

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: HISTORICAL SITE PERMIT APPLICATION NO. PLN2020-0069 – RIVERS EDGE CAMPGROUND

Lead Agency: STANISLAUS COUNTY

Contact Name: KRISTEN ANAYA, ASSISTANT PLANNER, PLANNING & COMMUNITY DEVELOPMENT

Email: ANAYAK@STANCOUNTY.COM Phone Number: 209-525-7509

Project Location: KNIGHTS FERRY, STANISLAUS COUNTY

City

County

Project Description (Proposed actions, location, and/or consequences).

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 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 6 fixed cabins have bathing and restroom facilities, lighting, 110v outlets, a water heater, and fire extinguisher. 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 servicer. The applicant is proposing short term stays not to exceed 30 days for campers.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This is the project's first circulation. None have been identified yet.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Residents in the surrounding community have expressed concerns regarding the capacity of the septic holding tank and the potential of wastewater contamination of the abutting Stanislaus River. The local environmental health authority have not identified any issues substantiating this claim to date.

The Stanislaus County Planning Department and the local Municipal Advisory Committee have concerns due to the fact that several RVs have taken permanent residency at the campground, violating the zoning code and LNC use allowed at this site. Additionally, water and electrical utilities have been connected to each individual camping space without permits or land use entitlements.

Provide a list of the responsible or trustee agencies for the project.

See Attachment A - Early Consultation Distribution Sheet for list of responsible & trustee agencies.