



Referral Early Consultation

Date: December 7, 2020
To: Distribution List (See Attachment A)
From: Kristen Anaya, Assistant Planner
Planning and Community Development
Subject: HISTORICAL SITE PERMIT APPLICATION NO. PLN2020-0069 – RIVERS
EDGE CAMPGROUND
Respond By: December 22, 2020

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Jie Connie Mei
Project Location: 0 Cemetery Road, west of Sonora Road, north of the Stanislaus River, in the historic community of Knights Ferry.
APN: 002-038-019 & 002-038-020
Williamson Act Contract: Not Applicable
General Plan: Historical
Current Zoning: Historical (HS)

Project Description: Request to permit the installation of fixed cabins and utilities to individual camping spaces at an existing legal non-conforming (LNC) campground, operating on two parcels totaling 1.02± acres, abutting the Stanislaus River, in the Historical (HS) zoning district. The historical campground has been in operation prior to the adoption of the existing HS zoning in 1972. Campgrounds in California are regulated and permitted by the Department of Housing and Community Development (HCD) as Special Occupancy Parks, and require an Annual Operating Permit in order to operate. Concurrently, the land use is regulated by the County; in the HS zoning district, a Historical Site Permit for most non-single-family dwelling land uses including campgrounds. The campground currently operates year-round and is permitted by HCD under park identification number 50-0159-MP, and the County as an LNC use for up to 22 stalls for short-term recreational vehicle (RV) and tent camping. This request is to permit the installation of six 120±

square foot, fixed camping cabins in existing camping spaces as permanent fixtures, 12 of the remaining spaces will be utilized for RV camping and four will be utilized for tent camping spaces. One of the proposed fixed cabins will serve as a campground manager's office. Each of the six fixed cabins have bathing and restroom facilities, lighting, 110v outlets, a water heater, and fire extinguisher. Currently, several of the camping cabins are affixed to chassis and are therefore considered and regulated as RVs by HCD and not subject to California Code of Regulations Title 25 (Building Code). If approved, the permanent camping cabins would be conditioned that they must be removed from their chassis and subject to the County's full authority in the installation and construction standards.

This request also includes permitting electrical and water service for each camping space. Additionally, the campground amenities include a dumping station/holding tank for the septic tanks of RVs, which is regularly pumped by a septic pumping service. The applicant is proposing short-term stays of up to 30 days for campers. The project will be conditioned that no long-term stays will be allowed beyond 30 days in duration.

The site is improved with a facility with two restrooms and two showers, permitted by Staff Approval Permit No. 82-63, and a dumping station/holding tank for the septic tanks of RVs, which is regularly pumped by a septic pumping service. The site is served by the Knights Ferry Community Service District (CSD) for water and utilizes two on-site septic systems and a blackwater holding tank for wastewater. PG&E provides electricity to the site. The site has access to County-maintained Cemetery Road.

Attachments:

A - Application

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>

HISTORICAL SITE PERMIT APPLICATION NO. PLN2020-0069 – RIVERS EDGE CAMPGROUND
Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION	X	STAN CO ERC
X	CEMETERY DISTRICT: KNIGHTS FERRY		STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KNIGHTS FERRY	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 1: OLSEN
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS & TUOLUMNE RIVERS GBA		StanCOG
X	HOSPITAL DIST: OAK VALLEY	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: OAKDALE	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KNIGHTS FERRY	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:	X	US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: KNIGHTS FERRY UNION		USDA NRCS
X	SCHOOL DIST 2: OAKDALE JOINT UNIFIED	X	CA DEPT OF HOUSING & COMMUNITY DEV
	WORKFORCE DEVELOPMENT		
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

**SUBJECT: HISTORICAL SITE PERMIT APPLICATION NO. PLN2020-0069 – RIVERS
EDGE CAMPGROUND**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:






