL AND OFFICE
PAVED PARKING
NEW SEPTIC SYSTEM

PROPERTY OWNERS: API: 095-150-012
FRIENDS OF THE ANIMAL COMMUNITY (FOAC)

APPLICANT: FRIENDS OF THE ANIMAL COMMUNITY (FOAC)
PO BOX 467, SONOMA, CA 95370
CONTACT: MAUREEN MILLER
PHONE: 209.833.3602

AUTHORIZED AGENT: SIERRA NEVADA ENGINEERING AND DESIGN
CONTACT: JOSE PLUM
PHONE: 209.833.3259

SITE INFORMATION:
API: 095-150-012
ADDRESS: 17760 YOSEMITE ROAD, SONOMA, CA 95370
PARCELS SIZE: 5.13 ACRES
ZONING: RE-6, RR
ELEVATION: 268 FT
WATER: PROPOSED ON-SITE STORAGE, PUMP SYSTEM
FIRE FLOW: PROPOSED NEW SEPTIC
SEWER: PSEI
POWER: TULUMNE COUNTY COMMUNITY DEVELOPMENT DEPT.
JURISDICTION: TEL 209.833.5633

LAND USE COMPLIANCE:

PROPOSED USE: DOG AND CAT RESCUE AND BOARDING KENNEL, CONDITIONAL USE PERMIT REQUIRED

CURRENT USE: RESIDENTIAL, HORSE BOARDING

GRADING: MINOR GRADING REQUIRED FOR NEW BUILDING, LESS THAN 30 CY, SITE BALANCED

LANDSCAPING: TOTAL AREA 233,811 SF X 10% = 23,381 SF REQUIRED, APPROXIMATELY 20,000 SF EXISTING AND PROPOSED LANDSCAPING PROVIDED.

PROPOSED EMPLOYEES: A MAXIMUM OF 4 AT ANY GIVEN TIME, STAFF AND VOLUNTEERS

HOURS OF OPERATION: MONDAY - SATURDAY, 10AM-3 PM (OPEN TO THE PUBLIC)

A STAFF MEMBER WILL BE LIVING ON-SITE, WHEN ANIMALS ARE PRESENT

- PROPOSED OPERATION:**
- DOGS AND CAT RESCUE KENNEL AND BOARDING FACILITY WILL HOUSE UP TO 40 DOGS AND 10 CATS
 - WILL BE OPEN TO THE PUBLIC DURING POSTED HOURS TO VISIT ANIMALS, ADOPT ANIMALS AND BOARD ANIMALS
 - VOLUNTEERS AND STAFF WILL HELP TAKE CARE OF ANIMALS AND CLEAN FACILITY
 - KENNELS WILL VARY IN SIZE TO SUPPORT DIFFERENT SIZES OF DOGS INSIDE THE 5000 SF BUILDING, 40 KENNELS FOR DOGS (20 FOR FOAC DOGS, AND 20 FOR BOARDING)
 - THERE WILL BE A CAT ROOM THAT WILL HAVE CAPACITY FOR 10 CATS INSIDE SEPARATE CAT CONDOS
 - THE BUILDING WILL HAVE INSULATED WALLS TO LIMIT THE NOISE OUTSIDE THE BUILDING
 - THERE IS 9' FENCING AROUND THE PROPERTY TO PREVENT ANIMALS FROM LEAVING THE PROPERTY
 - EACH DOG WILL BE MICROCHIPPED AND WEAR AN IDENTIFYING TAG AT ALL TIMES
 - THE FENCED AREAS (SHOWN ON THE MAP IN DIFFERENT SHADES OF BLUE) WILL BE USED TO LET THE DOGS EXERCISE, WHEN OUTSIDE, ANIMALS WILL BE SUPERVISED BETWEEN THE HOURS OF 9AM AND 3PM (WEATHER PERMITTING)
 - VOLUNTEERS WILL CLEAN UP DROPPINGS FROM ANIMALS DURING EACH PLAY SESSION TO MINIMIZE NOISE
 - THE 1800 SF OF PROPOSED BUILDING IS POSITIONED IN THE NORTHEAST CORNER OF THE LOT, AS FAR AWAY FROM NEIGHBORING BUILDINGS AS POSSIBLE
 - CITRONELLA OR BARK COLLARS WILL BE USED TO PREVENT BARKING IF NEEDED
 - STAFF AND VOLUNTEERS WILL CLEAN AND DISINFECT THE KENNELS, FOOD AND WATER BOWLS DAILY

PROPOSED PARKING:
4 EMPLOYEES (SHIFT X 1.5 PER EMPLOYEE) = 6 DFT
3 CUSTOMER PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 9 (1 VAN ACCESSIBLE AND 8 STANDARD SPACES)

FOAC BOARDING KENNEL PROJECT

Document Date:
FEBRUARY 7, 2023

Document Phase:
COMMERCIAL USE PERMIT (CUP)

rev. date remark

SITE PLAN

C1.0



Friends of the Animal Community Kennel

Tuolumne County, California

Figure 1

Project Site Plan

Project Location








Friends of the Animal Community Kennel

Tuolumne County, California

Figure 2

Noise Measurement Sites

Legend

-  Project Site
-  Noise Measurement Site - Long Term
-  Noise Measurement Site - Short Term



50 ft 150 ft 250 ft

Projection: UTM Zone 10 / WGS84 / meters
Rev. Date: 07/25/2023

The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60-dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A-weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing

Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.

Effects of Noise on People

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing noise environment in the project area is defined primarily by traffic on Isom Road and Yosemite Road. To quantify the existing ambient noise environment in the project vicinity, Saxelby Acoustics conducted continuous (24-hr.) noise level measurements at two locations on the project site and a short-term noise level measurement at one location. Noise measurement locations are shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meters were programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max} , represents the highest noise level measured. The average value, denoted L_{eq} , represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50} , represents the sound level exceeded 50 percent of the time during the monitoring period.

Larson Davis Laboratories (LDL) model 820 and 831 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with a CAL 200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1: 350 ft. to CL of Yosemite Rd.	7/19/2023	44	41	38	58	37	30	52
LT-2: 125 ft. to CL of Isom Rd.	7/19/2023	48	47	42	63	40	31	54
ST-1: 70 ft to CL of Yosemite Rd.	7/18/2023	N/A	50	45	68	N/A	N/A	N/A

Notes:

- All values shown in dBA
- Daytime hours: 7:00 a.m. to 10:00 p.m.
- Nighttime Hours: 10:00 p.m. to 7:00 a.m.
- Source: Saxelby Acoustics 2023

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

Tuolumne County General Plan

Policy

5.A.1: Evaluate the need of proponents of new development of noise-sensitive land uses proposed adjacent to existing transportation or other noise sources to incorporate noise reduction techniques so that noise levels at the new development are consistent with the exposure threshold standards shown in Tables 5.A and 5.B. (formerly 5.A.1) Implementation Programs

5.A.a - Review new public and private development proposals to determine conformance with the policies and programs of this Noise Element. Determine that noise levels from new development will not exceed the noise level standards for specified land uses included in Tables 5.A, 5.B, 5.C, or 5.D. Determine that new development of noise-sensitive land uses in proximity of existing noise sources or land designated on the General Plan land use diagrams as HI, LI, BP, HC, TPZ or MPZ will not be affected by noise levels exceeding the standards of Table 5.C. For modifications or expansions of existing stationary noise sources that already exceed the standards of Table 5.C on lands designated as noise-sensitive uses, Tuolumne County will determine that the new development will not increase the noise level received at the noise-sensitive land uses, or require noise reduction measures, so that the cumulative noise generated from the entire development site is equal to or less than the pre-modification or pre-expansion ambient noise level. (formerly 5.A.a)

TABLE 3: MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES¹

	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
Hourly L_{eq} , dB ²	50	45
Maximum level, dB ³	70	65

Source: Tuolumne County General Plan Chapter 5 (Table 5.C)

¹ This table applies to noise exposure levels that result from aircraft. For existing receiving land uses, consideration shall be given to noise exposure from new aviation-related sources during the design and approval of the new aviation-related project. In the case of existing aviation-related noise sources, projects or consideration of land use changes that lie within the jurisdictional area of the Tuolumne County Airport Land Use Commission, which involve noise-sensitive land uses shall address the noise exposure environment and use these standards as thresholds. Evaluation of Project Operational Noise on Existing Sensitive Receptors.

² An outdoor activity area is a location outside of the immediate structure where formal or informal activities are likely to happen. For example, anywhere on an urban residential property could be an outdoor activity area, while the outdoor activity area for a school would be the playground or sporting fields, and for a hospital would be an exterior patio or exercise area. Where the

location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land uses.

³ For typical construction methods, the reduction in the noise level from the outside of the structure to the inside is approximately 15dB. In a high noise environment, special construction techniques may be necessary to reduce the interior noise level to the standard.

TABLE 4: SIGNIFICANCE OF CHANGES IN CUMULATIVE NOISE EXPOSURE¹

Ambient Noise Level without Project² (L_{dn} Or CNEL)	Significant Impact if Cumulative Level Increases By:
<60 dB	+ 5.0 dB Or More
60-65 dB	+ 3.0 dB Or More
>65 dB	+ 1.5 dB Or More

Source: Tuolumne County General Plan Chapter 5 (Table 5.D)

¹ These standards shall be applied when considering the noise impacts from projects that could cause a significant increase in the cumulative noise exposure of existing noise-sensitive land uses. If it is likely that existing noise-sensitive land uses could experience these increases in cumulative noise exposure, as measured in CNEL or L_{dn}, then an acoustical analysis that meets the requirements of Table 5.1 shall be accomplished and the results considered in project design.

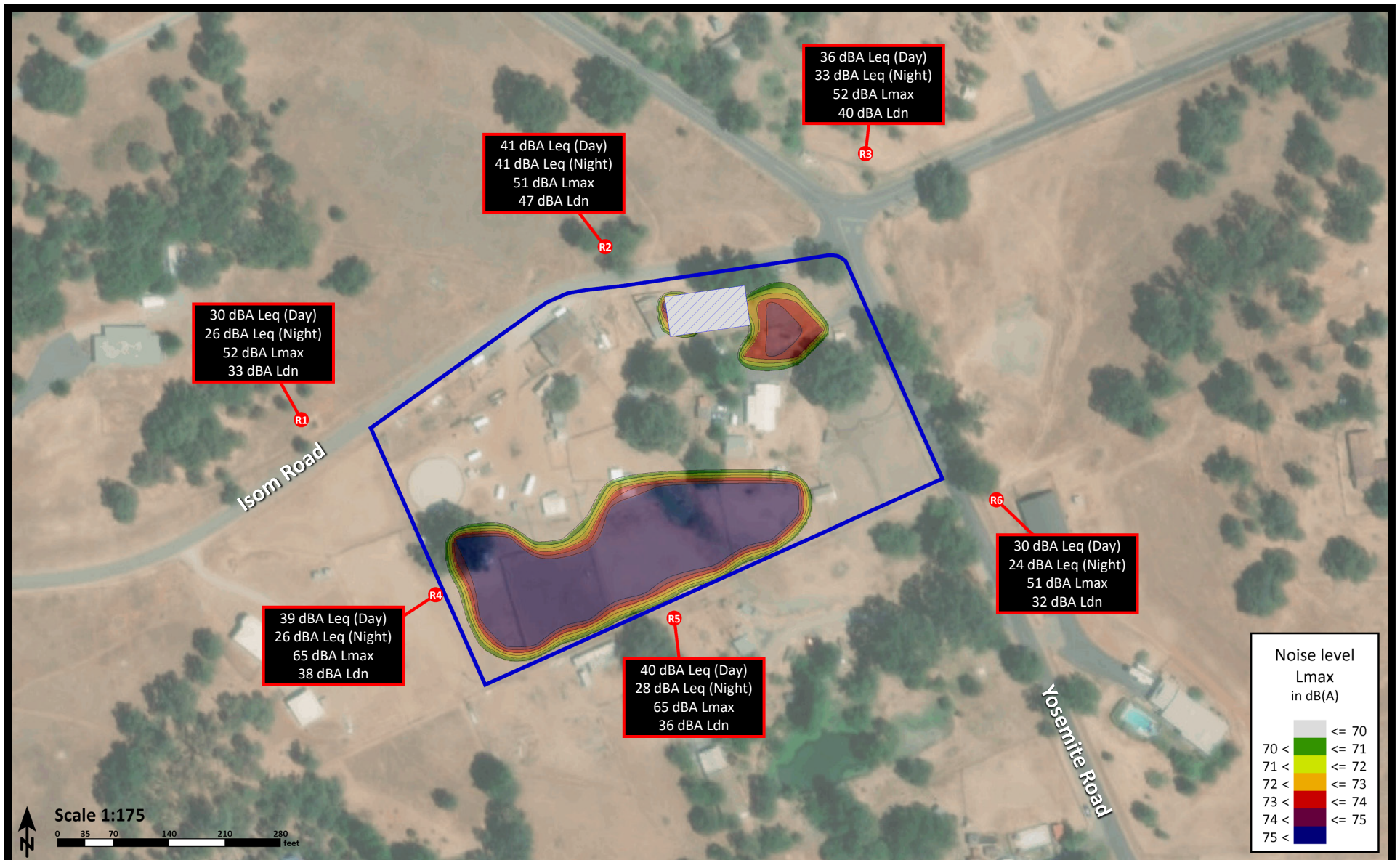
² Ambient Noise is defined as the composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

PROJECT GENERATED NOISE AT ADJACENT SENSITIVE RECEPTORS

The primary noise source on the proposed project site would be dogs barking in the kennel as well as the open-air dog runs. Secondary noise sources include HVAC equipment to service the proposed kennel building. The following is a list of assumptions used for the noise modeling. The data used is based upon a combination of Saxelby Acoustics data from similar operations and equipment manufacturer data.

