

The applicant has reviewed the on-site options for additional parking. Due to the wetland constraints, and the leach field location, no additional on-site parking could be provided. However, the applicant owns the adjacent property, and is proposing to use the property for off-site parking for special events only. The applicant has provided a parking plan (Exhibit K) demonstrating that 9 parking spaces can be provided. Based on the number of parking spaces that would be provided, special events shall be limited to a maximum of 81 participants. A condition of approval has been added to require a parking covenant to be recorded on the property ensuring the continued availability of the off-site parking facilities for special events. If the property in which the off-site parking facility is located is sold, the parking covenant shall not be removed unless an acceptable off-site parking facility has been identified or the special events cease.

- b. **Site Details and Building Design:** Landscape and irrigation plans (Exhibits D and E), along with Site Grading and Drainage details (Exhibits F and G) have been updated to address Best Management Practices. Light fixture details (Exhibit H) and colored elevations (Exhibit I) have been provided.
- c. **Signage:** A wooden monument sign with a field stone base would be located at the entrance of the site. The monument sign would have five foot in height posts with hanging painted wood signs identifying the market. The base of the sign would be six feet in width. The details of the sign are provided on Sheet A-1 of the project plans (Exhibit A). One wooden wall sign would be provided on the east elevation and would measure 44 square feet in size. The details of this sign are provided on Sheet A3 of the project plans (Exhibit C-1).
- d. **Outdoor Vending:** The applicant proposes to have an ice machine outdoors that would have a wood design to blend with the wooden porch. Wood bins would also provide seasonal produce for sale. A small propane rack may be provided at the entrance of the store, along with a rack for fire wood. No lighted vending machines would be provided at the site.

The Minutes (Exhibit J) from the September 26, 2013 meeting have been provided for the Commissions review.

RECOMMENDATION: The project Conditions of Approval have been modified to reflect the changes to the project as outlined in this memorandum. Development Services recommends the Planning Commission forward the following recommendation to the Board of Supervisors:

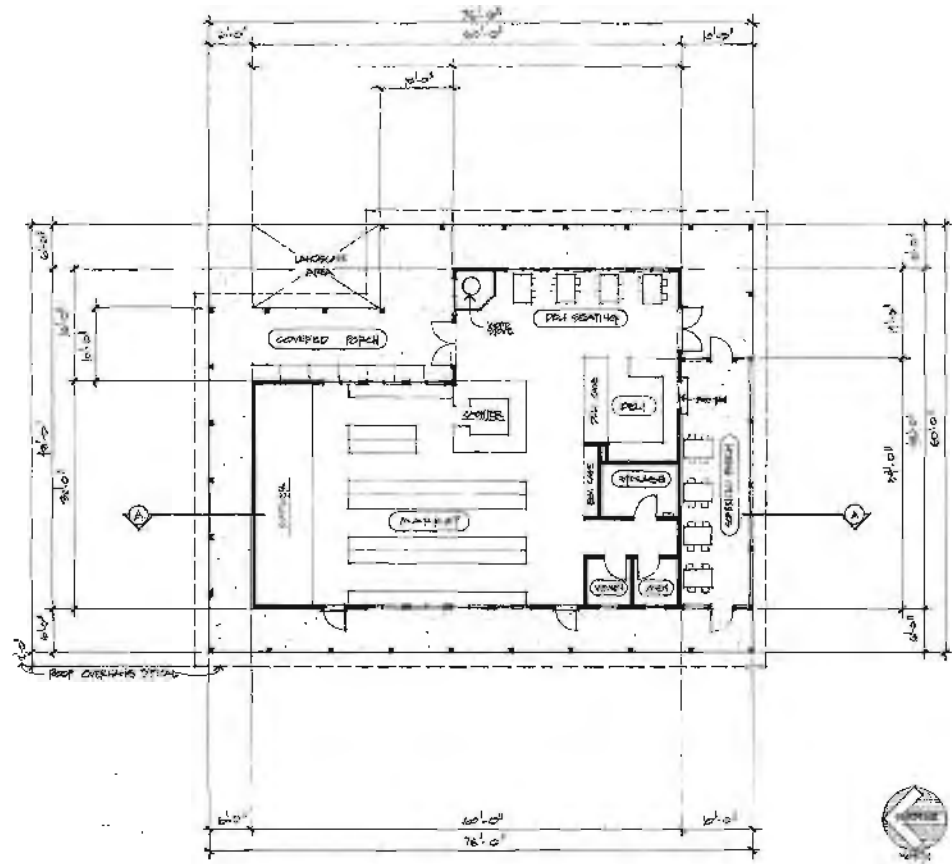
1. Adopt the Mitigated Negative Declaration based on the Initial Study prepared by staff;
2. Adopt the Mitigation Monitoring Reporting Program in accordance with CEQA Guidelines Section 15074(d), as incorporated in the Revised Conditions of Approval in Attachment 1;
3. Approve General Plan Amendment A13-0001 based on the Finding in Attachment 2;
4. Approve Rezone Z13-0001 based on the Findings in Attachment 2;