Name Title Date

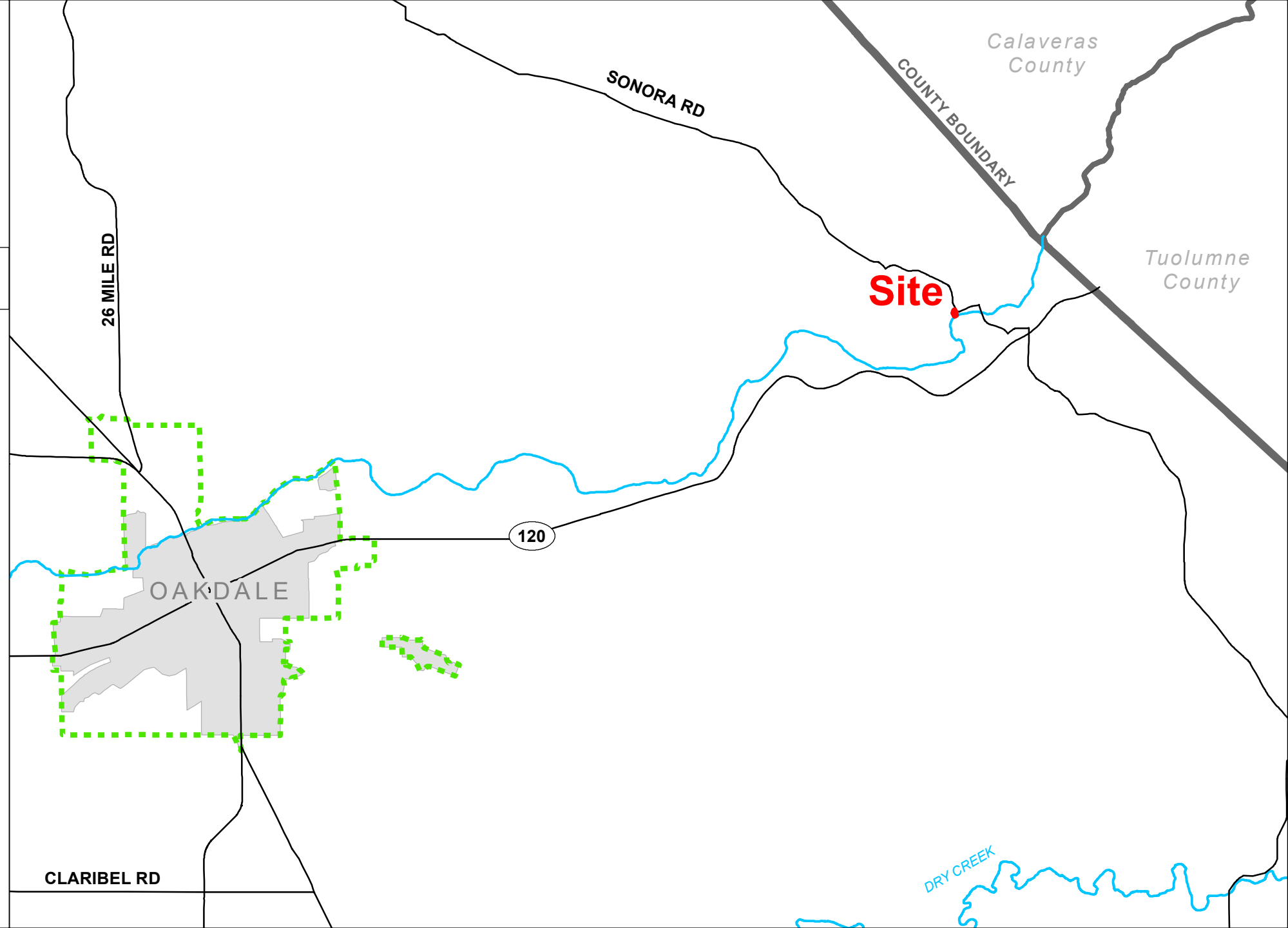
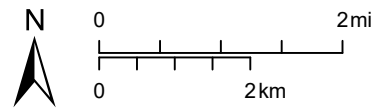
RIVERS EDGE CAMPGROUND