Indoor Dog Kennels:	Saxelby Acoustics conducted 24-hour measurements of an existing dog kennel which housed 40 to 60 dogs. Dog kennels were located outside. The kennels produced an average noise level of up to 54 dBA L_{eq} and 75 dBA L_{max} at 90 feet during the daytime. Saxelby Acoustics conservatively assumed that the kennel would produce these noise levels continuously during both daytime and nighttime hours. The proposed metal building was predicted to provide approximately 21 dBA of attenuation. Appendix C shows the noise reduction calculations for the metal building.
Outdoor Dog Runs:	Several outdoor dog runs would be consistently monitored to ensure dogs are not allowed to bark. Operating procedures would limit barking and remove dogs which continue to bark. To account for the potential of intermittent barking at these areas, Saxelby Acoustics conservatively assumed barking could occur continuously for up to 120 seconds in a given hour assuming a constant noise level of 75 dBA L_{eq} and 75 dBA L_{max} at 90 feet distributed throughout the dog run areas. Dogs would only be allowed in the dog run areas between the hours of 8:00 a.m. and 7:00 p.m.
Kennel Relief Area:	A small outdoor relief area near the proposed kennel building would be utilized between 7:00 p.m. and 9:00 p.m. Up to four dogs would be allowed in the area at a time. The area would be closely monitored to ensure barking dogs are brought inside.
Parking Lot:	To account for employee and guest parking, as well as potential deliveries or trash collection, Saxelby Acoustics estimated that a peak hour of activity could result in the vehicle circulation of up to 5 passenger vehicles and 1 heavy truck. Passenger vehicles are predicted to generate a sound exposure level (SEL) of 71 dBA and trucks are predicted to generate an SEL of 85 dBA. Maximum noise levels would be 20 dBA higher than average noise levels.
HVAC Condenser:	A single HVAC condenser with a cooling capacity of up to 5 tons is proposed to service the dog kennel building. Saxelby Acoustics used a manufacturer-specified sound power level of 86 dBA. The model assumes continuous operation of the unit during both daytime and nighttime.

Saxelby Acoustics used the SoundPLAN noise prediction model. Inputs to the model included sound power levels for the proposed amenities, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation. **Figure 3** shows the noise level contours resulting from the operation of the project.



Friends of the Animal Community Kennel

Tuolumne County, California

Figure 3
Project Operational Noise (dB(A) Lmax)



ANALYSIS OF PROJECT GENERATED NOISE LEVELS

As shown in **Figure 3**, the proposed project is predicted to generate daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels of up to 41 dBA L_{eq} and maximum noise levels of up to 65 dBA L_{max} . These levels would comply with the Tuolumne County stationary (non-transportation) of 50/45 dBA L_{eq} and 70/65 dBA L_{max} daytime/nighttime noise level standards. Therefore, no additional noise control measures would be required outside of the proposed operating procedures.

ANALYSIS OF SIGNIFICANT INCREASES DUE TO PROJECT NOISE

The County of Tuolumne provides criteria by which to assess significant impacts due to increases in the existing noise environment in **Table 4**. Increases are assessed based on the day/night average (L_{dn}) noise level produced by a project. **Table 5** below details the increases over the existing noise environment due to the project. Receptor locations are identified in **Figure 3**.

TABLE 5: INCREASES IN AMBIENT NOISE ENVIRONMENT DUE TO PROJECT NOISE

Location	Existing Ambient	Increase Criterion	Project Noise Level	Existing + Project	Increase	Significant?
R1	44	+5.0	33	44.3	0.3	No
R2	48	+5.0	47	50.5	2.5	No
R3	48	+5.0	40	48.6	0.6	No
R4	48	+5.0	38	48.4	0.4	No
R5	44	+5.0	36	44.6	0.6	No
R6	44	+5.0	32	44.3	0.3	No

Notes:

- All noise levels shown in L_{dn} , dBA
- Assumes lowest measured ambient day/night level for all locations
- Source: Saxelby Acoustics, 2023

As shown in the table, the proposed project would not cause a significant increase in noise levels at the adjacent sensitive receptors.

CONCLUSIONS

The proposed project is predicted to comply with the Tuolumne County stationary noise level standards and will not cause a significant increase in noise levels assuming the project adheres to the following proposed operating procedures:

- All doors and windows at the indoor kennel will remain shut.
- Dogs in the outdoor dog runs will be consistently monitored to ensure that barking does not occur. Dogs that bark will be brought to the indoor kennel. The outdoor dog run will only be used during the hours of 8:00 a.m. to 7:00 p.m.
- Citronella or bark collars will be used to prevent barking when needed.

REFERENCES

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Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

Appendix B: Continuous and Short-Term Ambient Noise Measurement Results



Appendix B1: Continuous Noise Monitoring Results

Site: LT-1

Project: Friends of the Animal Community Kennel

Meter: LDL 820-1

Location: Southern Project Boundary

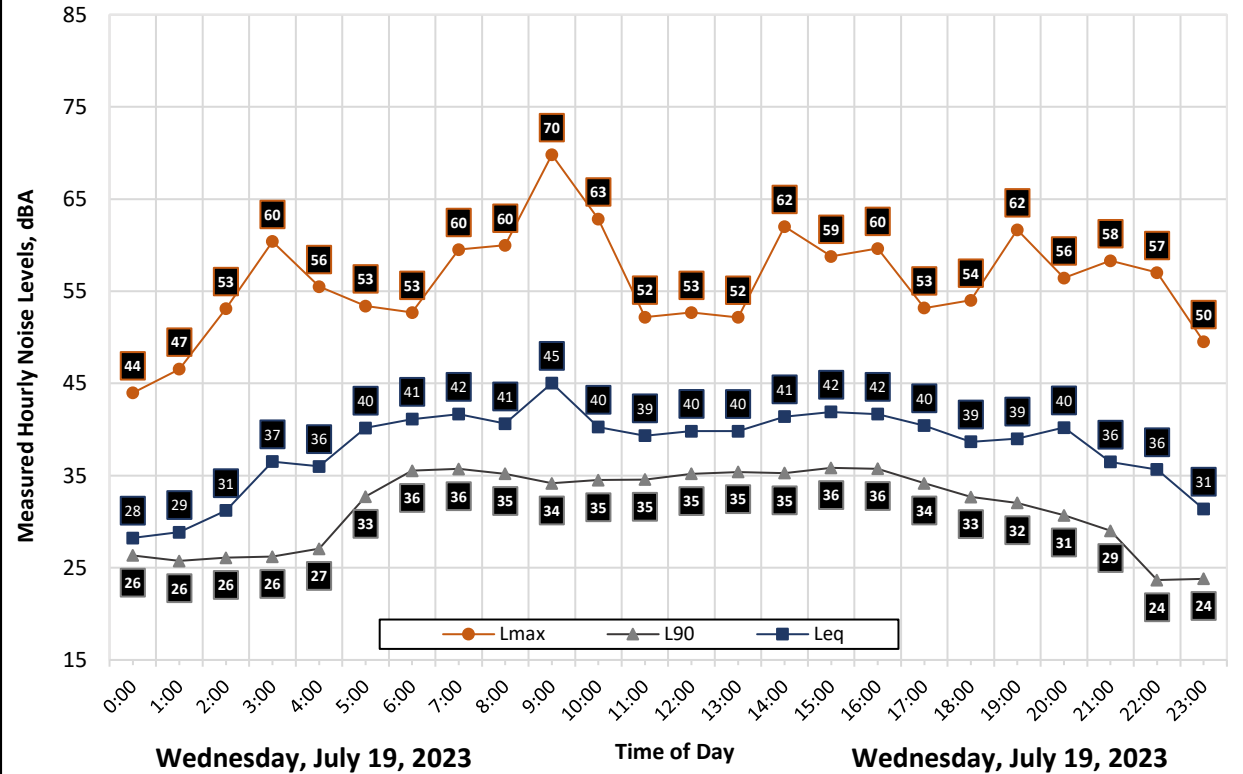
Calibrator: CAL200

Coordinates: (37.9442374, -120.2753273)

Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Wednesday, July 19, 2023	0:00	28	44	27	26
Wednesday, July 19, 2023	1:00	29	47	27	26
Wednesday, July 19, 2023	2:00	31	53	27	26
Wednesday, July 19, 2023	3:00	37	60	27	26
Wednesday, July 19, 2023	4:00	36	56	29	27
Wednesday, July 19, 2023	5:00	40	53	38	33
Wednesday, July 19, 2023	6:00	41	53	39	36
Wednesday, July 19, 2023	7:00	42	60	39	36
Wednesday, July 19, 2023	8:00	41	60	38	35
Wednesday, July 19, 2023	9:00	45	70	37	34
Wednesday, July 19, 2023	10:00	40	63	38	35
Wednesday, July 19, 2023	11:00	39	52	38	35
Wednesday, July 19, 2023	12:00	40	53	38	35
Wednesday, July 19, 2023	13:00	40	52	38	35
Wednesday, July 19, 2023	14:00	41	62	40	35
Wednesday, July 19, 2023	15:00	42	59	40	36
Wednesday, July 19, 2023	16:00	42	60	40	36
Wednesday, July 19, 2023	17:00	40	53	39	34
Wednesday, July 19, 2023	18:00	39	54	36	33
Wednesday, July 19, 2023	19:00	39	62	36	32
Wednesday, July 19, 2023	20:00	40	56	37	31
Wednesday, July 19, 2023	21:00	36	58	32	29
Wednesday, July 19, 2023	22:00	36	57	30	24
Wednesday, July 19, 2023	23:00	31	50	28	24

Statistics	Leq	Lmax	L50	L90
Day Average	41	58	38	34
Night Average	37	52	30	27
Day Low	36	52	32	29
Day High	45	70	40	36
Night Low	28	44	27	24
Night High	41	60	39	36
Ldn	44	Day %		83
CNEL	44	Night %		17

Measured Ambient Noise Levels vs. Time of Day



Appendix B2: Continuous Noise Monitoring Results

Site: LT-2

Project: Friends of the Animal Community Kennel

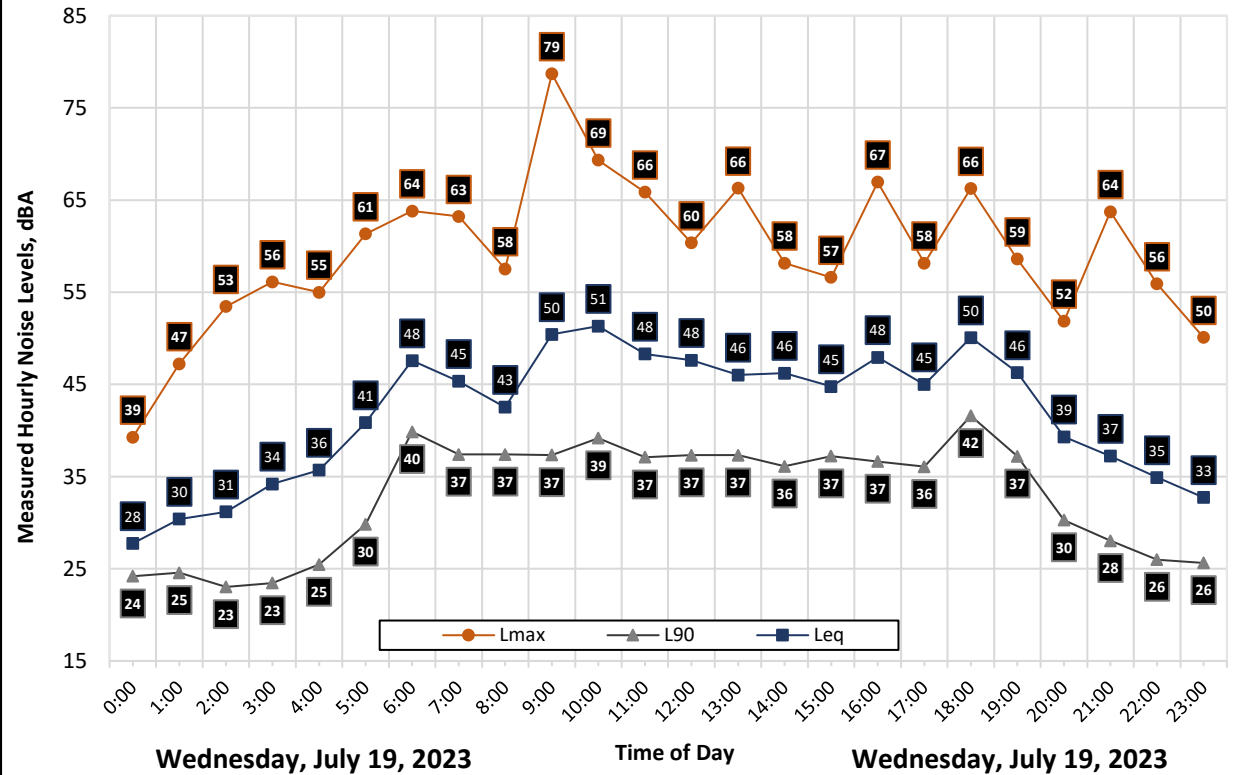
Meter: LDL 820-2

Location: Western Project Boundary

Calibrator: CAL200

Coordinates: (37.9445581, -120.2765631)

