



## Referral Early Consultation

**Date:** January 4, 2021

**To:** Distribution List (See Attachment A)

**From:** Kristen Anaya, Assistant Planner  
Planning and Community Development

**Subject:** HISTORICAL SITE PERMIT APPLICATION NO. PLN2020-0070 – RIVERS  
EDGE RESTAURANT

**Respond By:** January 19, 2021

**\*\*\*\*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, Property Owner

**Project Location:** 17525 Sonora Road, south of Cemetery Road, north of the Stanislaus River, in the Historic Community of Knights Ferry.

**APN:** 002-038-018

**Williamson Act Contract:** Not Applicable

**General Plan:** Historical

**Current Zoning:** Historical (HS)

**Project Description:** Request to permit the expansion of an existing legal non-conforming (LNC) restaurant operating on a 0.59± acre parcel in the Historical (HS) zoning district. The historical restaurant has been in operation prior to the current HS zoning designation adoption in 1972, and in the past operated as the “Rivers Edge Resort” in conjunction with the campground that abuts the project site to the west. The restaurant currently runs independently of the campground and is required to obtain a Historical Site Permit to legalize previous expansions and modifications of the LNC use.

The site is improved with a 3,700± square-foot restaurant with a 2,322 square foot attached covered patio, and gazebo. The County recognizes the LNC use as permitting the interior of the structure to be used as a dining space; however, several expansions of the patio for outdoor dining activities

have been made without permits over the course of several decades. This request for a Historical Site Permit is to permit the extension of the covered patio as well as to permit outdoor dining. If approved, the restaurant will have 80 seats both indoor and outdoor, for 160 total. The hours of operation are currently Wednesday through Saturday 11:00 a.m. to 9:30 p.m., Sunday 11:00 p.m. to 5:00 p.m. At peak daily operation, the restaurant has 25 employees and serves up to 120 customers. Approximately 2-3 truck deliveries occur per week.

In the past, events such as weddings, music festivals, and corporate events had been held here without land use entitlements; however, no events, live entertainment, or amplified music beyond ambient music and TV are proposed to occur on-site in the future. As stipulated by Chapter 6.40 in the Stanislaus County Code, up to six outdoor events are permitted per year by the Stanislaus County Sheriff's Office without land use entitlements. If in the future, the owner or restaurant operator wishes to exceed six events, then another Historical Site Permit will be required.

The site takes access off County-maintained Sonora Road. Limited parking is available on-site and off-site throughout parts of the Knights Ferry community. A total of seven on-site parking spaces are available within the front yard setback area, three spaces are available along the frontage of the adjacent property directly east of the restaurant and under the same ownership, and 25-30 spaces available in a vacant area within the public right-of-way directly across the Main Street, which has been historically used for parking by community members and visitors. According to the applicant, approximately 12 more on-street parking spaces are traditionally used by the community for public parking in front of public/commercial buildings within 400 feet walking distance of the restaurant.

The site is served by the Knights Ferry Community Service District (CSD) for water and utilizes an on-site septic system for wastewater.

**Attachments:**

**A - Application**

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**HISTORICAL SITE PERMIT APPLICATION NO. PLN2020-0070 – RIVERS EDGE RESTAURANT**  
 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
	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		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	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 OFFICE OF HISTORIC PRESERVATION
	WORKFORCE DEVELOPMENT		CA DEPT OF HOUSING & COMMUNITY DEV
	STAN CO AG COMMISSIONER		



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. PLN2020-0070 - RIVERS
EDGE RESTAURANT