5. Approve Special Use Permit S13-0008 subject to the Revised Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2;
6. Approve Design Review DR13-0005 subject to the Revised Conditions of Approval in Attachment 1 and based on the Findings in Attachment 2; and
7. Approve a reduction of wetland setback from 50 feet to 25 feet based on the Findings in Attachment 2 and in accordance with Interim Interpretive Guidelines for General Plan Policy 7.3.3.4 (Wetland Buffers and Setbacks).

Attachments:

Attachment 1	Revised Conditions of Approval
Attachment 2	Findings for Approval
Exhibit A	Site Plan
Exhibit B	Floor Plan
Exhibits C-1- C-2.....	Building Elevations
Exhibit D	Landscaping Plan
Exhibit E	Irrigation Plan
Exhibit F.....	Site Grading and Drainage Plan
Exhibit G.....	Typical Details
Exhibit H.....	Light Fixture Details
Exhibit I	Color Elevations
Exhibit J	Planning Commission Minutes; September 26, 2013
Exhibit K.....	Overflow Parking Plan

EXHIBIT B



FLOOR PLAN

10/01/12

RHEN AUGUST BENSON
ARCHITECT

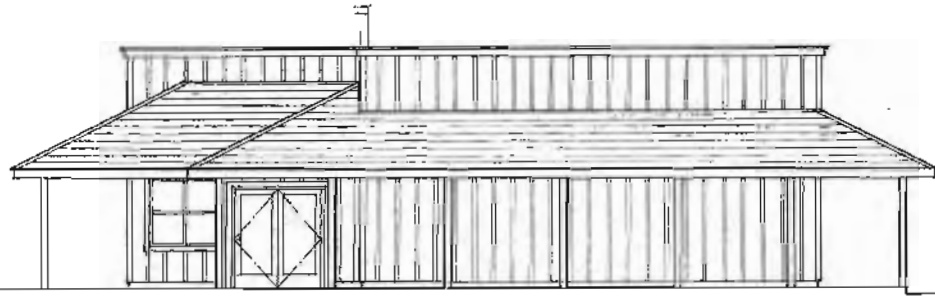
PO Box 184 Redding, CA 96072
707.676.1515 • RA@rabco.com

