



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

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

Date: March 21, 2023
To: Interested Stakeholder
From: Tuolumne County Community Development Department
RE: Conditional Use Permit CUP23-004
Assessor's Parcel Numbers: 096-150-012

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

The Community Development Department thanks you for your participation in the land development process in Tuolumne County. We value your comments and look forward to your continued participation in our planning process. This process provides information on your requirements and concerns to the applicant early in the review process. Involvement on your part can eliminate or minimize problems that could arise later.

Applicant: Friends of The Animal Community (FOAC)

Project: The Community Development Department (CDD) has received an application for the following:

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).

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.

Access: Yosemite Road

Sewage Disposal Method: Septic

Water Source: Well

Fire Hazard Rating: High Fire Hazard Severity Zone

Additional Information:

1. Dog and cat rescue kennel and boarding facility will house up to 40 dogs and 20 cats.
2. Facility will be open to the public during posted business hours to visit animals, adopt animals and board animals.
3. Volunteers and staff will help take care of animals and clean the facility.
4. Kennels will vary in size to support different sizes of dogs inside the 5,000 square foot building with 40 kennels for dogs (20 for FOAC dogs, and 20 for boarding).
5. There will be a cat room that will have the capacity for 20 cats inside separate cat condos.

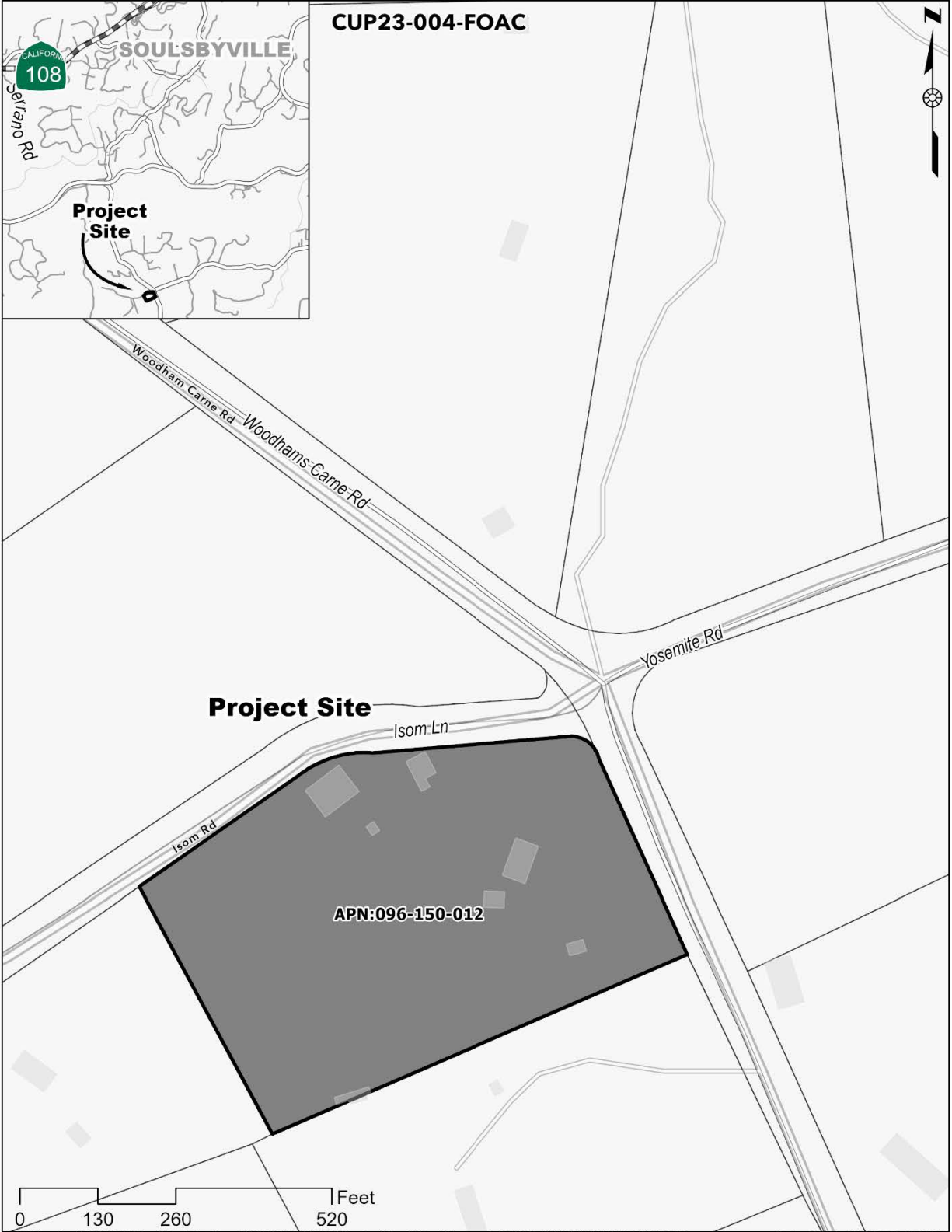
6. The building will have insulated walls to limit the migration of noise outside of the building.
7. There is 5' tall fencing around the property to prevent animals from leaving the property.
8. Each dog will be microchipped and wear an identifying tag at all times.
9. The proposed dog runs located 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: _____