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

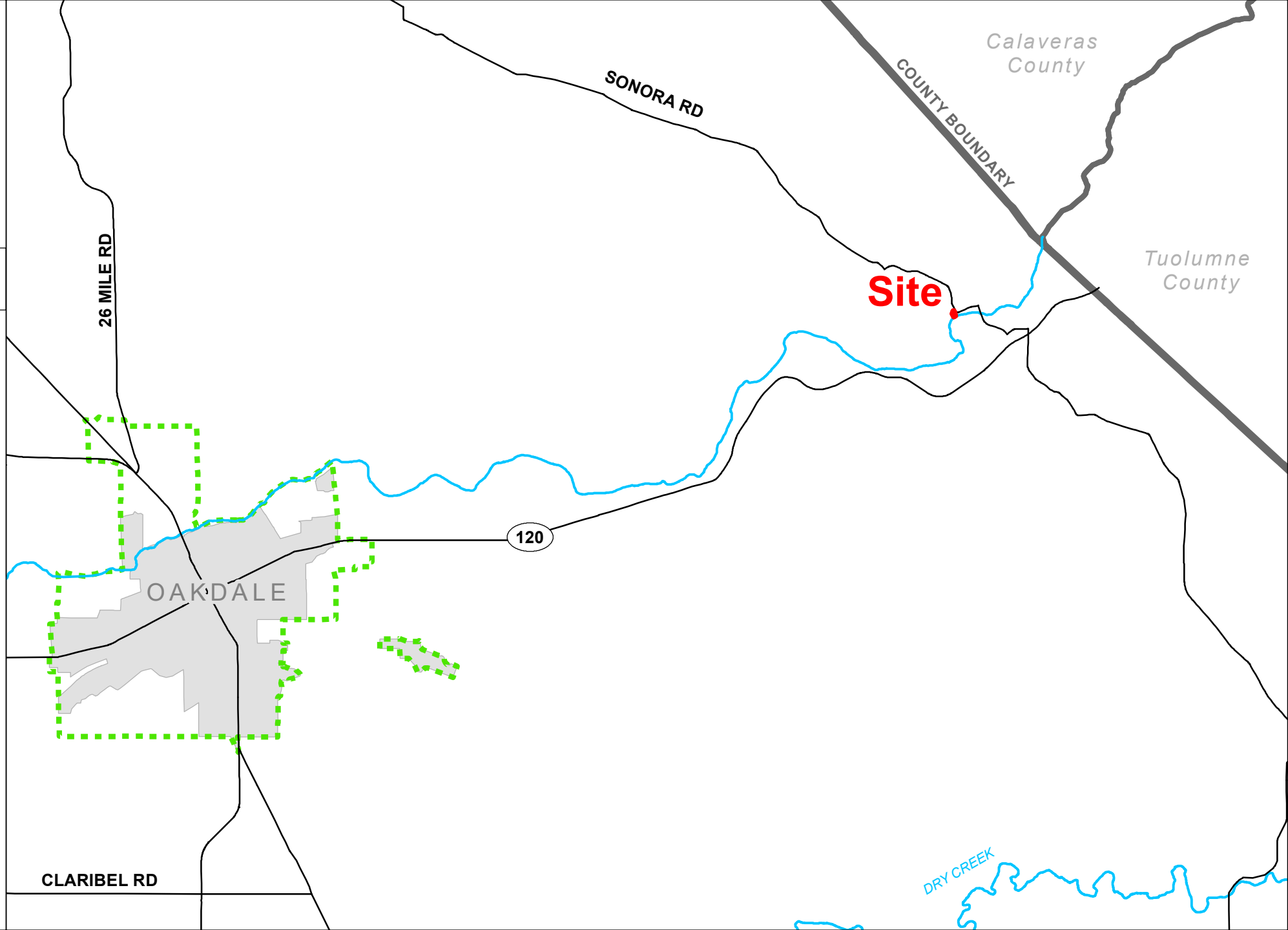
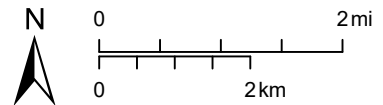
# RIVERS EDGE RESTAURANT

HSP  
PLN2020-0070

## AREA MAP

### LEGEND

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







# RIVERS EDGE RESTAURANT

## HSP PLN2020-0070

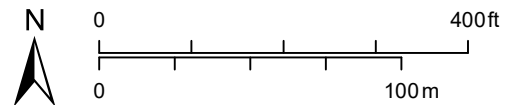
### GENERAL PLAN MAP

#### LEGEND

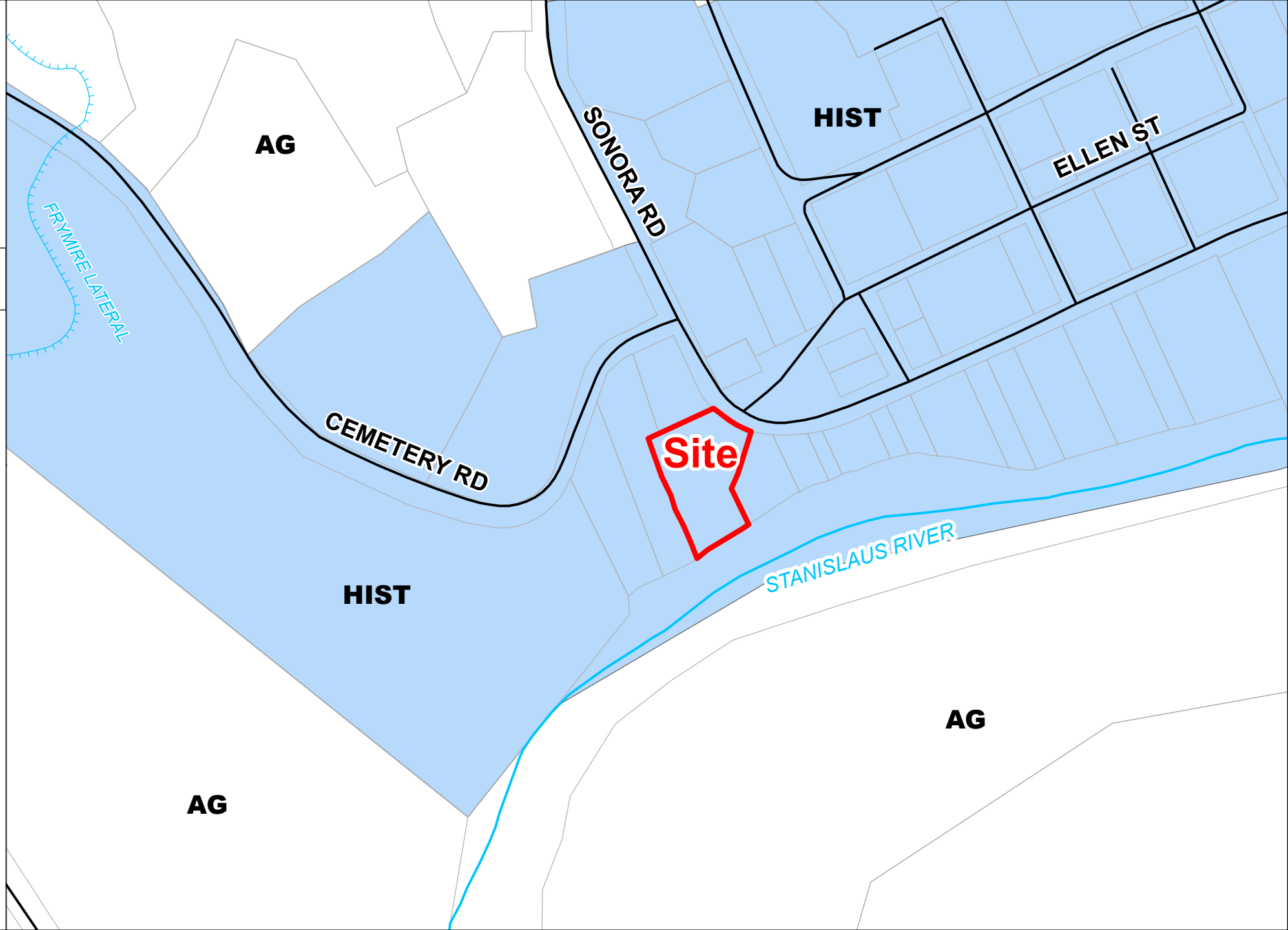
-  Project Site
-  Parcel
-  River
-  Road
-  Canal