Crossroads Market & Deli
Latrobe, California

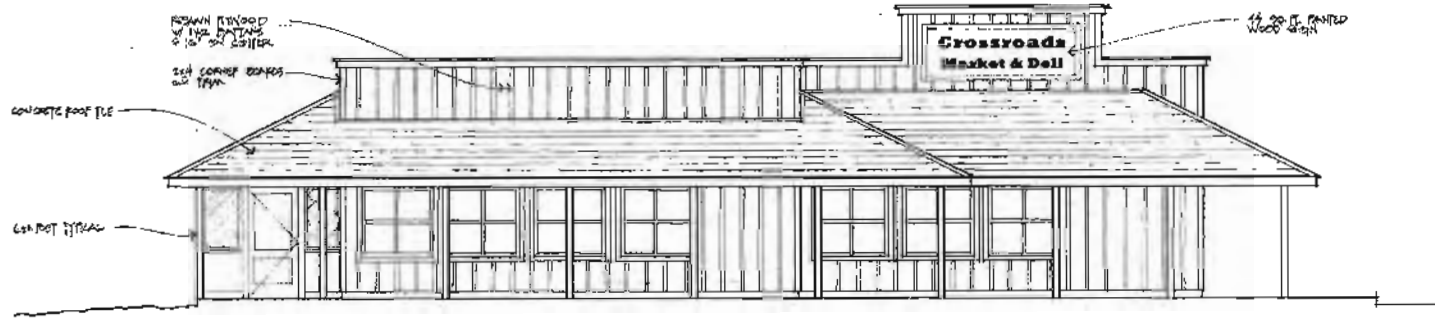
OCTOBER 2012

FLOOR PLAN

A2

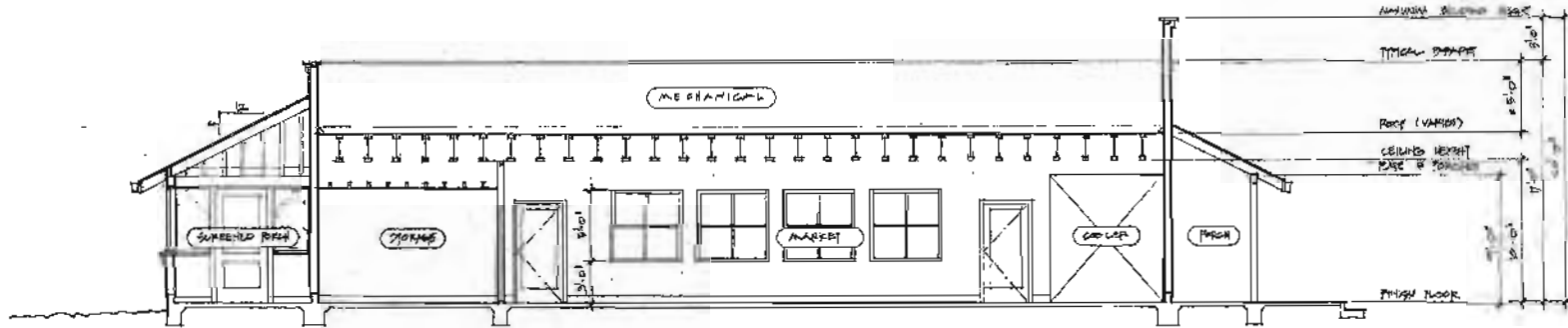


NORTH ELEVATION



EAST ELEVATION (FRONT)

14' - 11.0"



SECTION A

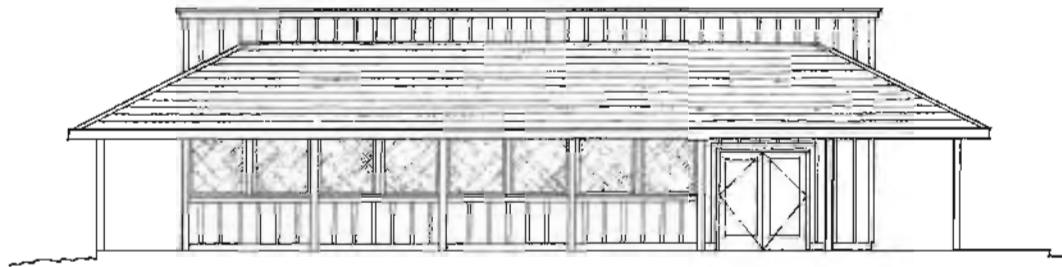
14' - 11.0"