Measured Ambient Noise Levels vs. Time of Day



Date	Time	Measured Level, dBA			
		L _{eq}	L _{max}	L ₅₀	L ₉₀
Wednesday, July 19, 2023	0:00	28	39	26	24
Wednesday, July 19, 2023	1:00	30	47	28	25
Wednesday, July 19, 2023	2:00	31	53	25	23
Wednesday, July 19, 2023	3:00	34	56	27	23
Wednesday, July 19, 2023	4:00	36	55	29	25
Wednesday, July 19, 2023	5:00	41	61	35	30
Wednesday, July 19, 2023	6:00	48	64	46	40
Wednesday, July 19, 2023	7:00	45	63	42	37
Wednesday, July 19, 2023	8:00	43	58	41	37
Wednesday, July 19, 2023	9:00	50	79	44	37
Wednesday, July 19, 2023	10:00	51	69	45	39
Wednesday, July 19, 2023	11:00	48	66	44	37
Wednesday, July 19, 2023	12:00	48	60	42	37
Wednesday, July 19, 2023	13:00	46	66	42	37
Wednesday, July 19, 2023	14:00	46	58	42	36
Wednesday, July 19, 2023	15:00	45	57	43	37
Wednesday, July 19, 2023	16:00	48	67	43	37
Wednesday, July 19, 2023	17:00	45	58	41	36
Wednesday, July 19, 2023	18:00	50	66	48	42
Wednesday, July 19, 2023	19:00	46	59	44	37
Wednesday, July 19, 2023	20:00	39	52	37	30
Wednesday, July 19, 2023	21:00	37	64	32	28
Wednesday, July 19, 2023	22:00	35	56	30	26
Wednesday, July 19, 2023	23:00	33	50	30	26

Statistics	Leq	Lmax	L50	L90
Day Average	47	63	42	36
Night Average	40	54	31	27
Day Low	37	52	32	28
Day High	51	79	48	42
Night Low	28	39	25	23
Night High	48	64	46	40
Ldn	48	Day %		91
CNEL	49	Night %		9

Appendix B3 : Short Term Noise Monitoring Results

Site: ST-1

Project: Friends of the Animal Community Kennel

Meter: LDL 831-4

Location: Western Project Boundary

Calibrator: CAL200

Coordinates: (37.9450658, -120.2746903)

Start: 2023-07-18 10:50:25

Stop: 2023-07-18 11:00:25

SLM: Model 831

Serial: 2893

Measurement Results, dBA

Duration: 0:10

L_{eq} : 50

L_{max} : 68

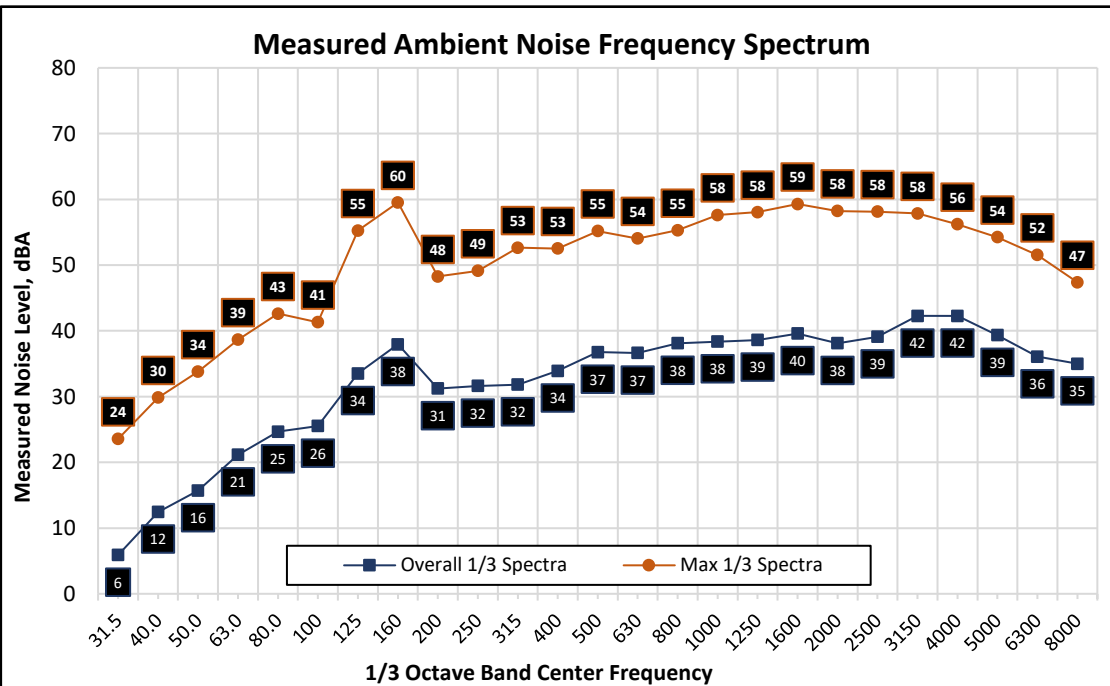
L_{min} : 37

L_{50} : 45

L_{90} : 42

Notes

Primary noise source was traffic noise from Yosemite Road.
Secondary noise sources include local wildlife and farm animals.



Appendix C: Interior to Exterior Transmission Loss

Sound Insulation Prediction (v9.0.24)

Program copyright Marshall Day Acoustics 2017

Margin of error is generally within STC ± 3 dB

Saxelby Acoustics - Key No. 4859

Job Name:

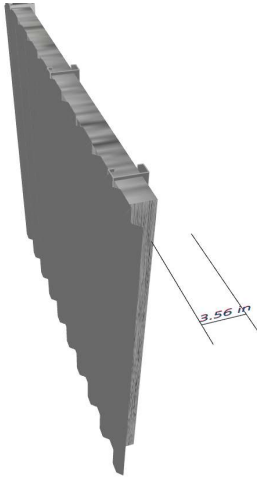
Job No.:

Date: 7/20/2023

File Name: insul

Initials: Rex

Notes:



STC 21
OITC 18

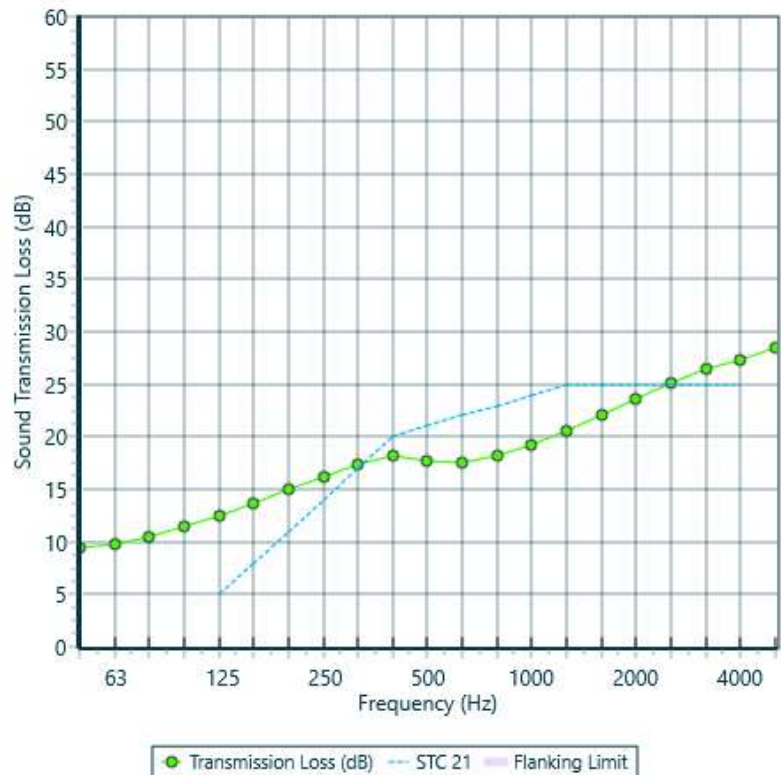
Panel Size = 8.9 ft x 13.1 ft
Partition surface mass = 0.853 lb/ft²

System description

Panel 1 : 1 x 0.019 in Steel Roofing (PBU)

Frame: Steel Stud (25g) (3.5 in x 1.5 in), Stud spacing 24 in
Porous facing: fiberglass (0.6 lb/ft³) Thickness 3 in

freq.(Hz)	TL(dB)	TL(dB)
50	9	
63	10	10
80	11	
100	11	
125	13	12
160	14	
200	15	
250	16	16
315	17	
400	18	
500	18	18
630	18	
800	18	
1000	19	19
1250	21	
1600	22	
2000	24	23
2500	25	
3150	26	
4000	27	27
5000	28	





Environmental Health Division

Community Development Department
48 Yaney Avenue, Sonora
Mailing: 2 S Green St, Sonora, CA 95370
209 533-5639
209 533-5909 (FAX – Environmental Health)
www.tuolumnecounty.ca.gov

To: Tuolumne County Planning Division

From: Tuolumne County Environmental Health Division

Date: April 1, 2024

Re: CUP23-004

We support consideration of the project provided that the following conditions are met:

1. Applicant shall enlist the services of a qualified consultant to design a separate commercial onsite sewage treatment and disposal system that meets the requirements of Tuolumne County Ordinance Code (TCOC) for the kennel wastewater system and obtains a permit for the installation/modification of that system. (TCOC, Section 13.08). Due to the uncertainty of the kennel wastewater's impact to the onsite wastewater treatment system and potential groundwater impacts, mitigation requirements may include the use of a holding tank. The onsite wastewater treatment system may meet the definition of a Class V Federal Underground Injection Well classification
2. Provide reasonable proof of groundwater to support the proposed project, and provide proof of potable water
3. Annual water quality sampling of the well(s) on site (TCOC 13.16.140)
4. Meets the requirements of TCOC 8.05.035 and 8.05.045 for their refuse removal schedule (every seven days minimum) and appropriate containers to prevent the propagation, harborage, or attraction of flies, rodents or other vectors and creation of nuisances
5. The applicant must manage all animal waste in compliance with Chapter 8.05 of the TCOC
6. All wells shall be located adequate distance from potential sources of contamination and pollution and requires a minimum horizontal distance of 100 feet between water well and "intense animal or fowl enclosures"

7. The applicant shall submit an animal waste management plan demonstrating compliance with Chapter 8.05 of the TCOC which requires that: "Manure shall not be accumulated so as to create excessive vectors or other adverse public health/ well-being conditions" (TCOC, Section 8.05.035 (A)6)
8. Pens must be kept clean and sanitary at all times with an effective fly control and odor control program submitted to the Environmental Health Division for approval
9. Feed storage area must prevent the entrance and harborage of rodents and vectors
10. All dog runs shall be a minimum distance of 100 feet to any water well (TCOC 13.16.160)

From: [Chelsea Lewandowski](#)
To: [Clark Sintek](#); [Taryn Vanderpan](#)
Subject: Conditional Use Permit CUP23-004
Date: Tuesday, March 21, 2023 12:56:55 PM

Hi Taryn and Clark,

Thank you for providing the project information for FOAC's CUP request. We have reviewed the provided information and, at this time, our Center does not have any comments to submit.

Please let me know if you have any questions.

Thank you,
Chelsea
CSERC

--

Chelsea Lewandowski
Environmental Associate
Central Sierra Environmental Resource Center (CSERC)
www.cserc.org



TUOLUMNE ME-WUK TRIBAL COUNCIL

Post Office Box 699

TUOLUMNE, CALIFORNIA 95379

Telephone (209) 928-5300

Fax (209) 928-1677

March 27, 2023

Clark Sintek

Tuolumne County Community Development Department

2 South Green Street

Sonora, California 95370

RE: Conditional Use Permit CUP23-004

Assessor's Parcel Numbers (APN): 096-150-012

Dear Mr. Sintek,

The Tribe is in receipt of your communication dated March 21, 2023, regarding the above referenced project. Upon reviewing said documentation the Tribe agrees with the Conditional Use Permit for the above referenced parcel. We have no further concerns or comments currently.

Thank you for keeping us updated.

Best regards,

Kyle Cox

Cultural Resource Manager

kyle@mewuk.com

(209) 928-5300

RECEIVED

MAR 29 2023

**Community Development
Department**



Department of Public Works

Kim MacFarlane, P.E.
Director

48 W. Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
209.533.5601
www.tuolumnecounty.ca.gov

MEMORANDUM

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Assistant to the
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Supervising Engineer
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ROAD OPERATIONS

Road Superintendent
Mike Cognetti
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SOLID WASTE

209.533.5588

SURVEYING

County Surveyor
Warren Smith, L.S.
209.533.5626

Date: May 4, 2023

To: Clark Sintek, Planner

From: Juan Maya, Engineer I
Blossom Scott-Heim, P.E., Supervising Engineer *BSH*

Re: CUP23-004, Friends of The Animal Community
Assessor's Parcel No.: 096-150-012

The applicant seeks to obtain a Conditional Use Permit (CUP23-004) to allow the development and operation of a dog/cat rescue and kennel boarding on a 5.13± acre parcel zoned RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code (TCOC).