#### General Plan

-  Agriculture
-  Historical



Source: Planning Department GIS



# RIVERS EDGE RESTAURANT

## HSP PLN2020-0070

### ZONING MAP


#### LEGEND

 Project Site

 Parcel

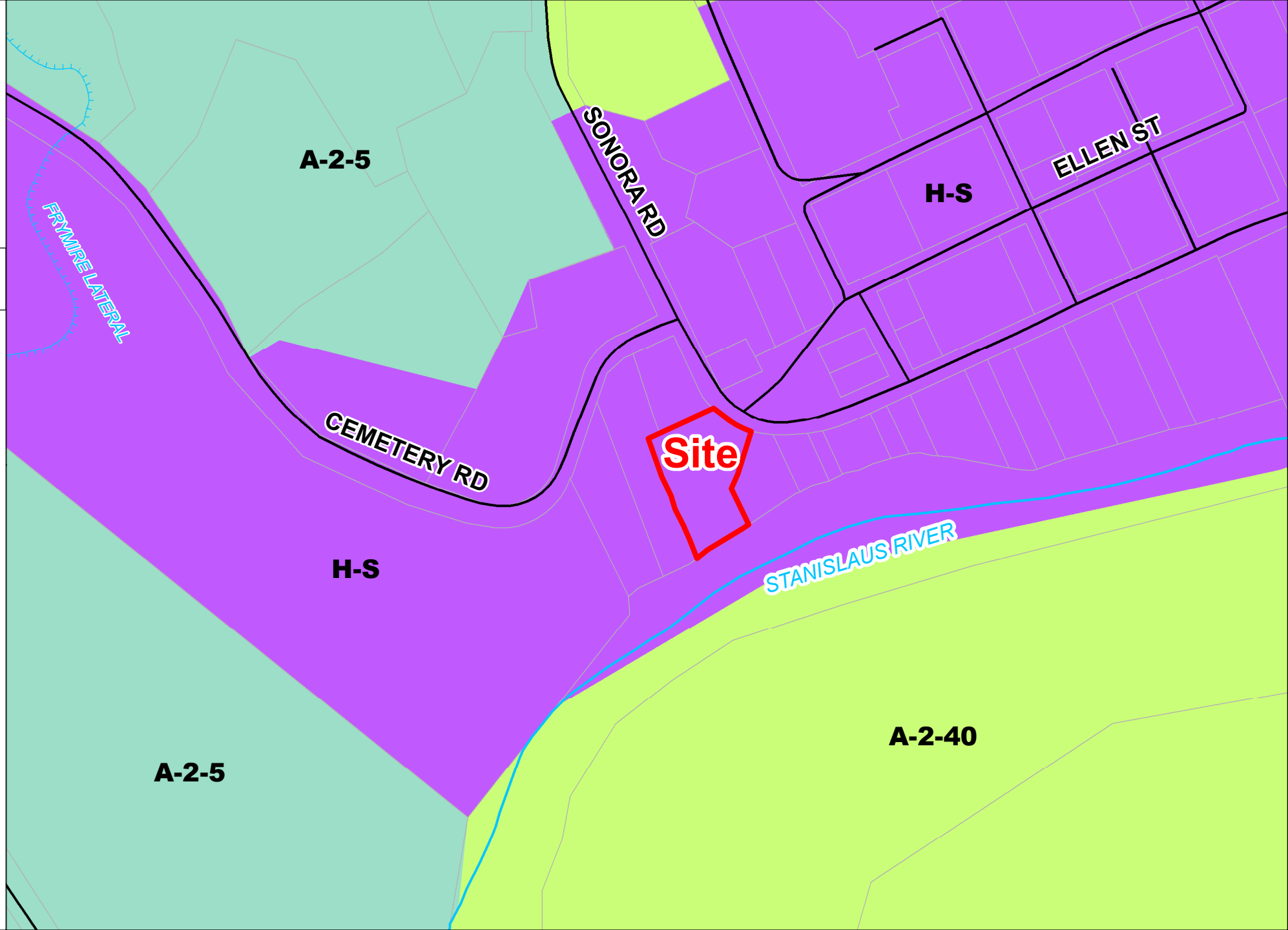
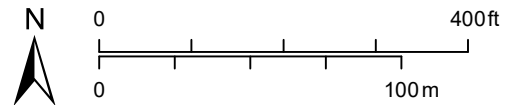
 Road