HSP PLN2020-0069

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River








RIVERS EDGE CAMPGROUND

HSP
PLN2020-0069

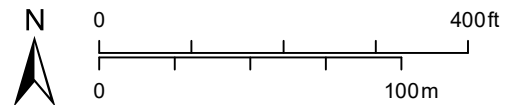
GENERAL PLAN MAP

LEGEND

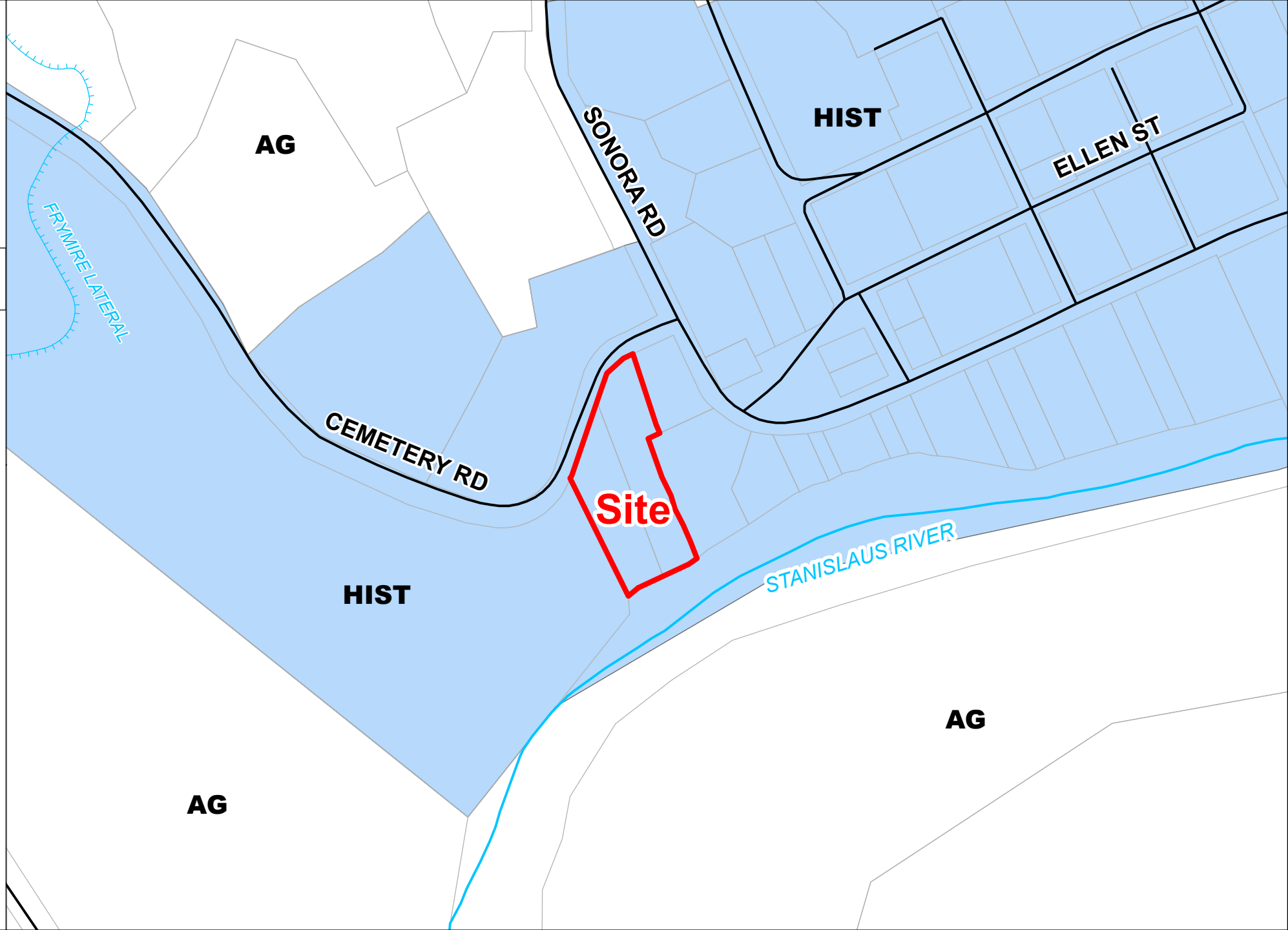
-  Project Site
-  Parcel
-  Road
-  River
-  Canal