Based on the submitted site plan, the proposed structure and parking area will be access through Yosemite Road (County-maintained Road). The project may require a commercial driveway encroachment improvements under Title 11 of the Tuolumne County Ordinance Code if the existing encroachment and/or driveway do not meet current standards.

The following conditions apply to this Conditional Use Permit:

1. A Grading Plan shall be submitted to the Engineering Division of the Department of Public Works for review and approval (TCOC, Section 12.20.140).
2. Submit to the State Water Resources Control Board Storm Water Permitting Unit, a Notice of Intent (NOI) to obtain coverage under the General Construction Activity Storm Water Permit (California's National Pollutant Discharge Elimination System (NPDES) General Permit for construction related storm water discharge) for the disturbance of one acre or more. Disturbances of less than one acre may also require an NOI for coverage under the NPDES General Permit for construction related storm water discharge and the State Water Resources Control Board Water Permitting Unit shall be contracted for determination of permit requirements. Commercial and Industrial developments may require an NOI even if less than one acre and should be submitted to SWRCB. Obtain and NOI or an exemption from requirements.
3. A Grading Permit shall be obtained from the Engineering Division of the Department of Public Works prior to any grading (TCOC, Section 12.20.050).
4. Provide proof that slope and drainage easements have been obtained or provided in such locations as necessary to accommodate cut and fill slopes, setbacks, and flow from the site (TCOC, Section 12.20.270-280).

Also provide a 15-foot wide drainage easement along all existing pipes that are not located in a road and public utility easement (TCOC, Section 16.24.180).

5. An Encroachment Permit shall be obtained from the Engineering Division of the Department of Public Works for any work that may be proposed within the County road right-of-way along Yosemite Road (TCOC, Section 12.04).
6. A Parking Area Plan (TCOC, Sections 17.68.150; 17.60).
 - a. The parking area plan shall be submitted to the Engineering Division of the Department of Public Works for review and acceptance. Plans shall address internal traffic circulation, parking stall layout and include necessary striping, marking and signing. All parking areas and traveled ways on the site shall be paved, striped and lined in accordance with approved plans. The parking plan shall be submitted in connection with the site grading and drainage plans.
7. Prior to the construction of any site improvements or grading on the site, all property corners shall be monumented and clearly visible. Where a clear line of sight between lot corners is not possible, appropriate markers shall be set along the property line to mark the boundaries while construction is in progress (TCOC, Section 12.20).
8. All soils disturbed by clearing and grubbing and/or grading shall be reseeded or hydro-mulched or otherwise stabilized as soon as possible, and emergency erosion control measures shall be utilized as requested by County officials (TCOC, Title 12).
9. The applicant shall submit an erosion control plan for any construction to take place (TCOC, Title 12).
10. All parking areas and traveled ways on the site shall be paved (TCOC, Section 17.60.070 C).
11. Commercial driveways, meeting the requirements of Title 11 for onsite roads must be paved and extended to within 150 feet of all portions of all buildings (TCOC, Section 11.16.020).
 - a. Encroachments shall require an encroachment detail plan submitted for review and approval.
12. Drainage improvements shall be installed in accordance with approved drainage plans. (TCOC Sections 11.04, 11.12, 16.26.180)
13. Exposed serpentine gravel is prohibited on the construction site. (17 California Code of Regulations, Section 93106)
14. The Contractor shall be responsible for dust abatement during construction and development operations. A water truck or other watering device shall be on the project site on all working days when natural precipitation does not provide adequate moisture for complete dust control. Said watering device shall be used to spray water on the site at the end of each day and at other intervals, as need dictates, to control dust (TCOC, Section 12.20.370).



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Dave Wood, County Fire Chief
Marc DiTullio, Assistant County Fire Chief

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Tel: (209) 533-5118 • Fax: (209) 533-5103

April 13, 2023

To: Clark Sintek, LUNR

From: Steve Gregory, Senior Fire Inspector

Re: FOAC CUP23-004
APN 096-150-012

After reviewing the above application, I offer the following comments:

1. Emergency water for Wildfire protection shall be available, accessible, and maintained. The available emergency water shall be 9,000 gallons. If the building's construction type changes, the required water storage shall also change. Emergency water storage shall comply with Article 4 of Public Resources Code 4290. (CFC Section 507.3, NFPA 1142)
2. Any building or fire area which maintains a kennel shall be equipped with an approved automatic sprinkler system or a fire alarm system that is connected to central reporting station. Plans, specifications and listing numbers shall be submitted to the FPD for review and approval prior to installation of any portion of either system. Plan check fees are assessed upon completion of review. (CBC 441)
3. Roads shall be provided within 150 feet of all portions of the exterior walls of the proposed buildings. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6" feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface to provide all-weather driving capabilities. Signs shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. The roads shall be posted with signs stating "No Parking Fire Lane" or other language as approved by Fire Prevention. The number and location of the signs shall be as approved by the Fire Prevention Division. Red striping on the exterior boundaries of fire access roads shall be used to identify areas of roads and prohibit vehicle obstruction. The configuration of the fire apparatus access roads shall be indicated on the site plan and shall be approved by Fire Prevention. Fire apparatus access roads shall not be blocked in any manner, including parking of vehicles. (CFC Sections 503, TCOC Title 11)
4. For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by Fire Prevention. (CFC Section 503)

If you have any questions regarding the above conditions, please do not hesitate to contact me at your convenience

From: Florence Boyd
To: [Quincy Yaley](#); [Clark Sintek](#); jdm5391@gmail.com; kbechtle@sbccouncil.org; jim@jimcherrylaw.com
Subject: Written statement re: FOAC's CUP23-004 Request"
Date: Tuesday, April 2, 2024 7:03:33 AM

Dear Planning Commission:

I am a resident of Tuolumne County and would like to provide comment in favor of FOAC's request for a Conditional Use Permit. Unfortunately, I am unable to attend the hearing scheduled for April 3, 2024 and, therefore, I am writing to you. I don't have email addresses for all of the Commissioners, so I hope that my email can be circulated to the entire Commission prior to the hearing.

I have volunteered for FOAC and have first hand knowledge of how well run the organization is. To be a volunteer, I first had to go through a training course to make sure I knew how to properly handle the animals and how FOAC operates. The animals are properly cared for and the facility is well maintained and kept clean. I truly enjoyed my time volunteering with FOAC and knowing that my time there was directly helping not only animals in need, but our entire community as well. Making sure dogs and cats have homes and are healthy and spayed/neutered is an important community service.

I have also adopted from FOAC. I recently adopted my beautiful dog, Foxy, from FOAC. The adoption process was professional and seamless. Now, Foxy has her "forever" home and my family feels complete. This wouldn't have been possible without FOAC being able to accept dogs from owners that can no longer care for them.

I urge you to grant FOAC's request so that they can continue doing their amazing work.

Thank you,
Florence Boyd

Sent from my iPad

March 31, 2024

TO: Tuolumne County Planning Commission

FROM: Brian Greene, 16551 Anderson Drive, Sonora, CA (Neighbor)

RE: Opposition to Conditional Use Permit CUP23-004 for Friends of the Animal Community (FOAC)

Planning Commission Members,

I work on Wednesday evenings and am therefore unable to share my concerns in person. Please accept this letter as a summary of why I think this project is a poor fit this location and would be much better suited in an industrial area.

I'm writing in strong opposition to issuing a conditional use permit to Friends of the Animal Community to operate a large-scale kennel operation at the corner of Isom and Yosemite roads. As a neighbor who lives on Anderson Drive just past the parcel in question, I am extremely concerned that approving this project would dramatically impact the quality of life for the surrounding neighbors. Up to 40 dogs per night will be loud no matter what and it's implausible that mitigation efforts will solve the problem.

In addition to the likelihood of constant barking, I am also skeptical that the operation will be managed in a thoughtful way. As one small example, the current residents regularly leave their empty trash cans out at the road for days after the garbage has been collected. (I just went by, and their empty cans are scattered around the entrance, three and a half days after the garbage was picked up.) This lack of attention suggests FOAC is not properly overseeing the property. One can easily imagine far more consequential problems overseeing an industrial dog kennel operation in a rural neighborhood. Similarly, the excessive 'private property' and 'no trespassing' signs posted since FOAC purchased the property further suggest they do not value the welcoming nature of the neighborhood. (I'm not aware of any surrounding neighbors with signs posted, let alone the numerous signs FOAC has put up.)

As noted in the supporting documents in the agenda, last year the county solicited feedback on the proposal from 19 surrounding neighbors. Of the 24 comments received, fully 23 of them were in opposition. This demonstrates a high level of local concern that I urge the commission to take seriously. Please deny this permit request and direct FOAC to find a more suitable location for their expansion efforts.

Thank you for your time. Please let me know if you have any questions.

Brian M. Greene
Brian M. Greene
Neighbor

From: [James Mauro](#)
To: [Clark Sintek](#)
Subject: Fwd: 17790 Yosemite Road - FOAC Animal Shelter- Use Permit Application
Date: Monday, March 20, 2023 1:54:58 PM

Hello Clark,

I just left you a VM. Here is a letter with my concerns.

Begin forwarded message:

From: James Mauro <jayncal2020@gmail.com>
Date: March 19, 2023 at 12:56:50 PM PDT
To: akirk@co.tuolumne.ca.us
Subject: 17790 Yosemite Road - FOAC Animal Shelter- Use Permit Application

Good afternoon Aniah,

I am reaching out to you over great concerns regarding a recent letter I received from the Friends of The Animal Community (FOAC) regarding their intentions to seek permits to allow them to operate an animal shelter/adoption operation at the property they purchased at 17790 Yosemite Road.

My family and I live at 17701 Yosemite Road, which is in close proximity to FOAC's property. I contacted FOAC's president, Darlene Mathews, regarding the group's plans and intentions a few days ago.

She indicated they are currently in the process of raising \$2 million dollars for the construction of metal buildings to house kennels for adoptable cats and dogs. The operation would also allow for numerous clients to use the location to meet/greet their potential pet.

Some of my concerns of turning a residential property into a commercial operation are as follows:

TRAFFIC- 17790 Yosemite is situated on the corner of Yosemite Road and Isom Lane (at the Yosemite Y). We currently experience high amounts of traffic with driver's traveling well above the posted speed limit. A commercial operation in the area would only increase traffic. Like many county roadways, Yosemite Road in our neighborhood is in poor condition, which would further deteriorate with increased vehicles using the roadway.

NOISE- Running a large scale animal shelter with numerous barking dogs and meowing cats would cause a huge nuisance. The constant noise from kenneled animals would not only deteriorate our property value, but also our quality of life. We currently enjoy a rural quiet neighborhood, which would change drastically

with the construction of this shelter.

SHELTER VOLUNTEERS- Mrs. Mathews confirmed they participate with Tuolumne County Probation to allow probationers to volunteer for FOAC so the probationer can complete their court ordered community service hours. She assured me they do not allow sex offenders to volunteer either through probation or through any other source, however I am concerned about their vetting process. Having felons in the neighborhood congregating, being dropped off and picked up presents a security concern for me and my family.

24/7 SUPERVISION- As far as I know, there are no plans to have an on site manager of the property to handle any after hour emergencies. There will be no living quarters on the property.

The dumping of unwanted animals after business hours is of great concern. Feral animals, particularly dogs, could not only attack our livestock, they could present great and real danger to my three school aged boys.

WASTE MANAGEMENT- The byproduct of caring for a large number of animals is waste and the associated odors. As part of the permit process, would FOAC be required to have some sort of plan to mitigate odors and to dispose of that waste. Storing it in piles on the ground could contaminate shallow residential wells.

Simply put, I am not in favor of changing the zoning or issuing special permits for the property at 17790 Yosemite Road nor am I in favor of anyone running an animal shelter across the road from my residence. FOAC cared for over 800 animals last year, which translates to a whole lot of noise and disruption to our otherwise quiet neighborhood.

The majority of properties along Yosemite Road, Isom Lane and Woodham Carne enjoy the quiet setting we all currently enjoy. The aforementioned concerns could make it impossible for my boys, or any other of the numerous property owners, to go ride their horses or go for a walk or even a bike ride.

As Tuolumne County natives, my family and I stand with numerous neighbors along Yosemite Road, Isom Lane and Woodham Carne, who oppose this operation.

I am asking for you to please look into this matter with a fine toothed comb. Approving FOAC's request blindly could be detrimental to our way of life out here.

I would sincerely appreciate your support in this very important matter.

Respectfully,

James and Lea Mauro
17701 Yosemite Road
Sonora, CA
209-890-6657

From: [James Mauro](#)
To: [Clark Sintek](#)
Subject: Re: 17790 Yosemite Road - FOAC Animal Shelter- Use Permit Application
Date: Monday, March 20, 2023 2:17:59 PM

Thank you Clark, I appreciate your prompt reply.

You will likely be getting many more soon. Many of us either called or sent emails to Supervisor Kirk without knowing to contact your first.

Talk to you soon

On Mar 20, 2023, at 2:03 PM, Clark Sintek <CSintek@co.tuolumne.ca.us> wrote:

Hello James,

Yes, I received your voicemail. Thank you for reaching out with your concerns. Let me go over your list, so I can address each issue you have.

I look forward to speaking with you.

