

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: Historic Site Permit Application No. PLN2020-0070 - Rivers Edge Restaurant

Lead Agency: Stanislaus County

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Project Location: Knights Ferry Stanislaus County
City *County*

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

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. No events, live entertainment, or amplified music beyond ambient music and TV are proposed to occur on-site in the future. The site is served by the Knights Ferry Community Service District (CSD) for water and utilizes an on-site septic system for wastewater.

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

No significant effects have been identified to date.

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

The parcel is improved in such a way that parking is extremely limited; the restaurant is underparked based on the County parking standards (County Code Ch.21.76.140 - Off-Street Parking - Restaurants and bars) with only 7 out of 40 required on-site parking spaces located on the parcel but within the required setback areas, and all other parking is located within the public right-of-way via unmarked, non-designated, on-street parking.

The Department of Environmental Resources has received complaints from the public with respect to the on-site wastewater treatment system, due to the proximity of the leach lines to the river and the capacity of the system with the expanded seating.

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

See Distribution List on page 3 of the cover sheets.