General Plan

-  Agriculture
-  Historical



Source: Planning Department GIS




RIVERS EDGE CAMPGROUND

HSP
PLN2020-0069

ZONING MAP


LEGEND

 Project Site

 Parcel

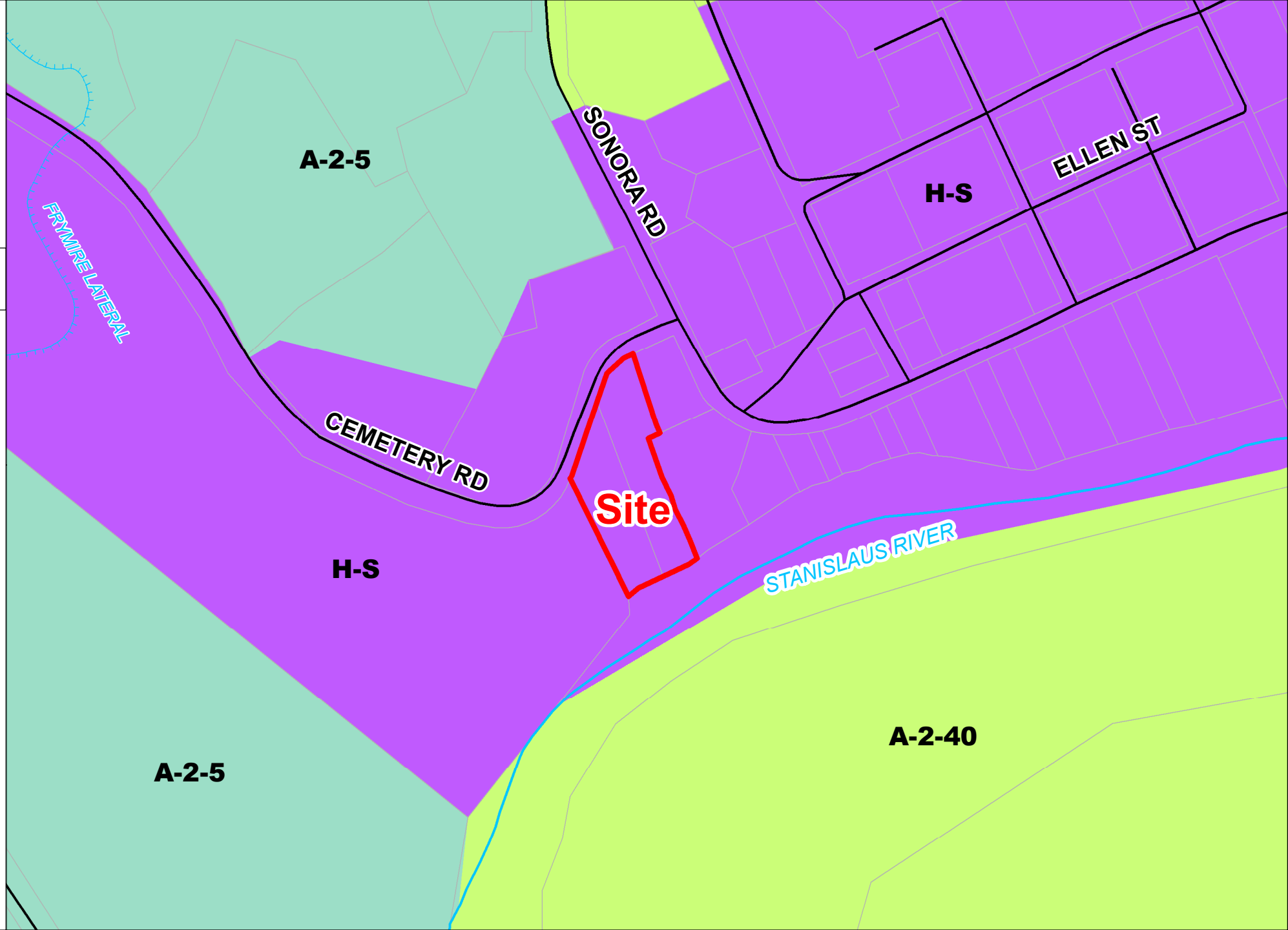
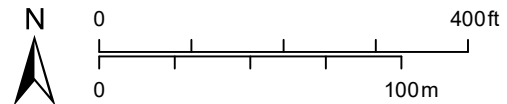
 Road