Thanks,

Clark

From: James Mauro <jayncal2020@gmail.com>
Sent: Monday, March 20, 2023 1:55 PM
To: Clark Sintek <CSintek@co.tuolumne.ca.us>
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Respectfully,

James and Lea Mauro
17701 Yosemite Road
Sonora, CA
209-890-6657

From: [James Mauro](#)
To: [Clark Sintek](#)
Subject: 17790 Yosemite Road
Date: Monday, March 20, 2023 2:22:49 PM
Attachments: [IMG_2977.JPG](#)

Here is a letter from one of my neighbors. He lives on Woodham Carne near the intersection with Yosemite Road. His contact info is at the bottom of his letter.



From: [Brian Greene](#)
To: [Clark Sintek](#)
Subject: FOAC Conditional Use Permit
Date: Tuesday, March 21, 2023 12:29:49 AM
Attachments: [IMG_2970.jpg](#)

Hi Clark,

I'm writing to share my concerns regarding the planned dog kennel at the corner of Yosemite Road and Isom. I live near the proposed site and many of our neighbors received the attached letter in which FOAC describes a huge volume of animals (nearly 900!) that they've managed in the past year. I reached out to the signatories and they said they anticipate housing forty animals per night on the property. This is far too many dogs for what has long been a peaceful area. While FOAC says they will have bark collars on hand if dogs get out of hand, the idea that forty dogs will be anything but loud and boisterous seems like wishful thinking. I think dog kennels - especially large ones like this - would be much better suited to an industrial-zoned area.

In short, I am strongly opposed to any conditional use permit that allows the new owners of the property at Yosemite and Isom to run a large-scale kennel operation.

Thank you for your time,
Brian

From: [Amanda Minick](#)
To: [Clark Sintek](#)
Subject: FOAC project Yosemite Rd.
Date: Wednesday, March 22, 2023 9:26:24 AM

Hello Mr. Sintek,

My name is Amanda Minick. I am the homeowner and resident of 17847 Yosemite Rd. of Tuolumne. I am writing because I am HIGHLY concerned about FOAC building their shelter right next to my house.

My husband and I bought this house 2016 for the comfort and quiet of a rural area. FOAC's shelter would completely disrupt our safety and comfort, and way of life.

The constant traffic, and bringing in convicted criminals to serve their community service, would put our family and home at risk. We have 4 kids who feel safe to play outside and this would 100% take that away from them. It would bring shady people to the neighborhood daily, taking away all sense of safety in our own home.

The constant dog barking would give me so much anxiety that I am already considering selling the home I absolutely love if the project goes forward, and this isn't fair for me or my family, or any of us in the neighborhood.

Please please consider not allowing this project to move forward.

Thank you,

Amanda Minick

(209) 840-1457

April 6, 2023

Quincy Yaley, Clark Sintek
Tuolumne County Community Development Department
2 S. Green Street
Sonora, CA 95370

RE: Conditional Use Permit CUP23-004, APN 096-150-012

Dear Madame:

We own property within 500 feet of the parcel for which Friends of the Animal Community (FOAC) have applied for a conditional use permit to allow the development and operation of a dog/cat rescue and boarding kennel. By this letter, we are responding to your request for comments and participation in your planning process.

We understand and support the right of FOAC to apply for a conditional use permit on this property, but we expect that the Community Development Department and applicant should be committed to adhering to the process for consideration of such an application rather than expecting a specific outcome. The property was purchased by the applicant knowing full well that the zoning of the property would require such an application for the proposed use, and that the granting of such a permit was not a guaranteed right attached to the zoning.

The package you provided with your request for comments is lacking in detailed information that would help us to understand and narrow our comments or focus on things that are or are not applicable. Many of our comments are therefore framed as questions for more detail without which we cannot properly assess the scope of the impacts on our property or neighborhood conditions. Just as your information package is general in nature, so must our comments be, and the general comment is that we are very concerned about the probability of noise pollution, ground water drawdown, ground and surface water contamination, downstream aquatic resources, and escaped animals wreaking havoc on neighboring pets, livestock, wildlife, and landscaping.

In developing this letter, we have read County Code 17.68.050 Issuance, which states that "Use permits may be granted by the director or referred to the commission. A use permit may only be granted when the following conditions are met:

- A. The proposed use is in accordance with the provisions of this chapter.
- B. The proposed use is consistent with the county general plan.
- C. The proposed use will not overburden existing municipal facilities.
- D. The size and terrain of the parcel are suitable for the proposed use.
- E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use, or be substantially, detrimental or injurious to property and improvements in the neighborhood."

A & B The proposed use is in accordance with the provisions of this chapter. and The proposed use is consistent with the county general plan.

The proposed conditional use application requests permission to construct a new 5,000 square foot structure. This is a substantial level of development and investment for a “conditional” use. It is more than merely a use of the property, it is the development of the property for a specific use and seems more appropriate for a variance than a conditional use permit. The language contained in County Code 17.28.030 describing conditional uses that may be considered for RE-5 zoning areas does specifically list kennels and animal boarding facilities accompanied by the word “outdoor”. The general language of the chapter, however, does not support such expansive development to accommodate a proposed use (except in cases of clear public, community, and religious benefit), but rather adapting the existing developments on the property to the nature of a use they can readily support without significant deviation from the existing use and nature of the property.

It seems to us that the applicant, or County staff by suggesting to the applicant they pursue a conditional use permit, is circumventing what should legitimately be a request for zoning change. If a conditional use permit were to be issued, and the applicant went to the expense of fully developing this property per their proposed plan, only to discover that they could not cost effectively abide by the conditions of the permit, they would have no recourse but to bail out on their investment or seek a zoning variance, at which point the County would be obligated to strongly consider approving it because if not, the applicant would not be able to enjoy the specific characteristics of the property. Further, at that point, County Staff would likely feel some responsibility, remorse or sympathy for the applicant’s situation which would be inappropriate in consideration of a subsequent variance consideration. It is a “Catch 22” situation, but only if a conditional use permit is granted to begin with. If you think that would never happen, then consider the case of the conditional use permit application a number of years ago by La Bella Rosa Vineyard on Old Wards Ferry Road to conduct special events.

By permitting a 5,000 square foot building to house a commercial boarding facility on the property, the County would be setting a precedent within the RE-5 zoning District. Once a building designed for a commercial use on the property is established, other commercial uses for it are likely to be proposed if the FOAC endeavor fails or is abandoned. As a property owner in the area, we do not feel such a precedent is desirable or in keeping with the nature of the community, and we would not appreciate a revolving door of conditional use applications as a result of it.

C. The proposed use will not overburden existing municipal facilities.

So much of Tuolumne County, including the zone of this proposed project, is not served by municipal water or sewer facilities, but that does not mean that water availability and sewage treatment should not be considered in the decision to grant or deny this permit application. We are deeply concerned about the water resources in the neighborhood. It is no secret that many private wells in our county have dried up in recent history. The California Natural Resources Agency posts reports of dry wells on their website. There is one report for a well within 3,600 feet of the project parcel off Isom Lane and we are aware of another off Silver Spur Road within 3,700 feet, although it does not show up in the Dry Well Report website, so we suspect the State site is incomplete. Conditionally permitting new water-intensive uses that emphasize domestic animals over sustaining

human needs in residential areas relying solely on ground water resources, would not be responsible or reasonable.

The daily maintenance, especially cleaning, of an indoor boarding facility will require a substantial amount of water over and above the residential requirement of the property. One engineer's estimate found on the web suggested that a 40-dog boarding facility would require upwards of 1,000 gallons a day to clean and maintain the animals, facility, and staff([see web page](#)). It is not clear from the information you have provided whether water will be required for landscaping or maintenance of the dog exercise areas, whether cleaning water will be reclaimed or treated in some way other than septic and leaching, but regardless, a detailed water use and treatment plan and estimate and a hydrologic evaluation of the local water resources including ground water and surface runoff, likelihood of local well water drawdown, potential for ground water contamination, how runoff from the site will be controlled, and conditions for monitoring and mitigating water quantity and quality effects all should be considered in whether to approve this permit request.

D. The size and terrain of the parcel are suitable for the proposed use.

A look at overhead imagery of the area shows that some source of water has been keeping part of what have been horse corrals green, with a drainage pattern toward the adjacent property to the south of the project parcel. That adjacent parcel has at least one pond likely to intercept the runoff from the project parcel, and the contents of that runoff could adversely affect the downstream water quality and aquatic life if there is any. Certainly, the septic system in place at the property would not be adequate to service the proposed use as well as the existing residence, so consideration must be given to whether the site can reasonably handle, without affecting other resources on and off site, the high volume of effluent likely to be generated.

The existing developments on the property limit the suitability of the parcel for the proposed use by nature of the existing residence being located in the approximate center of the property. The principle features of the proposed use are therefore situated at the periphery of the parcel, as close to neighboring parcels or public access areas as possible. This forces the effects of noise, odor, and disturbance to be as close to the neighbors and public easements as they could possibly be. The property would lend itself to the use much better if the project facilities could be grouped near the center of the parcel where they would pose the least exposure to adjacent parcels.

The location of the parcel relative to the terrain of the vicinity places it roughly in the center of a basin. Approximately 270 degrees worth of the surrounding area is rising terrain which seems more likely to intercept and amplify noise within that topographic basin than dissipate it. There does not appear to be a specific county ordinance aimed at controlling noise pollution or a published standard or design level. It is well documented that persistent dog barking can have detrimental effects on human health. We have all witnessed the situation in which one dog starts barking, and soon dogs throughout the neighborhood are barking. If this proposed facility is unable to control the barking of the animals kept there, it will have a detrimental effect on the neighborhood both in terms of public health, neighborhood feuds, and property values. These things are difficult to quantify, just like FOAC cannot quantify the noise their facility would emit, the time of day it would emit it, or the duration of the emissions. Perhaps some simulation based on other

existing facilities could be run at the project site in participation with the community to determine the likely impacts on concerned neighbors prior to a determination relative to the application. We liken the situation to the county air district and burning rules - if the smoke from your fire is affecting your neighbors, you must put the fire out. Can the county duplicate such a mandate with respect to dog barking in their approval of a conditional use permit for this project? We doubt that such could be done with any reasonable expectation the applicant would be able to comply, so why go there to begin with? There is a reason why the only zoning district in the Tuolumne County ordinances that includes kennels as a permitted use is the Heavy Industrial (M-2) district.

E. Under the circumstances of the particular case, the proposed use will not be substantially detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use, or be substantially, detrimental or injurious to property and improvements in the neighborhood.

The aforementioned concerns all apply to condition E to some degree and I will not repeat them here. We do have additional topics of concern that fall into this category.

The existing 5 foot high fence around the property mentioned in your request for comment is not likely sufficient to keep dogs or cats confined to the property. Most recommendations for dog fencing suggest the fence be at least 6 feet high. Also, the bottom of the fence must be secure as there are both climbing, jumping dogs and digging dogs that must be discouraged from escaping their confines. We are familiar with a dog that routinely escaped its yard even with a 6 foot tall fence. One escaped dog could wreak havoc on local wildlife and domestic animals in the neighborhood in a short time, so the escape concern must be taken seriously in the placement of conditions on the permit. The permit holder must be held accountable for damages caused by escaped animals and should be required to hold liability insurance for such potential.

While the site plan provided to us is only vaguely legible, we believe it shows the dog exercise areas to extend to the property lines on the south and west. There may not currently be any apparent activity across the lines on adjacent parcels, but allowing those areas to go right to the line as opposed to mandating a setback for those facilities will impact the potential of the neighbors to fully enjoy the privileges of their property. Dogs barking and lunging at you even through a fence is unnerving, and neighboring property occupants or their pets or livestock should not have to endure that. If a permit is to be approved, it should require a setback for the dog runs sufficient for the applicant to maintain the setback area for fire protection and a fencing design that will minimize exposure of the neighbors to the activities on the permit property.

The Summerville Elementary School Transportation System shows a school bus stop at Isom Lane which borders the project property. While it may not be active currently due to no kids of that age group in the neighborhood, that is subject to change. The type and security of fence along public transportation routes should be considered as well.

So, the height, security, and transparency of the fence and how successful it is in keeping the animals confined, protecting the neighboring property owners ability to enjoy their property, and minimize disturbance to adjacent wildlife and livestock are all things that are not well addressed in the plan as presented for comment, but are of significant concern to adjacent property owners.

What we have been presented with for comment also does not give us any understanding of the business hours, number of staff or volunteers on site during business hours, whether the site will be attended and monitored by a resident or caretaker during non-business hours or on a full-time basis. Is the residential use of the property intended to continue, and if so is it by someone affiliated with the proposed conditional use with authority and responsibility for dealing with problems or issues as they arise? If there is no plan for a permanent resident, then it becomes questionable why the County would be considering a conditional use permit versus requiring a change in zoning from the current RE-5 district

The County Ordinances make it clear that in case of a change of ownership once a conditional use permit is granted, the permit is transferred to the new owner should that owner wish to continue the use. The owner may not have the same mission or commitment to the animals wellbeing or the same understanding of the concerns that were inherent in the establishment of the use permit as would FOAC. What safeguards are there in the granting of a permit that our concerns and any mitigating conditions required by the permit would be understood by a new owner and operation of the facility would continue in a manner acceptable to those involved in the original permitting? What recourse would the neighboring community have should the new owner fail to recognize or comply with the conditions original?

