



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # _____

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & Community Development 1010 10th Street, Suite 3400, Modesto, CA 95354 Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Historical Site Permit Application No. PLN2020-0069 – Rivers Edge Campground
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 17525 Sonora Road City/Nearest Community: Knights Ferry
Cross Streets: Cemetery Road and Sonora Road Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 1.02±
Assessor's Parcel Number: 002-038-019 & -020 Section: 17 Twp.: 1 Range: 12 Base: MDB&M
Within 2 Miles: State Hwy #: ... Waterways: Stanislaus River
Airports: ... Railways: ... Schools: ...

Local Public Review Period: (to be filled in by lead agency)

Starting Date: 12/1/2020 Ending Date: 12/22/2020

Document Type:

- CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres: Employees:
[] Office Sq.ft.: Acres: Employees:
[] Commercial Sq.ft.: Acres: Employees:
[] Industrial Sq.ft.: Acres: Employees:
[X] Recreational Campground
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[] Other

Project Issues Discussed in Document:

- [] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other

Present Land Use/Zoning/General Plan Designation:

Campground / H-S (Historical Site) zoning district / Historical GP designation

Project Description: (please use a separate page if necessary)

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. The land use is also regulated by the County; in the H-S 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 4 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 servicer. 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.

Reviewing Agencies Checklist:

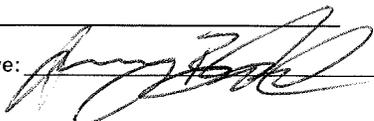
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mountains Conservancy
- Coastal Commission
- Colorado River Board Commission
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # _____
- Food & Agriculture, Department of
- Forestry & Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Integrated Waste Management Board
- Native American Heritage Commission
- Office of Emergency Services
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Reclamation Board
- Regional WQCB # 5
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Commission
- San Gabriel & Lower L.A. Rivers & Mountains Conservancy
- San Joaquin River Conservancy
- Santa Monica Mountains Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: San Joaquin Valley Air Pollution Control District
- Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Kristen Anaya, Assistant Planner
Phone: (209) 525-6330

Applicant: Jie Connie Mei
Address: 17201 Sonora Rd
City/State/Zip: Oakdale, CA 95361
Contact: Ramen Spears (agent for Connie Mei)
Phone: spearsusmc@yahoo.com

Signature of Lead Agency Representative: 

Date: 12/4/20