



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: Historic Site Permit Application No. PLN2020-0070 - Rivers Edge Restaurant
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: 17252 Sonora Road City/Nearest Community: Knights Ferry
Cross Streets: Ellen St. Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): Section: 17 Twp.: 1 Range: 12 Base: MDB&M
Assessor's Parcel Number: 002-038-018
Within 2 Miles: State Hwy #: Waterways: Stanislaus River
Airports: Railways: Schools:

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

Starting Date: January 4, 2021 Ending Date: January 19, 2021

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:
[] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: Acres: Employees: 25
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] 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:

Restaurant / Historical (HS) / Historical

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

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 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 eighty 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.

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".

- | | |
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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input checked="" type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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 (property owner)
Address: 17201 Sonora Road
City/State/Zip: Knights Ferry, CA 95361
Contact: Ramen Spears (agent)
Email: spearsusmc@yahoo.com

Signature of Lead Agency Representative: 

Date: 1/4/21