We discussed sewage treatment earlier. There is also a concern for excrement or poop disposal. A facility of the size proposed has the potential to create an extraordinary amount of dung that must be disposed of without creating a health hazard on site for either the animals or residents or off-site for the neighboring properties. Allowing it to accumulate on site and leach into the ground could be considered hazardous in large quantities. There should be a plan for us to comment on regarding how the excrement will be disposed of because it has the potential to have effects off site.

Title 6 of the County Ordinances addresses Animal Control and licensing requirements, including licenses for kennel operators. Will such licensing and the oversight and inspections associated with that requirement be applied to this use permit? If not, why? Adjacent landowners should be assured that the operator will be held to the applicable standards set in the licensing requirements.

State codes 122380-122388 address the operation of animal boarding and kennel operation and design. Within those codes is a requirement that the facility include provisions for keeping sick animals separated from healthy animals to prevent the spread of illness within the facility. We do not see in the plans provided that this facility includes that design element and therefore raises the question as to whether the use would be compliant with all Federal, state, and county codes for design, construction, and operation of animal boarding and kennel projects. and request that in considering this application, County Staff assures that applicable Federal, State, and County codes pertaining to animal boarding and kennel operations be adhered to in the site development and operation plan and throughout the construction phase through compliance inspections. The information provided to us for comment does not make it clear that

Because of the number of animals involved, we would think it appropriate to require both remotely monitored fire alarms and a fire suppression system in the design and construction of the facility should a permit be approved. Further, there needs to be a plan

in place to evacuate the facility in the event of wildfire and a posting of that plan and the nature of the operation for the benefit and safety of emergency response personnel needing to access the site.

Finally, if this use is permitted and conditions for the use are included in the permit, how will compliance with the conditions be monitored? Will it fall on the residents of the area to be whistle blowers and need to make calls to the County for code compliance checks, or will some compliance officer make periodic inspections? Who or what department will be responsible for such monitoring, will it happen on a regular basis or will it only happen when there is a complaint? How will neighboring property owners know what conditions have been attached so they know what to report if they suspect something is awry? Would an adjacent property owner be required to disclose in a future sale of their property the existence of the conditional use permit on the neighboring property? How would a new owner who purchases in the neighborhood after a permit is granted become aware of the situation? These are all questions that run through our mind and without answers, we must conclude that the project would have a negative effect on our ability to enjoy the privileges associated with our properties. As such, in accordance with County Code 17.68.050, condition E would not be met and a use permit may not be issued.

Thank you for the opportunity to participate in your planning activities. We hope some of these comments, concerns, and questions will help you going forward in your assessment of the FOAC application.

Respectfully,

Andy and Kathy Aldrich
PO Box 621
Soulsbyville, CA 95372

web page reference:

<https://www.dvm360.com/view/determining-water-consumption-animal-care-facilities>

From: [recovery accents](#)
To: [Clark Sintek](#)
Subject: FW: FOAC proposed CUP23-004
Date: Thursday, April 6, 2023 3:45:12 PM

From: recovery accents
Sent: Thursday, April 06, 2023 3:44 PM
To: 'csintek@co.tuolumne' <csintek@co.tuolumne>
Subject: FOAC proposed CUP23-004

I am resident and homeowner of 17680 Yosemite Rd, and I own the property 17708 Yosemite Rd, contiguous to the proposed project.

I am opposing this request for the CUP for this project.

1. The project is not consistent with surrounding property.
These are parcels with single family dwellings that have horses and livestock animals, not public commercial buildings.
2. What is the definition of "kennel" that you are referring to? Even the Humane Society in Jamestown can only house 20 dogs. They are in a "commercially zoned" district.
3. It would be impossible to evacuate that many animals in a safe timely way. This property is located in a "High Fire Hazard Severity Zone"
4. There are no businesses in the vicinity that are "Store Front" businesses with public parking lots, or have "open" hours" of operation for the public to visit.
5. Insulated walls on the building will not contain that level of noise.
6. The 5' "wall" around the property is a non-climb horse fence. Dogs can easily dig out under the fence.
7. I see the volunteers will clean up the poop after each play session to 'minimize' odor. The accumulation of odor cannot be controlled.
8. To care for 40 dogs/20 cats would require an enormous amount of water. Even though this property is on a well, the aquifers get depleted. That would be taking away from the other wells in the area.

I've spoken with the Humane Society and they told me there are frequent complaints about the dogs barking.
They also tell me people frequently try to "drop off" and abandon animals. They have to intercept. The proposed site has many areas to

'dump' off animals. We already deal with those issues. We do not want more attention for this to happen.

I understand FOAC has used inmates as volunteers. We have children and elderly in this neighborhood. I believe this would be dangerous for the residents here.

I am all for FOAC - in fact I have donated in the past. The neighbors and I were under the impression FOAC was going to have a livestock shelter. This would be a more consistent use for this particular property.

The reason we residents purchased and live here is for the peaceful beauty of what it has to offer. I would not have purchased if there were a 40 dog, 20 cat rescue/boarding facility. If we were to sell, the property values would be greatly devalued. You would be altering the integrity of this neighborhood.

I strongly feel this is the wrong location for this type of business.

I had requested information from you a few weeks ago which I have not received. You were going to send information about dog kennel use permits granted in the area. Number of dogs. Size of property. Were they for private use (such as hunting dogs). How many commercial use permits have been issued in this area.

Respectfully,

Michelle Holtzinger
17680/17708 Yosemite Rd
Sonora CA 95370
209-352-4324

From: [recovery accents](#)
To: [Clark Sintek](#)
Subject: cup23-004
Date: Thursday, April 6, 2023 4:58:24 PM

Hi Clark - could you please send to me:

Would you please send me your definition of "Kennel" as it is used for this project?

Would you please send the rules for use permit in our zoning?

Use permit appeal process this application?

Thank you!

Michelle Holtzinger
17680/17708 Yosemite Rd
Sonora CA 95370
209-352-4324

From: [recovery accents](#)
To: [Clark Sintek](#)
Subject: RE: cup23-004
Date: Friday, April 7, 2023 10:39:17 AM

Thank you - Yes - the entire neighborhood is in a uproar about this

From: Clark Sintek
Sent: Friday, April 07, 2023 10:14 AM
To: recovery accents <michelle@recoveryaccents.com>
Subject: RE: cup23-004

Hi Michelle,

I've attached the ordinance code for the RE-5 Zoning district.

This is our definition of "kennel"

17.04.470 Kennel. "Kennel" means any parcel, structure, enclosure or premises whereupon or wherein are kept dogs or cats in the following numbers for more than five weeks in any calendar year, whether such keeping is for pleasure, profit, breeding, or exhibiting: A. B. C. Five or more dogs; or Seven or more cats; or Seven or more dogs and cats in any combination provided that a combination that includes five or more dogs constitutes a kennel. A kennel does not include a parcel zoned A (Agricultural) on which are kept five or more dogs used for herding or other purposes in conjunction with a commercial agricultural operation. (Ord. 3136 § 1, 2010; Ord. 1229 § 2 (part), 1982).

This is the definition used for the "Conditional Use Permit"

17.28.030 Conditional uses. Within any residential estate, five acre minimum (RE-5) district, the following uses are permitted subject to first securing a use permit:

H. Animal hospitals, outdoors, veterinary clinics, kennels, or animal boarding facilities;

As for appealing this permit, we've decided that this Conditional Use Permit is going to the Planning Commission for them decide on it, so please show up and voice your concern there.

Please let me know if you have anymore questions/concerns.

Thanks,

Clark

From: [Chris Seymour](#)
To: [Clark Sintek](#)
Subject: FOAC Conditional Use Permit.
Date: Sunday, April 9, 2023 6:16:05 PM

To Clark Sintek, Community Development Department

I own property on Rivendell Lane adjacent to the FOAC property and another property directly across Yosemite Road from the FOAC property.

I want to offer my complete support for their Conditional Use Permit to develop and operate a dog and cat rescue facility in my neighborhood.

None of that NIMBY attitude that has infected some of my friends and neighbors.

Thank you. Christine Seymour (209) 591-0400

April 09,2023

Tuolumne County Community Development Department
2 S. Green Street
Sonora, Ca. 95370

RE: Conditional Use Permit CUP23-004, APN 096-150-012

To Whom it May Concern,

I have been a resident and homeowner of 16436 Isom Lane for over 24 years. We moved our family into this neighborhood because we wanted to be out in the country. Peace and quiet, a place of serenity to raise our three children in a safe environment.

I am writing this letter to express my strong opposition to the request by Friends of the Animal Community (FOAC) for a Conditional Use Permit , to allow the development and operation of a dog/cat rescue and boarding kennel. When our neighbor Billy Barnes was considering selling to FOAC he told us that they were going to use the premises to provide shelter for large animals (Livestock), NOT 40 dogs and 20 cats. They have not been honest from the beginning. This is very disheartening.

Property owners who live next to or close to FOAC will be adversely affected by your decision if you choose to issue a Conditional Use Permit to FOAC. These are just a few issues of concern:

1. Noise- sound travels, barking dogs will have a serious negative issue impacting all neighbors. This is not good for our mental health or well being.
2. Risk to our neighborhood: bringing in unwanted criminals as volunteers. Allowing wanted eyes scoping out our neighborhoods, our children, homes and personal belongings. Community service volunteers and parolees working off their hours for breaking the law is dangerous for our residents of this neighborhood.
3. Sewage treatment and concerns, odor from feces and urine and contamination to ground water in our area.
4. Water use, septic system and well can not support this commercial system. Each homeowner is on a well and septic in this area. Overuse will take from ground water in this area. This facility needs to be hooked up to municipal water and sewage.

5. Neighborhood Real Estate Devalued
6. Traffic brought into this neighborhood for this commercial facility , we are not zoned for commercial business.
7. Concerns with drop offs of stray animals, we all have family pets, worries about stray dogs causing disruption to our own animals. and children.
8. We live in a high fire hazard severity zone. This is not a neighborhood for a commercial business.
9. Detrimental to our health, general welfare, and safety of residents in neighborhood.

This is a quiet rural neighborhood, I am asking each of you to put yourselves in our shoes. Please ask yourself these questions.

1. Do you want parolees, inmates, dangerous people with bad intentions walking around your neighborhood around your children, grandchildren, your families and homes?
2. Do you want to listen to barking dogs 24 hours a day?
3. Do you want your well to go dry?
4. Do you want your well water polluted?
5. Do you want to smell feces or urine of animals?
6. Do you want to have the value of your home decreased?

I can guarantee the answer to these questions is unequivocally NO! .

This request from FOAC for a Conditional Use Permit should NOT be issued. This is not an area for a commercial facility for 40 dogs/20 cats. The unwanted noise, unwanted trespassers, unwanted traffic, unwanted eyes around our children, our families, unwanted contamination, this can not happen..

I not only have lived in this neighborhood for 24 years, but now my three grown children have chosen to live in this neighborhood to raise their families. This neighborhood has always been considered a safe, quiet , beautiful rural environment. A perfect place to raise your family. FOAC will change this. We do not want any convicted criminals walking around our neighborhood . This brings unnecessary eyes around us, making us vulnerable to crime, making us feel extremely unsafe.

Tuolumne County does not have enough law enforcement to handle any more additional crime. This can be prevented by you choosing to NOT issue this permit.

FOAC's presence in our neighborhood will have a NEGATIVE impact , altering the integrity of our neighborhood. Our property values will be greatly devalued.

We chose almost 25 years ago to live in this quiet, rural, beautiful neighborhood. Please think of us, our children, our families, our safety, our peace and quiet. I feel as a homeowner we have the right to say NO, this is not acceptable. We have a voice and it should be heard.

We ask you to please take a close look at the negative impact FOAC will have on our neighborhood. PLEASE consider our concerns into your decision making process.

I strongly feel this is not the place for FOAC. Please do not issue a Conditional Use Permit.

Sincerely,

Goldie Fredrickson
16436 Isom Lane
Sonora, CA 95370
209-928-1627

6. The building will have insulated walls to limit the migration of noise outside of the building.
7. There is 5' tall fencing around the property to prevent animals from leaving the property.
8. Each dog will be microchipped and wear an identifying tag at all times.
9. The proposed dog runs located in the southwest corner of the parcel will be used for supervised exercise between the hours of 8am and 7pm (weather permitting).
10. Volunteers will clean up droppings from animals during each play session to minimize odor.
11. The 5,000 square foot proposed building is positioned in the northeast corner of the lot, as far away from neighboring buildings as possible.
12. Citronella or bark collars will be used to prevent barking if needed.
13. Staff and volunteers will clean and disinfect the kennels, food, and water bowls daily.
14. The proposed parking lot is located directly to the west of the proposed structure and will have a total of 9 parking spaces (1 ADA accessible space and 8 standard spaces). The parking lot will be accessed via the existing driveway encroachment from Yosemite Road, a County-maintained roadway.