#### Zoning Designation

 General Agriculture 5 Acre

 General Agriculture 40 Acre

 Historical



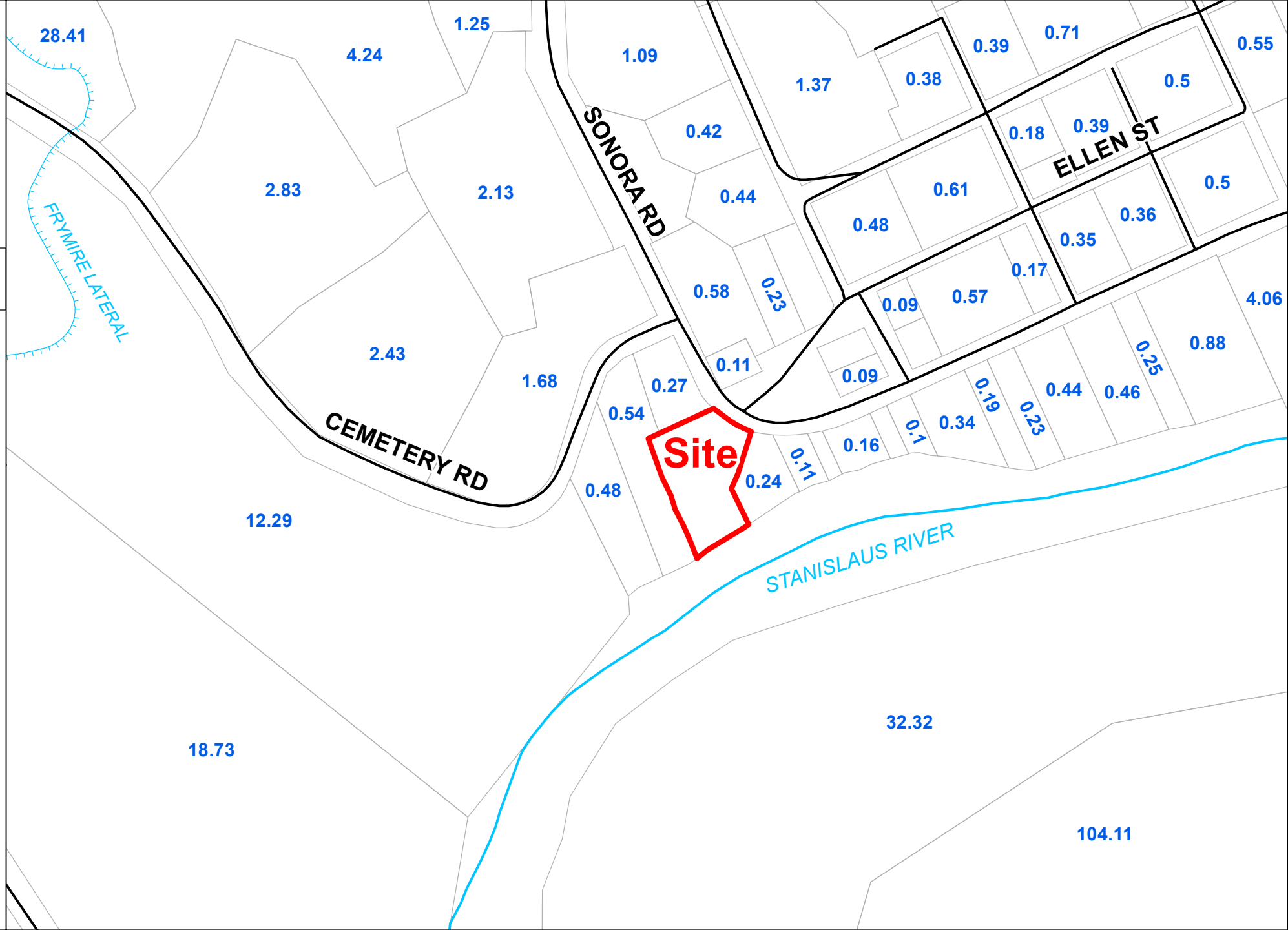
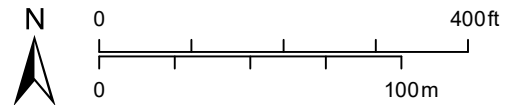
# RIVERS EDGE RESTAURANT