RECEIVED

FEB 13 2023

Community Development
Department



15256 Camino Del Parque
Sonoma, California 95070
Tel: (209) 632-7199
www.Sierranevadaengineering.com

PROJECT DATA

SCOPE:
THE PROPOSED PROJECT WILL DEVELOP AND OPERATE A DOG AND CAT RESCUE AND BOARDING KENNEL ON 0.13 ACRE PARCELS, JONES RD 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

5,000 SF
8 STALLS

PROPERTY OWNERS:

APN: 020-150412
FRIENDS OF THE ANIMAL COMMUNITY (FOAC)

APPLICANT:

FRIENDS OF THE ANIMAL COMMUNITY (FOAC)
PO BOX 405 SONOMA, CA 95070
CONTACT: MALA JENNER
PHONE: 709.553.822

AUTHORIZED AGENT:

SIERRA NEVADA ENGINEERING AND DESIGN
CONTACT: JILL PALUM
PHONE: 709.553.822

SITE INFORMATION:

APN: 020-150412
ADDRESS: 1700 WOODBINE ROAD, SONOMA, CA 95070
PARCEL SIZE: 1.08 ACRES
ELEVATION: 200 FT
WATER: 2000 GPD
SEWER: PROPOSED ON-SITE STORAGE, PUMP SYSTEM
SEPTIC: 2000 GPD
POWER: TULLOCH COUNTY COMMUNITY DEVELOPMENT DEPT.
TEL: 709.553.822

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 10% CUT, SITE BALANCED

LANDSCAPING: TOTAL AREA 305 BY 100 X 100 FT REQUIRED, APPROXIMATELY 25,000 SF OF EXISTING AND PROPOSED LANDSCAPING PROVIDED.

PROPOSED EMPLOYEES:

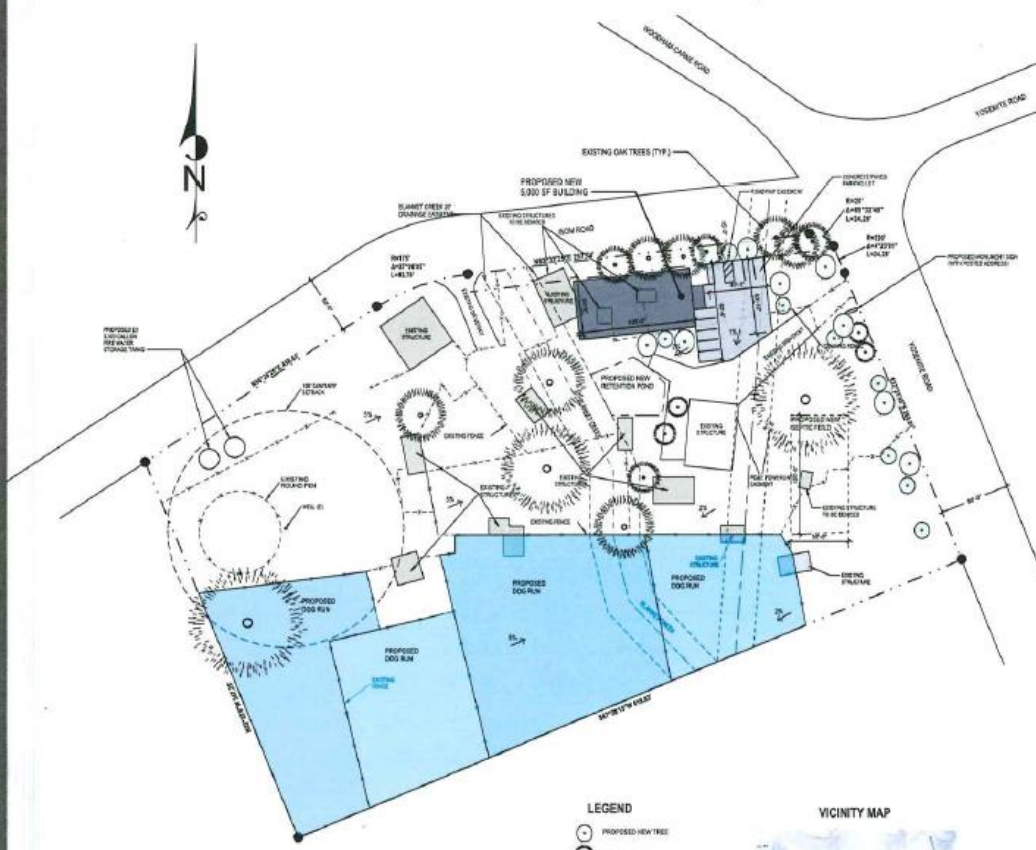
A MAXIMUM OF 4 AT ANY GIVEN TIME, STAFF AND VOLUNTEERS

PROPOSED OPERATION:

- 300 HOURS OF RESCUE KENNEL AND BOARDING FACILITY WILL HOST UP TO 40 DOGS AND 20 CATS
- WILL BE OPEN TO THE PUBLIC AND POSTED TO 100 YD FROM ANIMALS AND BOARDING ANIMALS
- VOLUNTEERS AND STAFF WILL HELP TAKE CARE OF ANIMALS AND CLEAN FACILITY
- KENNEL WILL NOT BE USED TO SUPPORT OTHER USES OF DOGS BEYOND THE USE OF BUILDING, IS BE HELD FOR DOGS BEING FOSTERED AND SET OF BOARDING
- 75 DOGS WILL BE A CAT BOARD THAT WILL HAVE CAPACITY FOR 20 CATS INSIDE BOARDING CAT CENNELS
- THE BUILDING WILL HAVE RAISED FENCE TO LIMIT THE NOISE OUTSIDE THE BUILDING
- 75 DOGS IS 25 DOGS PER DOG AND PROPERTY TO PREVENT ANIMALS FROM LEAVING THE PROPERTY
- 60-100 DOGS WILL BE WORK SHIPPED AND HEAVY KENNELING TAG AT ALL TIMES
- THE FENCED AREAS SHOWN ON THE MAP IDENTIFIED AS DOGS WILL BE USED TO LET THE DOGS EXERCISE, PLAY AND REST. ANIMALS WILL BE SUPERVISED BETWEEN THE HOURS OF 9 AM AND 5 PM WEEKDAYS
- VOLUNTEERS WILL CLEAN UP DROPPINGS FROM ANIMALS DURING EACH PLAY SESSION TO MAINTAIN DOGS
- THE USE OF PROPOSED BUILDING IS POSTED IN THE NORTHWEST CORNER OF THE LOT, AS FAR FROM PROPOSED BOARDING BUILDING AS POSSIBLE
- OPENINGS OF BARK COLLARS WILL BE USED TO PREVENT BARKING IF NEEDED
- STAFF AND VOLUNTEERS WILL CLEAN AND SERVICE THE KENNEL, FOOD AND WATER DELIVER DAILY

PROPOSED PARKING:

4 EMPLOYEES SHIFT X 1.5 PER EMPLOYEE = 6 SPOT
2 CLEANING/WORKING SPACES X 2
TOTAL PARKING SPACES REQUIRED = 11 (VAN ACCESSIBLE AND 9 STANDARD SPACES)



Site Plan
SCALE: 1" = 40'-0"

FOAC BOARDING
KENNEL PROJECT

Document Date:
FEBRUARY 7, 2023

Document Phase:
COMMERCIAL USE PERMIT (CUP)