Please return your comments to the CDD by **April 11, 2023**

Staff Contact: Clark Sintek
Phone: (209) 533-5614
Email: csintek@co.tuolumne.ca.us

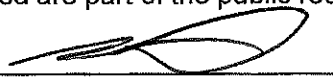
AGENCY: NATHANIAL MINICK INTERESTED STAKEHOLDER

COMMENTS: THANK YOU FOR THE OPPORTUNITY TO
COMMENT. I BELIEVE THIS IS A WORTHWHILE
PROJECT THAT SHOULD BE UNDERTAKEN AT A
DIFFERENT LOCATION. I HAVE CONCERNS ABOUT
THIS LOCATION DUE TO MY FAMILY RESIDING
IN THE AFFECTED AREA. WE PURCHASED OUR HOME
IN AN AGRICULTURAL AREA TO BE AWAY FROM
THE SIGHTS AND SOUNDS OF LARGE COMMERCIAL
BUILDINGS AND CLOSELY CONFINED ANIMALS. THIS
LARGE STRUCTURE AND OPERATION WILL HAVE AN ADVERSE
EFFECT ON THE PEACE OF OUR COMMUNITY. ALSO THE

OPERATION OF A KENNEL AND BOARDING FACILITY WILL PLACE A LARGE DRAIN ON OUR GROUND WATER SYSTEM, PULLING WATER FOR CONTINUOUS CLEANING AND DISINFECTING OF ANIMAL ENCLOSURES. I AM ALSO CONCERNED ABOUT THE ACTUAL REMOVAL OF ANIMAL WASTE, FAR AND ANIMAL COUNT FAR ABOVE THE ALLOWED AMOUNT FOR ANY RESIDENTIAL PROPERTY. THE STORAGE OF SUCH MATERIAL, OR ACCUMULATION, WILL HAVE A NEGATIVE EFFECT ON THE ODOR OF MY COMMUNITY. IT IS MY BELIEF THAT THE ANIMALS HOUSED AT THIS FACILITY WILL NOT BE THE HIGHEST TRAINED OR CONTENT ANIMALS. I AM CONCERNED ABOUT THE ESCAPE OF SUCH ANIMALS, AND THEIR IMPACT ON SMALL LIVESTOCK IN THE AREA, I PERSONALLY RAISE CHICKENS. THIS POSSES A POTENTIAL FOR A FINANCIAL LOSS TO MY FAMILY, WHICH SHOULD NOT BE SUPPORTED. THE ADDITION OF A COMMERCIAL FACILITY WILL ALSO FURTHER STRAIN OUR ROADS AND I BELIEVE A STUDY OF THE UNIQUE INTERSECTION OF WOODHAM CANYON AND YOSEMITE AT ISOM LANE SHOULD BE CONDUCTED TO DETERMINE IMPACT. A 9 SPACE PARKING LOT IN A RESIDENTIAL NEIGHBORHOOD SHOULD ALSO NOT BE BUILT, DUE TO THE POTENTIAL AS A GATHERING/LIVING SPACE, ESPECIALLY WHEN THE PROPERTY IS UNOCCUPIED OR STAFFED. All property owners within 500 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by:

N. MINICK



Agency: NEIGHBORING PROPERTY OWNER

Date: 4.11.2023

17847 YOSEMITE RD

6. The building will have insulated walls to limit the migration of noise outside of the building.
7. There is 5' tall fencing around the property to prevent animals from leaving the property.
8. Each dog will be microchipped and wear an identifying tag at all times.
9. The proposed dog runs located in the southwest corner of the parcel will be used for supervised exercise between the hours of 8am and 7pm (weather permitting).
10. Volunteers will clean up droppings from animals during each play session to minimize odor.
11. The 5,000 square foot proposed building is positioned in the northeast corner of the lot, as far away from neighboring buildings as possible.
12. Citronella or bark collars will be used to prevent barking if needed.
13. Staff and volunteers will clean and disinfect the kennels, food, and water bowls daily.
14. The proposed parking lot is located directly to the west of the proposed structure and will have a total of 9 parking spaces (1 ADA accessible space and 8 standard spaces). The parking lot will be accessed via the existing driveway encroachment from Yosemite Road, a County-maintained roadway.

Please return your comments to the CDD by April 11, 2023

Staff Contact: Clark Sintek

Phone: (209) 533-5614

Email: csintek@co.tuolumne.ca.us

AGENCY: Amanda Minick, Yosemite Rd. Homeowner

COMMENTS: Please do not approve the permits to continue this project. As a homeowner and resident of a house across the street, this is one of the worst possible things you can do to our family and our fellow neighbors particularly for these reasons:

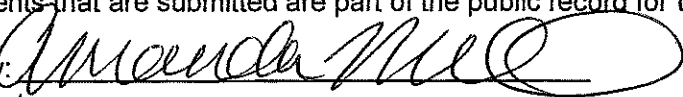
1) Noise: It would be considered animal abuse to keep bark collars on 40 dogs 24 hours a day. All dogs would bark when staff enters in the morning, at feeding times, when others walk in, and while out on walks. This would carry on to the neighborhood dogs and disrupt the peace and quiet that came

when we purchased our property. The constant noise would cause constant anxiety and would upset our livestock.

2. This project would increase traffic and bring too many strangers and those working off community service to our neighborhood, thereby affecting the safety of our family.
3. We understand staff would "clean up" after the animals, however 40 dogs being walked outside would urinate and defecate, which would be runed into the dirt, making the entire neighborhood smell like a disgusting toilet.
4. When the occasional dog inevitably escapes, the neighborhood livestock, and chickens, would be attacked and/or killed, affecting our livelihoods.
5. Our home's value would very negatively affected, as literally no one would want to live in a house acrossed the street from 40 dogs. If FOAC runs us out of our house because of the noise and intrusion into our family's safety and personal lives, selling our house would even be difficult.
6. The incredibly high water usage from our underground well system would put our family at risk ~~with~~ of running out of water, when California is already in a drought. PLEASE do not approve this

All property owners within 500 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by:



Agency:

Homeowner within 500 feet of proposed project

Date: 4/11/23

RECEIVED

June 26, 2023

JUN 30 2023

**Community Development
Department**

Mr. Sintek

I am writing in regards to the conditional use permit #CUP23-004 you are considering granting to Friends of the Animal Community for their property at 17790 Yosemite Rd. I wrote a letter in protest when you requested letters back in April and since then I have done more research on their existing business at 14841 Mono Way. I visited the office recently on a Saturday inquiring as to how many animals they have there. I was told by a lady that they have between 17 to 18 dogs routinely . I contacted your office and was told their use permit was for maximum of 14 dogs. The front office was full of cats. If they are not following the guidelines set out by your office now what can we expect if you do grant the new use permit? Maybe 50 dogs or not following the other conditions of the permit? We live in a residential/ Agricultural community this business should be in a commercial/ industrial zoning.

I signed the first letter but do not wish to do so for this one. The two ladies that seem to be spearheading this project are rather rude and abusive much like the lady I spoke to on that particular Saturday. I don't want to be visited by them anytime soon.

Thank you for your time and consideration

From: [Reanna Mellott](#)
To: [Clark Sintek](#)
Subject: Re: FOAC proposed CUP
Date: Tuesday, April 11, 2023 1:35:32 PM

Hi Clark,

Yes! Here you go. Thank you!

April 10th, 2023

Tuolumne County Community Development Department
2 S. Green St.
Sonora, Ca 95370

RE: Conditional Use Permit CUP23-004, APN 096-150-012

To Whom it May Concern,

We are the residents and homeowners of 16510 Isom Ln. We recently just purchased our house on Isom Ln, but have lived here for years. We chose to purchase our home in this area due to the peace and quiet, and serenity the area has to offer. We have two young children so we chose an area that we knew was safe to raise them in.

We are writing this letter to express our strong opposition to the request by FOAC for a conditional use permit, to allow the development and operation of a dog/cat rescue and boarding kennel. When the property was originally bought the neighborhood was told the use of the premises was to provide shelter for large animals, meaning Livestock, nor for 40 dogs and 20 cats.

Us property owners who live by FOAC will be adversely affected by your decision if you do choose to issue the permit to FOAC. This is just some of the issues of concern:

Risk to our neighborhood- Bringing in criminals and volunteers. This brings unwanted people who have already broken the law around our children, homes, and personal belongings.

Noise- We moved to this area for the peace and quiet. not to hear dogs barking constantly everyday.

Water use- A well and septic system can not support this commercial system. overuse will take from ground water in this area.

Sewage treatment- the odor from feces and urine, also the contamination to the ground water in our area!

Neighborhood real estate devalued.

Traffic brought to our neighborhood for the commercial facility. our area is not zoned for this. Nor do we want people parking in front of our houses.

We are in a quiet rural area. We value our space and privacy. We simply would like you to put yourself in our shoes. if this were happening in your neighborhood would you not take a stand as well?

We strongly feel that this is not the place for FOAC. Please listen to the homeowners and residents of this area. This greatly affects us and our families.

Sincerely,

Zak and Reanna Fredrickson
16510 Isom Ln
Sonora, Ca 95370
209-694-9256

On Tuesday, April 11, 2023, 01:10:35 PM PDT, Clark Sintek <csintek@co.tuolumne.ca.us> wrote:

Hi Reanna,

Thank you for your comments and participation in this process.

However, I cannot open the file you sent to me. Can you send in pdf format or just paste it in an email?

Please let me know if you have any questions.

Thanks,

Clark Sintek

Planner
Tuolumne County | Community Development Department
Phone: (209) 533-5614
Email: csintek@co.tuolumne.ca.us

From: Reanna Mellott <reanna.mellott@yahoo.com>

Sent: Monday, April 10, 2023 9:26 PM

To: Anaiah Kirk <AKirk@co.tuolumne.ca.us>; Clark Sintek <CSintek@co.tuolumne.ca.us>;
Cdd@tuolumnycounty.ca.gov

Subject: FOAC proposed CUP

6. The building will have insulated walls to limit the migration of noise outside of the building.
7. There is 5' tall fencing around the property to prevent animals from leaving the property.
8. Each dog will be microchipped and wear an identifying tag at all times.
9. The proposed dog runs located in the southwest corner of the parcel will be used for supervised exercise between the hours of 8am and 7pm (weather permitting).
10. Volunteers will clean up droppings from animals during each play session to minimize odor.
11. The 5,000 square foot proposed building is positioned in the northeast corner of the lot, as far away from neighboring buildings as possible.
12. Citronella or bark collars will be used to prevent barking if needed.
13. Staff and volunteers will clean and disinfect the kennels, food, and water bowls daily.
14. The proposed parking lot is located directly to the west of the proposed structure and will have a total of 9 parking spaces (1 ADA accessible space and 8 standard spaces). The parking lot will be accessed via the existing driveway encroachment from Yosemite Road, a County-maintained roadway.

Please return your comments to the CDD by April 11, 2023

Staff Contact: Clark Sintek

Phone: (209) 533-5614

Email: csintek@co.tuolumne.ca.us

AGENCY: _____

COMMENTS: To Whom it may concern-

I am a citizen without an "agency name".
I live within 1/4 mile from the impending
project you are imposing to build. Although
I am an avid animal lover and understand
the need for the well being of all animals, I
feel that the area you have chosen will greatly
depreciate the value of our property and homes.
We are country people that live in secluded areas
for the "simple life." Please reconsider what you
are wanting to do with your mission to protect

all animals for loving care and homes.
Reconsider the areas that are farther
away from our neighborhood pets
and livestock. I'm afraid that in this
day and age our society involves armed
protection and even though your plan
is to keep the noise, clean up and
disturbance to a minimum, I feel this
should be in a more remote area
under camera surveillance and safer
atmosphere.

Thankyou for all of
the information that you
have provided.

Signed: - Anonymous.

RECEIVED

APR 11 2023

Community Development
Department

All property owners within 500 feet of the proposed project and agencies/organizations will be notified of future public hearings. Property owners do not need to request future notification. Please note that all comments that are submitted are part of the public record for the project.

Signed by: _____

Agency: _____

Date: _____

To Tuolumne County Community Development Department,

I appreciate the opportunity to be heard on this sensitive and important matter. Based on my professional experience as well as a homeowner in the area I felt obligated to respond.

I have been a small animal veterinarian for 15 years. I practiced Veterinary medicine in Tuolumne County for approximately 8 years before buying my own practice. During those years, I worked with FOAC as a veterinary professional. I diagnosed, treated and helped numerous patients owned by FOAC. In other words, I'm familiar with FOAC and am aware of the positives they bring to the community.

I also have experience with other shelters and boarding facilities. Before and during college I worked for 10 years as a Kennel attendant for dog and cat boarding facilities. I have owned and operated my own boarding facilities within my veterinary practice. I have even served on the board of directors for the Tuolumne County Humane society.

I own 2 homes in the very immediate area to be directly affected by the proposed FOAC shelter.

I'm very concerned with this proposed project as it will most certainly negatively impact the value of our property and our local rural community. My wife and I bought our property specifically for the peace, quiet and tranquility of the rural residential area. Prior to this proposal, we had hopes to move back to our home in retirement. Or at the least hope for our property value to appreciate. Now it seems this project will directly and adversely affect those goals. The thought of a commercial business coming to the area was unfathomable.

There are obvious concerns with traffic and environmental impact. However, given my background, I will focus mainly on the barking and obvious noise pollution concerns.

While I'm sure I don't need to explain the area's geography and topography to the development department; it was my experience that sound in this area travels rather easily and carries significant distances. The proposed site used to be home to a peacock and I distinctly remember hearing the peacock VERY clearly and loudly every night as he let out a few calls. The thought of 20-40 dogs barking is alarming.

I love dogs and have devoted my career to them (and cats). Barking is VERY normal behavior for dogs, this is how they communicate and this behavior is NEVER excessive to a dog. Dogs bark for many reasons. Common causes of barking include: Excitement/arousal, response to stimuli, in greeting, as a warning, fear, pain, **cognitive dysfunction/dementia**, anxiety, and/or physical or mental boredom.