## HSP PLN2020-0070

### ACREAGE MAP

#### LEGEND

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









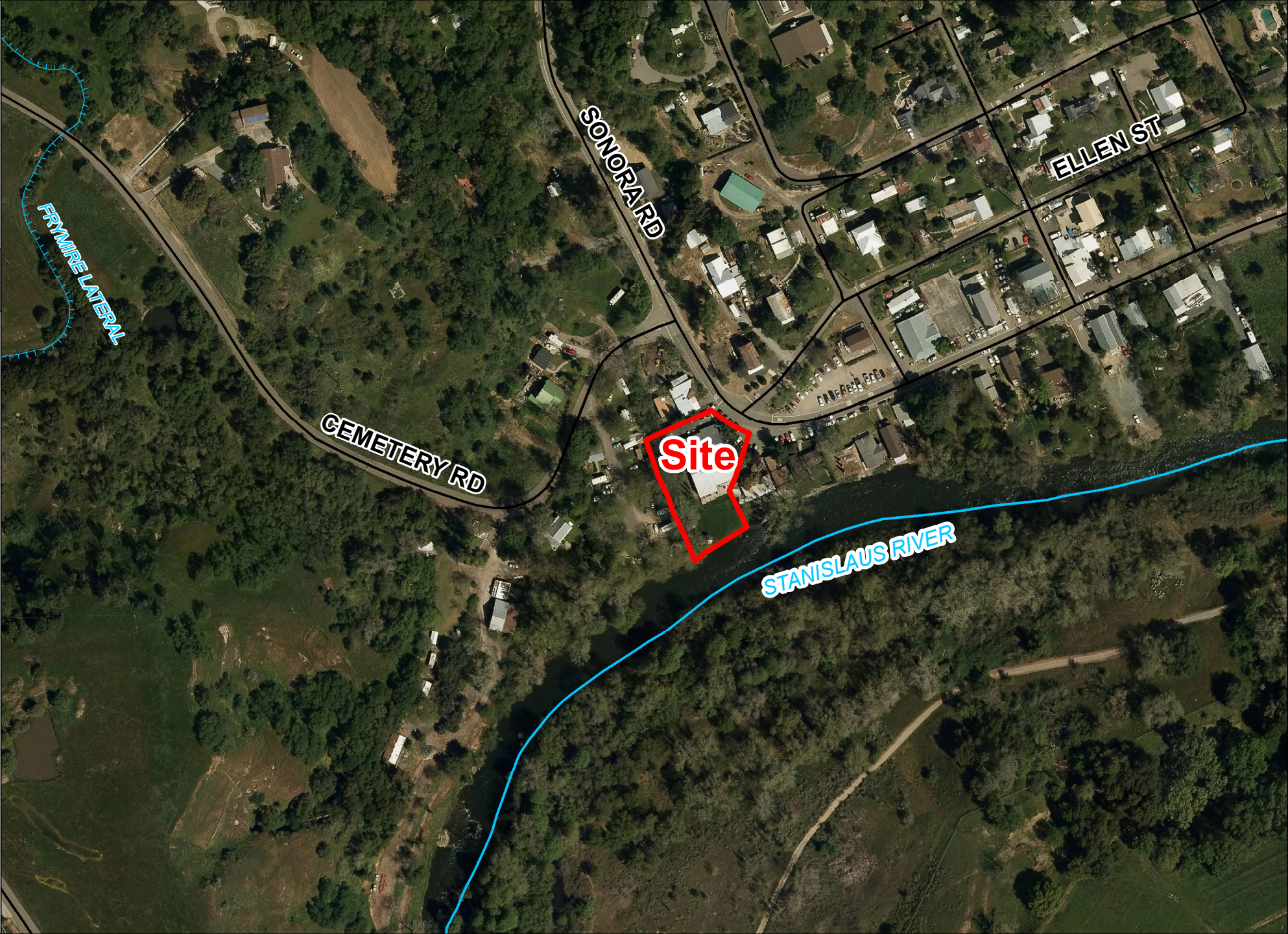
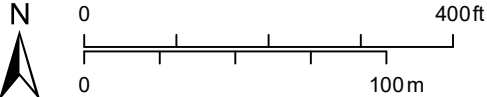
# RIVERS EDGE RESTAURANT