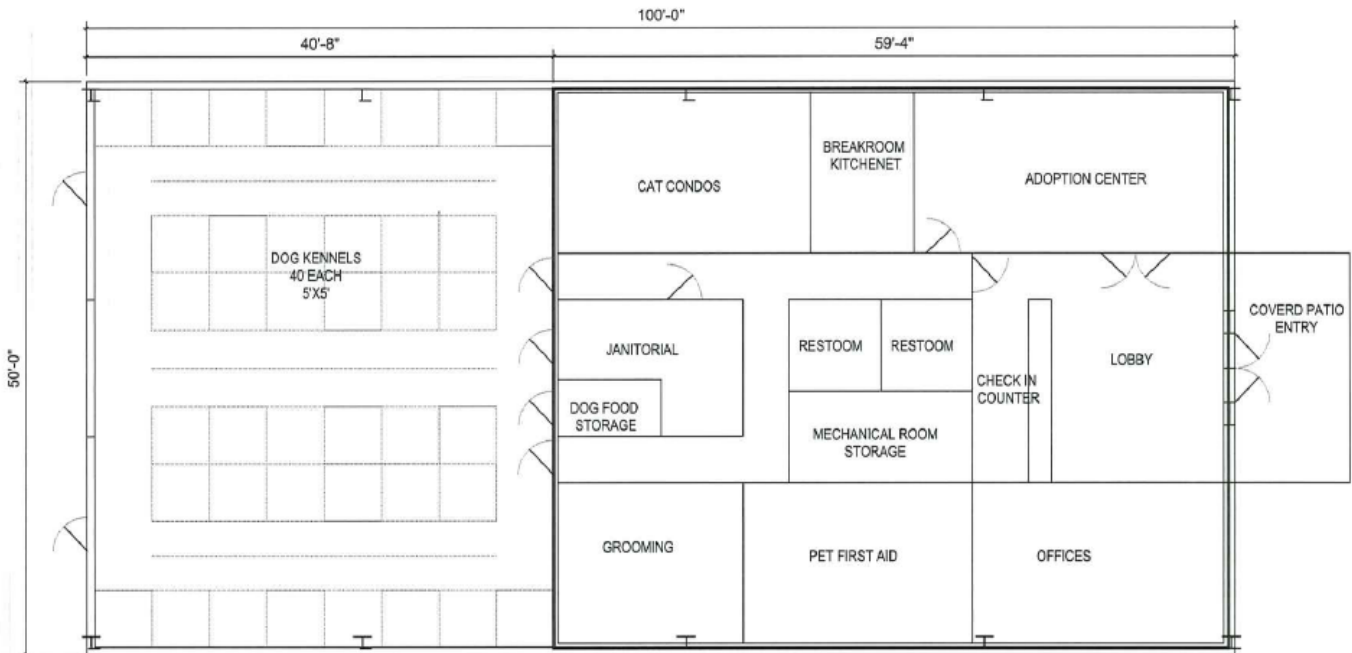
REV: GDSB RETURN

SITE PLAN

C1.0

17760 Yorkville Rd
Sonoma, CA 95070

FRIENDS OF THE ANIMAL COMMUNITY (FOAC)



NOTES:
 OFFICE SPACE - CONDITIONED - APPROXIMATELY 3,000SF
 DOG KENNELS - UNCONDITIOND - APPROXIMATELY 2,000SF

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



15256 Camino Del Parque
 Sonoma, California 95370
 tel: (209) 532-7169
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17709 Yountville Rd.
 Sonoma, CA 95370

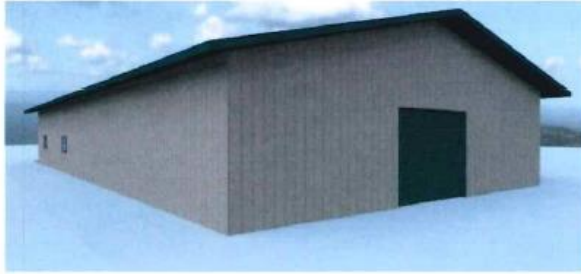
**FOAC BOARDING
 KENNEL PROJECT**

FRIENDS OF THE
 ANIMAL COMMUNITY (FOAC)

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 rev. date remark

FLOOR PLAN

A1.0



NORTHWEST ELEVATION
SCALE : NTS



SOUTH ELEVATION
SCALE : NTS



DESERT SAND METAL SIDING

FERN GREEN METAL ROOF

SIGN ABOVE DOOR

STORE FRONT GLASS ENTRY

COVERED PATIO ENTRY

FRONT ELEVATION
SCALE : NTS



18286 Camino Del Pique
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17798 Yosemite Rd.
Sonora, CA 95370

**FOAC BOARDING
KENNEL PROJECT**

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ELEVATIONS

A2.0