Zoning Designation

 General Agriculture 5 Acre

 General Agriculture 40 Acre

 Historical



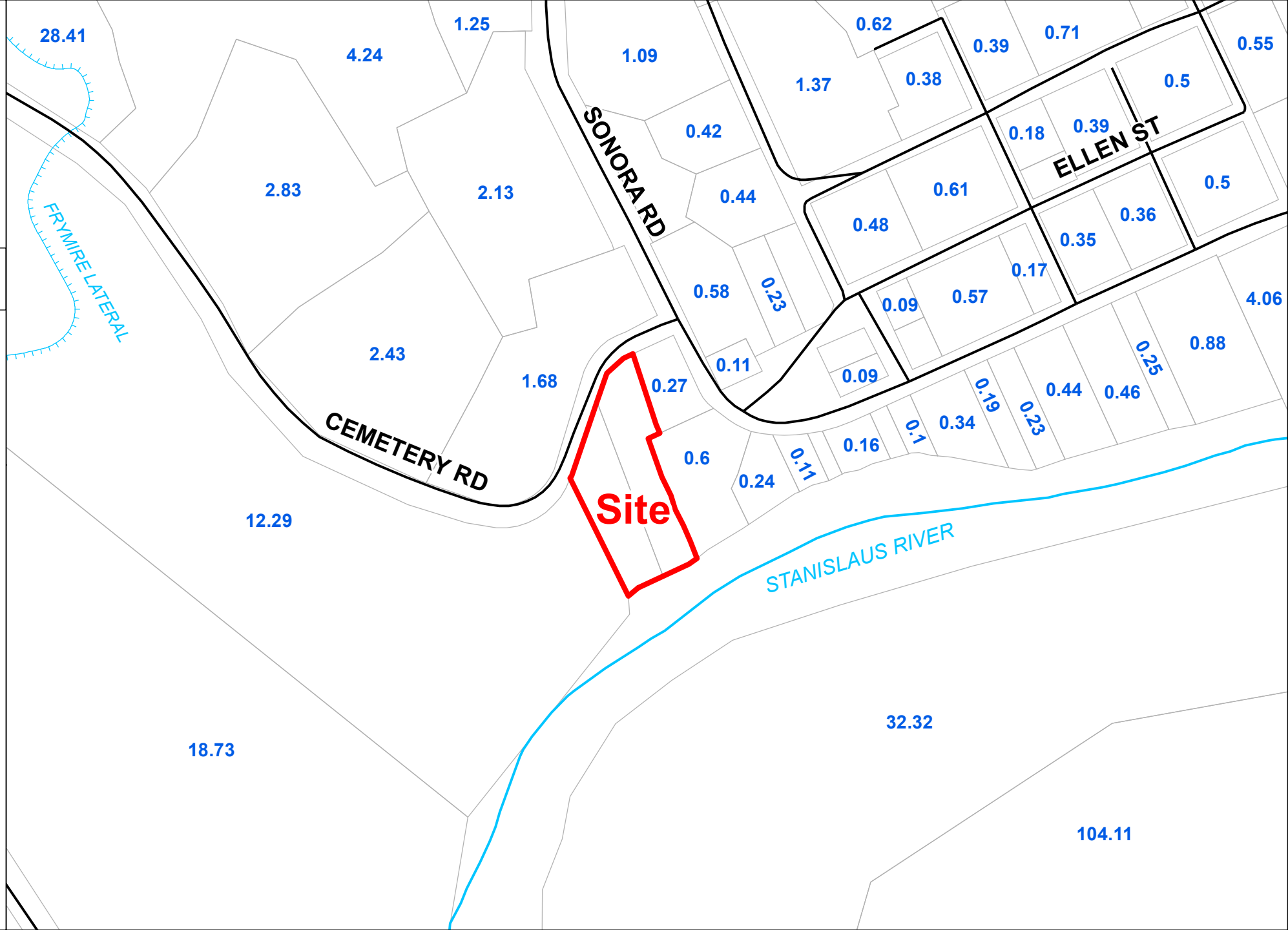
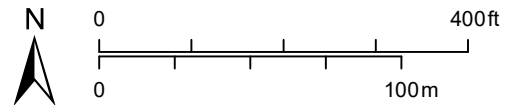
RIVERS EDGE CAMPGROUND

HSP PLN2020-0069

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  River
-  Canal







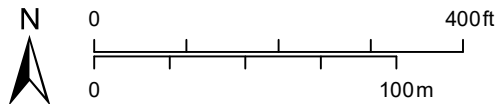
RIVERS EDGE CAMPGROUND

HSP
PLN2020-0069

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  River
-  Canal






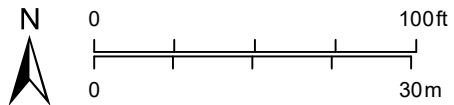
RIVERS EDGE CAMPGROUND

HSP
PLN2020-0069

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



ROAD

CEMETERY

40'

R.D. (GRANT ST.)