HSP  
PLN2020-0070

## 2017 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Road
-  River
-  Canal






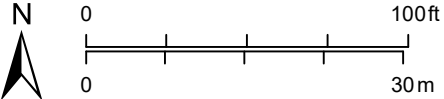
# RIVERS EDGE RESTAURANT

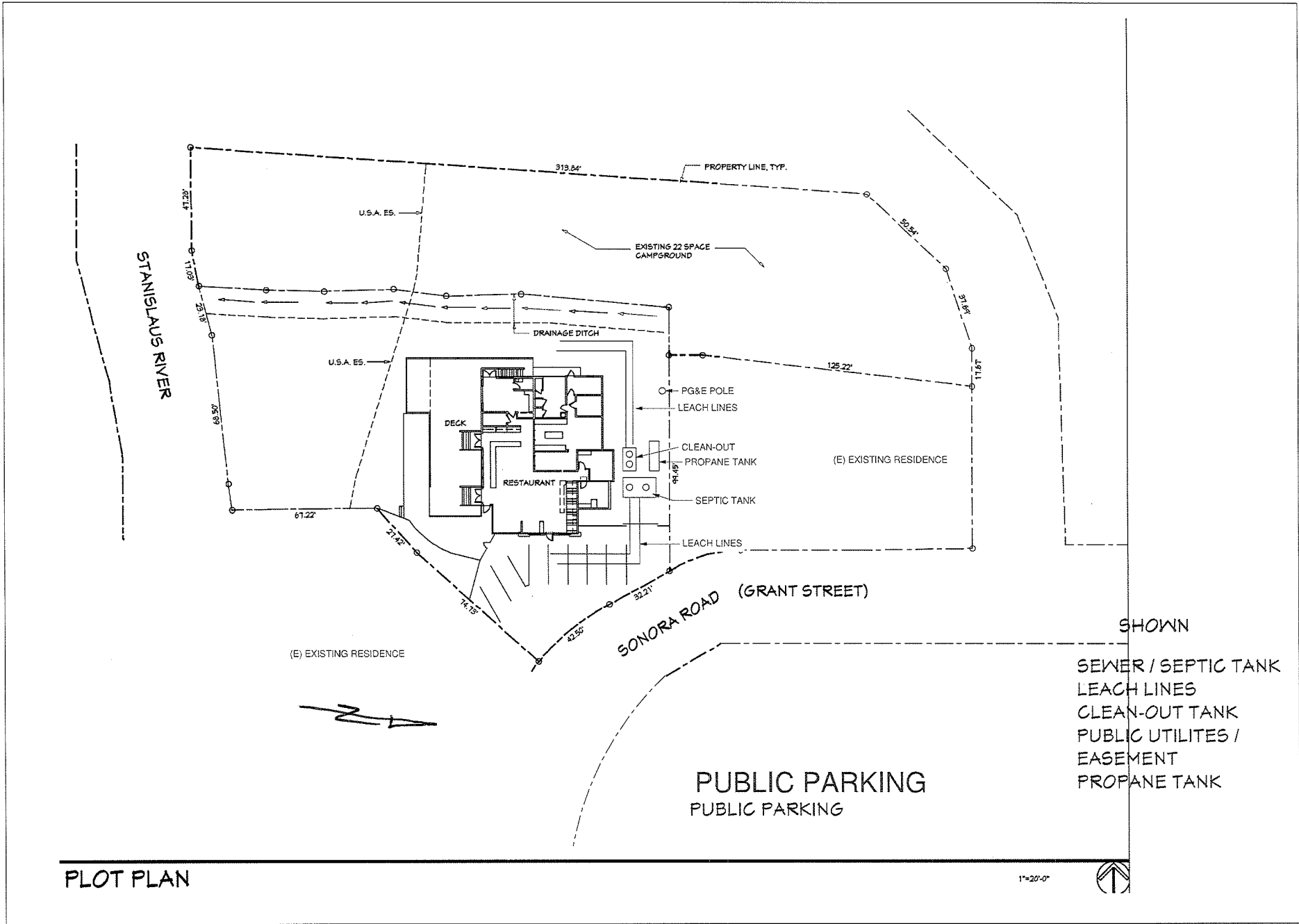
HSP  
PLN2020-0070

## 2017 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Road
-  Canal





PLOT PLAN

1"=20'-0"