Barking is certainly understandable and should be expected under the best of circumstances. However, given FOAC's population of recues, shelter transfers and relinquishments (some due to barking in the first place), it is nearly impossible (and highly likely inappropriate) to expect the facility keep dogs from barking. Solving the issue of a barking dog is multifactorial and depends on the reason for the barking, the dog's environment, how motivated they are to bark, the responsiveness to training, behavioral modification, and the ability to work with the dog. In

other words, each dog would need an independent assessment as to the root cause of the barking and then an individual behavioral plan to correct it, teaching alternative and using positive reinforcement. This expectation is just not feasible given the available resources.

FOAC has proposed using bark collars. These do NOT resolve the underlying cause of a dog's barking and often cause more harm than good. Another issue with using bark collars is that for dogs that bark because of distress, such as those barking out of fear, bark collars can cause them to become even more afraid after being startled or shocked by the collar. Shock collars specifically are known to create fear responses (which may or may not be aggressive in nature) because of the pain associated with the shock. This may make the barking behavior worse or create new unwanted behaviors. Additionally, dogs barking consistently for other reasons, even those not in distress, can actually learn to bark at a lower frequency to avoid triggering the collar¹.

Some Ultrasonic bark "correctors" inflict a painful punishment in the form of an incredibly loud noise. They also have the potential for collateral damage since it's not just the barking dog that will hear it but other dogs, cats, wildlife, etc. etc.

While I can appreciate FOAC's proposed efforts to limit the barking with collars. It is my opinion that these will be widely ineffective in mitigating the noise to a level acceptable to the homeowners in the area.

Furthermore, who is to enforce all of these FOAC promises? FOAC relies heavily on volunteer help. What if all volunteers don't adhere to these statements and promises? What if (hopefully never) FOAC were become financial insolvent and the facility were forced to be sold to a private buyer? This buyer will not even have to consider these unenforceable assurances that have been laid out.

I acknowledge that FOAC has had a positive impact on the lives of numerous Tuolumne County families and have helped save and improve the lives of countless dogs and cats. However, regardless of how great their mission may be, it seems punitive and unfair to burden us local community members with the consequences of this proposal.

Respectfully submitted
Dr. Alex Erickson DVM

1) Source: <https://veterinarypartner.vin.com/default.aspx?pid=19239&id=8641273>

Community Development Department
Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

RE: Protest to Conditional Use Permit CUP23-004
Assessor's Parcel Numbers: 096-150-012

April 7, 2023

RECEIVED
MAY 09 2023
Community Development
Department

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I urge you to carefully evaluate the potential risks associated with the establishment and operation of this facility in our neighborhood. I believe that it is imperative to prioritize the safety and well-being of the residents in our community. As such, I would like to request that all aspects of the proposal be thoroughly assessed before any final decision is made.

One of my primary concerns is the fact that the proposed facility will be open to the public during posted business hours for animal visits, adoptions, and boarding. This will undoubtedly lead to increased traffic in our neighborhood, which will disrupt the peace and tranquility we have worked hard to maintain. Furthermore, the presence of 40 dogs and 20 cats in the facility is bound to generate significant noise pollution. While I understand that the walls are planned to be insulated to minimize the transmission of noise outside the building, I remain concerned about the impact that the proposed dog runs, located in the southwest corner of the parcel, will have on the neighborhood. These runs are intended to be used for supervised exercise between the hours of 8am and 7pm, which will create additional noise disturbances from both the animals and staff members. The proposal mentions the use of citronella or bark collars to control noise from the animals. However, I doubt that this would be sufficient to address the combined noise generated by public traffic and the animals themselves. This geographic area is also not serviced by a public sewer system but instead, a septic system. There are two local ponds and a creek next door.

The present permit request asserts that during each play session, volunteers will attend the cleanup of animal droppings, aiming to minimize odor. However, it is worth noting that this particular task relies upon the assumption of the availability of volunteers. Should there be a lack of volunteers to address the aforementioned matter, what would be the course of action? With regard to the deployment of volunteers, it is often observed that individuals serving on probation and possessing criminal records are recruited to fulfill their sentence obligations. This practice poses a significant risk to the safety of children and

families residing in this neighborhood, thereby compromising their sense of security. This situation is, without a doubt, disconcerting.

According to data from the U.S. Environmental Protection Agency, an average dog weighing around 40 pounds produces approximately 274 pounds of waste annually. Given the presence of 40 canines within this establishment, it follows that a total of 10,960 pounds of feces would be produced annually. It is thus imperative to inquire as to how this waste is disposed of daily. The prospect of a foul odor emanating from the facility is unavoidable and is likely to have a detrimental impact on the property values surrounding the building. Additionally, it is crucial to consider the potential health risks posed by feline feces to the families residing in the nearby vicinity. Taken directly from the Mayo Clinic website: "Toxoplasmosis (tok-so-plaz-MOE-sis) is an infection with a parasite called *Toxoplasma gondii*. People often get the infection from eating undercooked meat. You can also get it from contact with cat feces. The parasite can pass to a baby during pregnancy. Most people infected with the parasite do not have symptoms. Some people get flu-like symptoms. Serious disease most often affects infants and people with weakened immune systems. Toxoplasmosis during pregnancy may cause miscarriage and birth defects." The presence of growing families within the surrounding neighborhood increases the likelihood of potential health risks posed by the contamination resulting from the animal shelter's proposed plans. This observation further supports the argument that the zoned residential area may not be the most suitable location for the proposed animal shelter plans.

An alternative proposal that could be put forth is to utilize the land currently owned and maintained by the county, situated across the street from Hurst Ranch and in close proximity to the mine in Jamestown, Ca. This area is less densely populated and therefore less residential, thus avoiding the possibility of declining property values.

We earnestly implore you to carefully consider the gravity and potential repercussions that the establishment of this animal shelter facility could have on our family-oriented residential neighborhood. It is our sincere hope that you will take the necessary measures to relocate the facility to an alternative location.

Sincerely,



Allan Mord
(209) 534-0948

Community Development Department
Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

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Sincerely,



Ann Benton
(209) 985-6480
Annbenton123@aol.com

Community Development Department
Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

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Sincerely,



David Benton
(209) 985-6854
david@sierramtn.net

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2 S. Green Street
Sonora Ca 95370

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Sincerely,



Don Holmes
(209) 703-0095

Community Development Department
Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

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Douglas J. Benton
(209) 988-2292
doug@sierramtn.net

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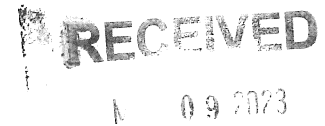
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Sincerely,


Javier Guzman
(209) 986-3325
Javier@sierramtn.net

Community Development Department
Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370



Community Development
Department

RE: Protest to Conditional Use Permit CUP23-004
Assessor's Parcel Numbers: 096-150-012

April 7, 2023

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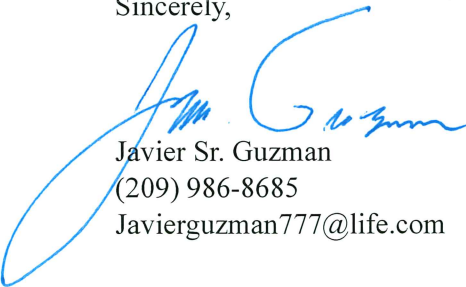
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Sincerely,



Javier Sr. Guzman

(209) 986-8685

Javierguzman777@life.com

Community Development Department
Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

RECEIVED

MAY 09 2023

RE: Protest to Conditional Use Permit CUP23-004
Assessor's Parcel Numbers: 096-150-012

**Community Development
Department**

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Sincerely,



Michelle Benton
(209) 678-1563
Michelle@br-cpa.net

Community Development Department
Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

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Sincerely,



Mike Borba
(415) 926-2300
mikeb@sierramtn.net

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Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

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Noema Guzman
(209) 986-2755
Nguzman@sierramtn.net

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Attn: Clark Sintek
2 S. Green Street
Sonora Ca 95370

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Tanya Benton
(209) 985-6856
tanya@sierramtn.net



NOTICE TO INTERESTED PARTIES/ADJOINING PROPERTY OWNERS:
Tuolumne County Planning Commission Public Hearing
Wednesday, April 3, 2024
6:00 P.M.

This meeting will be conducted in person only, located at the Board of Supervisor Chambers

APPLICANT: Friends of the Animal Community

PROJECT: Conditional Use Permit CUP23-004 to allow the development and operation of a 5,000± square foot, dog/cat rescue and kennel boarding facility on a 5.13± acre parcel zoned RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code.

LOCATION: The project site is located at 17790 Yosemite Road, approximately 200± feet southwest of the intersection of Yosemite Road and Isom Road in the community of Sonora. Within a portion of Section 13, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 096-150-012.

For project reports visit

<https://www.tuolumnecounty.ca.gov/AgendaCenter/Tuolumne-County-Planning-Commission-8>

Staff Contact: Clark Sintek, CSintek@co.tuolumne.ca.us, 209-533-5633



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Staff Contact: Clark Sintek, CSintek@co.tuolumne.ca.us, 209-533-5633

**County of Tuolumne
Community Development Department
2 South Green Street
Sonora, CA 95370**

NOTICE TO INTERESTED PARTIES

Interested persons can attend this hearing and present testimony on the project and the environmental review. Court challenges to any project decision may be limited to issues raised at the Board hearing described herein or in correspondence submitted to the Board of Supervisors at, or prior to, the hearing. If you desire further information on this matter, you are encouraged to telephone the Community Development Department at (209) 533-5633 or inspect the reports and information in our office at 48 Yaney Avenue, Sonora, Monday through Thursday, between the hours of 8:00 a.m.- 3:00 p.m. The purpose of the hearing is to accept comments and expressions of opinion. As such, questions regarding this application should be directed to the Community Development Department prior to the hearing.

**Community Development Department
2 South Green Street
Sonora, CA 95370**

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COROTTO, MARGARET M TR
17860 WOODHAM CARNE RD
SONORA, CA 95370

ERICKSON ALEX EMIL & ERICKSON
7350 SANTA CRUZ RD
ATASCADERO, CA 93422

SPRING HILL PROPERTIES INC
RT 1 BOX 1 B
MOKELUMNE HILL, CA 95245

HOLTZINGER, MICHELLE
PO BOX 61
TUOLUMNE, CA 95379

SEYMOUR CHRISTINE PROVOST TR
PO BOX 521
TUOLUMNE, CA 95379

CORNWALL, FORREST T TR
17833 WOODHAM-CARNE RD
SONORA, CA 95370

MAURO JAMES A & MAURO LEA
17701 YOSEMITE RD
SONORA, CA 95370

CORNWALL, FORREST T TR
17833 WOODHAM-CARNE RD
SONORA, CA 95370

WILSON, STEPHEN C
14587 LAKE VISTA DR
SONORA, CA 95370

PROVOST, KENNETH
16651 ISOM LN
SONORA, CA 95370

SWIGGART, RICHARD E TR
17615 RIVENDELL LN
SONORA, CA 95370

WILSON, STEPHEN C
% 14587 LAKE VISTA DR
SONORA, CA 95370

MINICK, NATHANIAL A
PO BOX 1195
TUOLUMNE, CA 95379

HOLTZINGER, MICHELLE M
PO BOX 61
TUOLUMNE, CA 95379

ERICKSON ALEX EMIL & ERICKSON
7350 SANTA CRUZ RD
ATASCADERO, CA 93422

SEYMOUR CHRISTINE PROVOST TR
PO BOX 521
TUOLUMNE, CA 95379

ALDRICH, ANDREW JAMES TR
PO BOX 621
SOULSBYVILLE, CA 95372

WILSON, STEPHEN C
14587 LAKE VISTA DR
SONORA, CA 95370

FRIENDS OF THE ANIMAL COMMUNIT
PO BOX 4627
SONORA, CA 95370

LEGAL NOTICE

NOTICE IS HEREBY GIVEN THAT the Tuolumne County Planning Commission of Tuolumne County, California, will conduct a public hearing on April 3, 2024, at 6:00 p.m., in the Board of Supervisors Chambers, 2 South Green Street, Sonora to consider the following:

Friends of the Animal Community, Conditional Use Permit CUP23-004 to allow the development and operation of a 5000± square foot, dog/cat rescue and kennel boarding facility on a 5.13± acre parcel zoned RE-5 (Residential Estate, Five Acre Minimum) under Title 17 of the Tuolumne County Ordinance Code. Notice of Exemption CEQA Section 15303(c)

The project site is located at 17790 Yosemite Road, approximately 200± feet southwest of the intersection of Yosemite Road and Isom Road in the community of Sonora. Within a portion of Section 13, Township 1 North, Range 15 East, Mount Diablo Baseline and Meridian. The project site is located within Supervisorial District 3. Assessor's Parcel Number 096-150-012.

Interested persons are invited to be heard. Court challenges to any decisions on the above proposals may be limited to issues raised at the public hearing described herein or in correspondence submitted at, or prior to, said hearing.

s/Quincy Yaley
Community Development Department

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To Be Published

Saturday, March 23, 2024

Contact Person:

Submitted to the Union Democrat on Thursday, March 21, 2024,
by Rachel Gummerson, 533-5635, 533-5571, 533-5633

Bill To:

Tuolumne County Community Development Department