BLK. B

016

11802 SF±

"B"

~~018~~

26106 SF

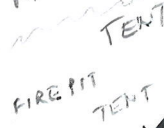
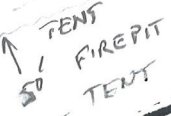
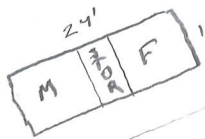
54-PM-70

"A"

017

10376

044



75.00'

125.22'

8.104.56' 7.137.08' 6.137.08' 99.45' C 121.34'

68.47'

24.43'

U.S.A. ES.

27.01'

23.18'

12.15' 68.50'

67.22'

27.42'

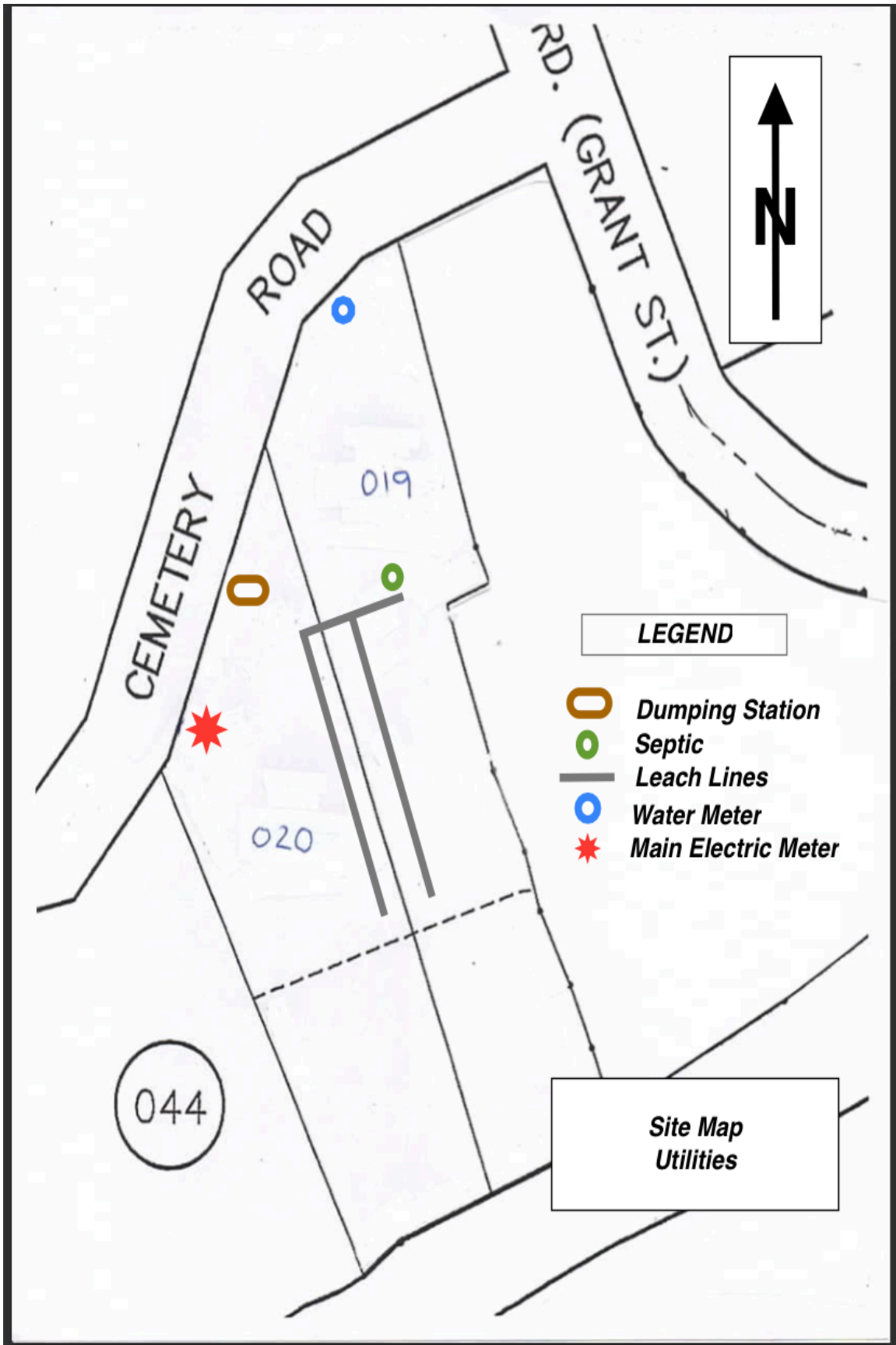
74.73'