REVISION

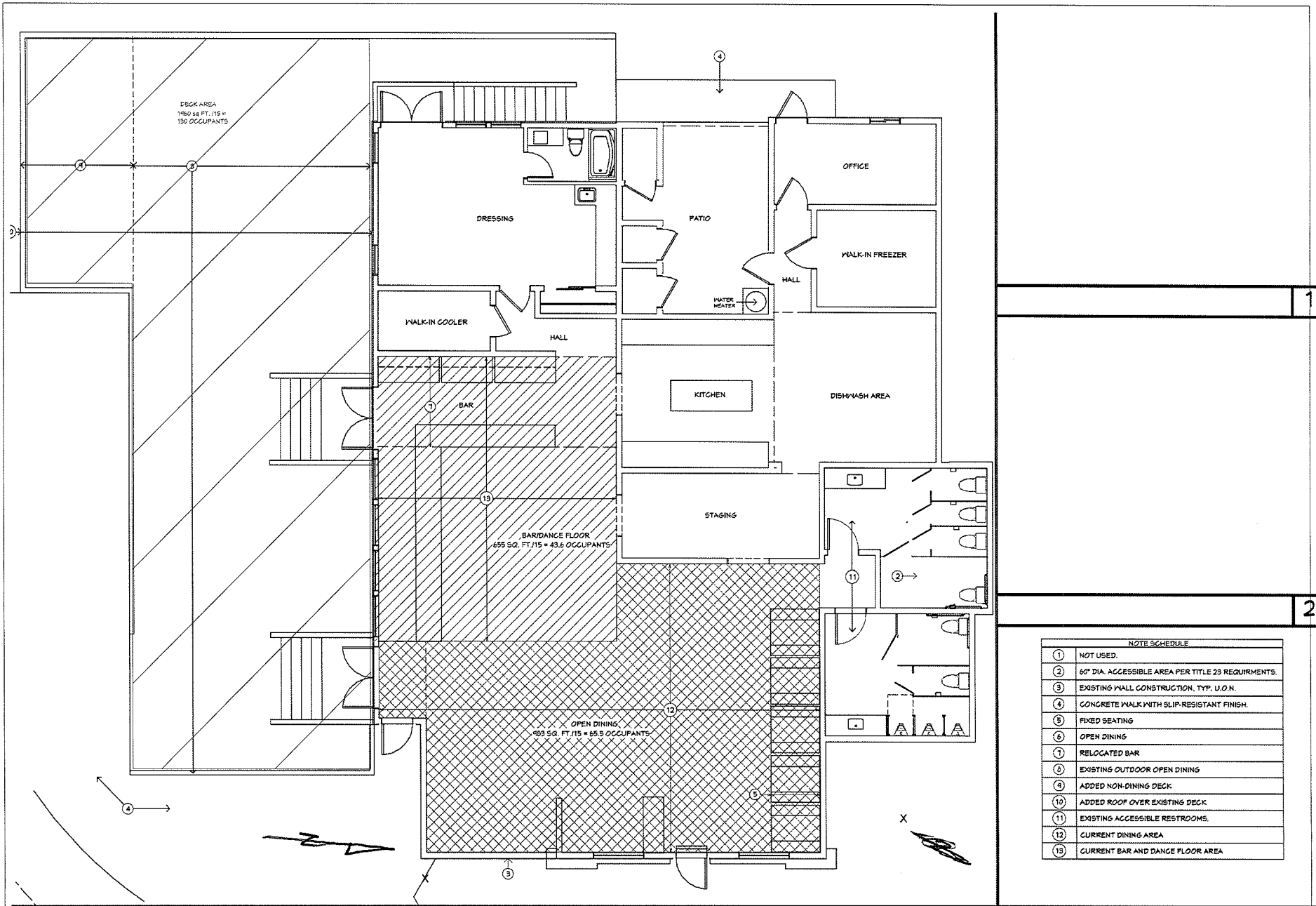

**DESIGN SERVICE**  
 JERRYC111@COMCAST.NET  
 650-444-1192 SAN CARLOS, CA

THE RIVERS EDGE RESTAURANT  
 11525 SONORA ROAD  
 KNIGHTS FERRY, CALIFORNIA 95361  
 A.P.N 002-036-018

PROJECT  
 DATE:  
 SCALE:  
 PAGE:

SHOWN  
 SEWER / SEPTIC TANK  
 LEACH LINES  
 CLEAN-OUT TANK  
 PUBLIC UTILITES /  
 EASEMENT  
 PROPANE TANK

PUBLIC PARKING  
 PUBLIC PARKING



FLOOR PLAN (NEW)

1/4"=1'-0"

REVISION

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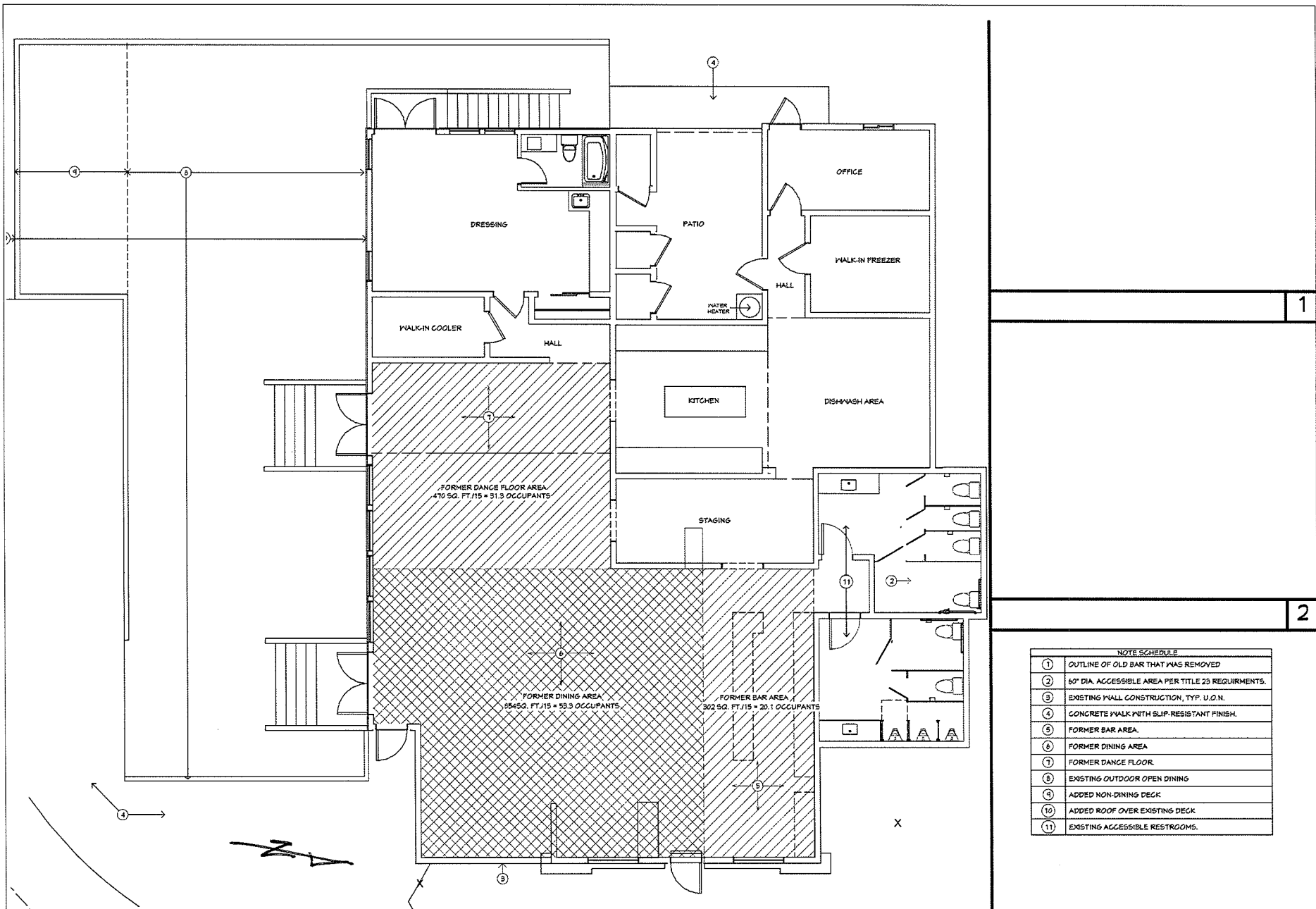
THE RIVERS EDGE RESTAURANT  
17525 SONORA ROAD  
KNIGHTS FERRY, CALIFORNIA 95361  
A.P.N 002-056-018

PROJECT  
DATE  
SCALE  
PAGE

1

2

3



**FLOOR PLAN SHOWING FORMER BAR, DANCE FLOOR, AND DINING AREAS** 1/4" = 1'-0"

NOTE SCHEDULE	
①	OUTLINE OF OLD BAR THAT WAS REMOVED
②	60" DIA. ACCESSIBLE AREA PER TITLE 29 REQUIREMENTS.
③	EXISTING WALL CONSTRUCTION, TYP. U.O.N.
④	CONCRETE WALK WITH SLIP-RESISTANT FINISH.
⑤	FORMER BAR AREA.
⑥	FORMER DINING AREA
⑦	FORMER DANCE FLOOR.
⑧	EXISTING OUTDOOR OPEN DINING
⑨	ADDED NON-DINING DECK
⑩	ADDED ROOF OVER EXISTING DECK
⑪	EXISTING ACCESSIBLE RESTROOMS.

REVISION

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1

THE RIVERS EDGE RESTAURANT  
 17525 SONORA ROAD  
 KNIGHTS FERRY, CALIFORNIA 95361  
 A.P.N 002-036-018

2

PROJECT  
 DATE:  
 SCALE:  
 PAGE:

3





Google

Stanislaus River



# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <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; padding: 5px;"> <input type="checkbox"/> General Plan Amendment  <input type="checkbox"/> Rezone  <input checked="" type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input checked="" type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <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 checked="" 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><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>PLN 2020-0070</u>          Date: <u>7/30/2020</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>\$4704</u>          Receipt No. <u>556259</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 checked="" 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).*

Build a deck covering over the existing patio area to provide shade and protection from the elements.

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# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

**ASSESSOR'S PARCEL NUMBER(S):** Book 002 Page 038 Parcel 018

Additional parcel numbers: \_\_\_\_\_  
**Project Site Address**  
**or Physical Location:** 17525 Sonora Rd. Knights Ferry CA 95361

**Property Area:** Acres: \_\_\_\_\_ or Square feet: \_\_\_\_\_

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

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)

Knight Ferry Resort 1990 - 2005

**Existing General Plan & Zoning:** \_\_\_\_\_

**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:** Public Parking Lot

**West:** Campground

**North:** Residences

**South:** River frontage, open space, crops

## 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.) The Rivers Edge Restaurant has been here for many decades

**PROJECT SITE COVERAGE:**

Existing Building Coverage: \_\_\_\_\_ Sq. Ft.                      Landscaped Area: \_\_\_\_\_ Sq. Ft.  
 Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.                      Paved Surface Area: \_\_\_\_\_ 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: na

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 & Electric                      Sewer\*: Septic  
 Telephone: AT&T                      Gas/Propane: American Gas  
 Water\*\*: Knights Ferry Water District                      Irrigation: na

**\*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:)

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**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): \_\_\_\_\_

Type of use(s): Dining, Dancing, Restrooms, special events (weddings, anniversary and birthday parties, social and corporate events)

Days and hours of operation: CoVid Wednesday - Saturday : 11:30am - 8pm, Sunday 11am - 5pm

PreCoVid Monday 11:30am - 9pm/Tuesday Closed/Wednesday - Thursday 11:30am - 9:30/Friday 11:30am - M

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

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

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

Other occupants: \_\_\_\_\_

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) none

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)

The Rivers Edge Restaurant deck has been there for to 1990. The owner twice previous to me was kind enough to write a letter about the time period she owned and operated the restaurant, as well as photos of the time period.

\_\_\_\_\_

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