42.50'

36.7'

OLD

94.3'





APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>2020 0069</u> Date: <u>7/27/2020</u> S <u>17</u> T <u>1</u> R <u>12</u> GP Designation: <u>Historical</u> Zoning: <u>HS (Historical Site)</u> Fee: <u>\$4,704</u> Receipt No. <u>556254</u> Received By: <u>KA</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

The project is to have its traditional use as a temporary camping area. There is are Female and Male showers already with ^{shelters} that have a shower, sink and toilet on the existing septic system. Each Shelter also has a light, switch, 110v outlet, 5 gallon ^{each} water heater, an 8lb fire extinguisher and one raised platform to accommodate 2 campers. These are axeled, on a concrete platform with ^{each} deck and handrails.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book _____ Page _____ Parcel _____

Additional parcel numbers: 002 - 038 - 019

Project Site Address
or Physical Location: 002 - 038 - 020

002 - 038 - 018

Property Area: Acres: 1.62 or Square feet: 70,702

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Current Use: Campground and Restaurant, Previous Use: Campground and Restaurant

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

None

Existing General Plan & Zoning: Campground and Restaurant

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Residences

West: Residences

North: Residences

South: River and Open Space/Field

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 2056 Sq. Ft. Landscaped Area: 15000 Sq. Ft.

Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: 6000 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____

Number of floors for each building: _____

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Pacific Gas and Electric Sewer*: private/septic

Telephone: AT&T Gas/Propane: _____

Water**: Knight Ferry Water District Irrigation: _____

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

none

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Storage: 128sqft , Shelters: 128sqft ea/1768ttl ,

Showers: 288sqft

Type of use(s): Storage of maintenance equipment and tools, camping and bathing.

Days and hours of operation: ^{Sun-Sat} ~~Sat~~ Sun: 10am - 8pm, Check-in is online and through a phone number

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

Occupancy/capacity of building: 2 per shelter, 3 female, 3 male in showers at a time. Storage 2 people when in use

Number of employees: (Maximum Shift): 2 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 60

Other occupants: note: Manager is onsite

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____ Warehouse area: _____

Sales area: _____ Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) _____

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

RIVERS EDGE CAMPGROUNDS USE IS TO BE SHORT TERM CAMPING
OF 1-30 DAYS, WE HAVE 6 CABINS, 12 RV SPACES AND 4 TENT
SPACES. AMENITIES INCLUDE SEPERATE MALE/FEMALE SHOWERS &
TOILETS. EACH CABIN HAS A SWITCH, LIGHT, 110V OUTLET, SINK, SHOWER,
TOILET, WATER HEATER, FIRE EXSTINGUISHER AND RAISED PLATFORM
FOR CAMPER BEDDING, RESERVATIONS ARE MADE ONLINE THROUGH A
SERVICE AND PHONE NUMBER FOR "RIVER'S EDGE CAMPGROUND". EACH
SPACE IS SEPERATELY BREAKERED. TRASH AND WATER IS PROVIDED
AND NO OTHER AMENITIES ARE PROVIDED AT THIS TIME.



Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

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If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

to matches State campgrounds

Rivers Edge Campgrounds use is to be short term camping of 1-30 days per booking. We have 6 RV spaces, 6

shelters and 6 camping spaces. Amenities include separate community Showers and toilets. Each Shelter has a

switch, outlet, sink, shower, toilet, water heater, fire exstinguisher and raised platform for camper's bedding. Res-

are made to be made online through a service and calling a designated phone number for "River's Edge Campground"

Each space is separately metered for Electricity, Trash and water Service is included and no other Amenities are

to be provided at this time.

light, elevations