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Lafre, California

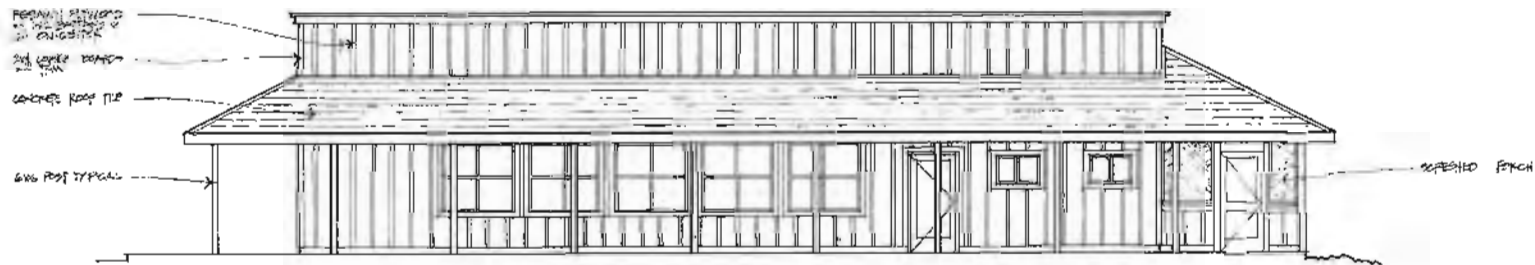
OCTOBER 2012
15 OCTOBER 2018

BUILDING ELEVATIONS
BUILDING SECTION

A3



SOUTH ELEVATION



WEST ELEVATION

RHEN AUGUST BENSON
ARCHITECT

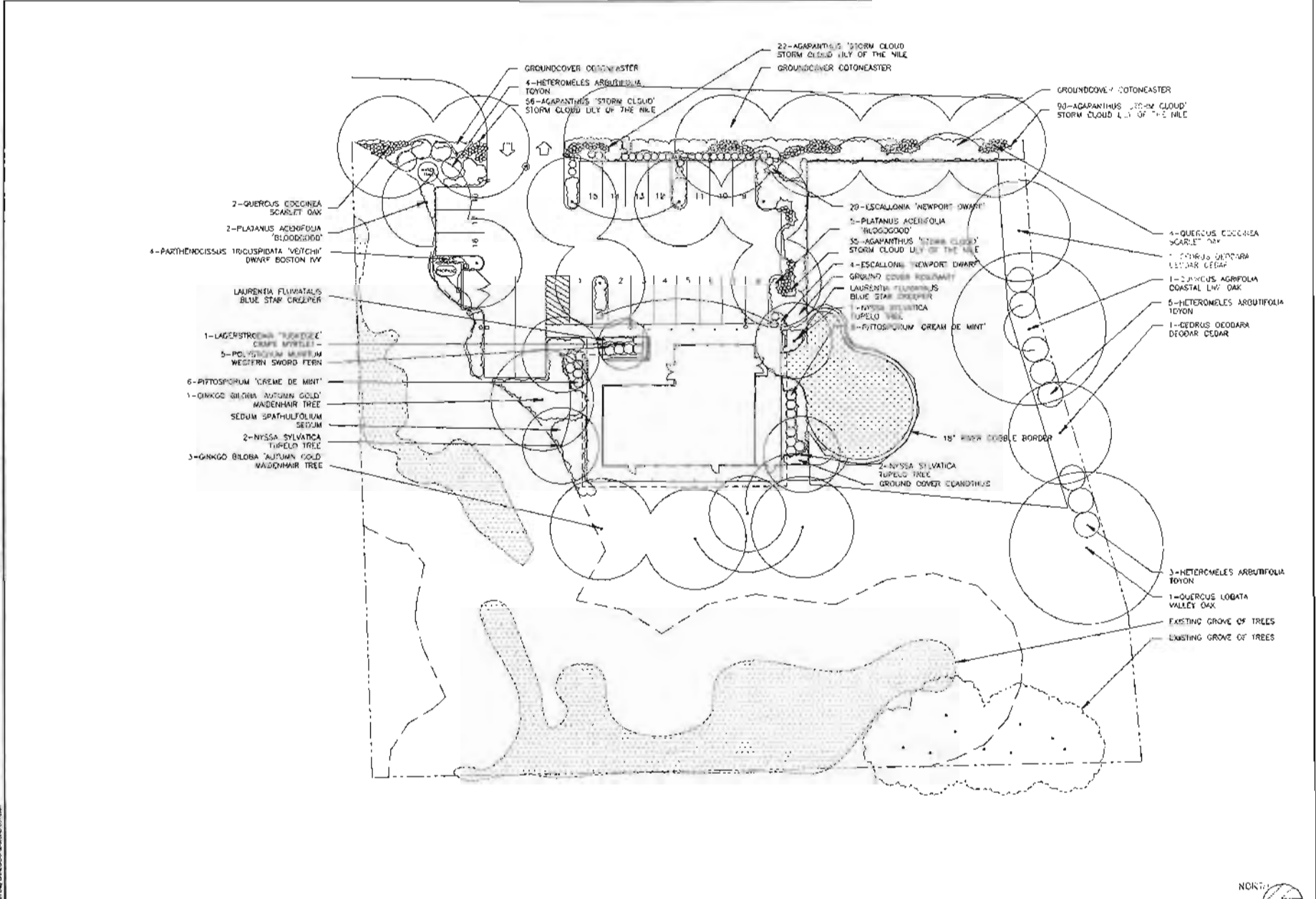
PO Box 184 Sodega CA 94977
707.479.1615 • RABarch@aol.com

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Lafayette, California

OCTOBER 2012

PHOTOGRAPH ELEVATIONS

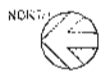




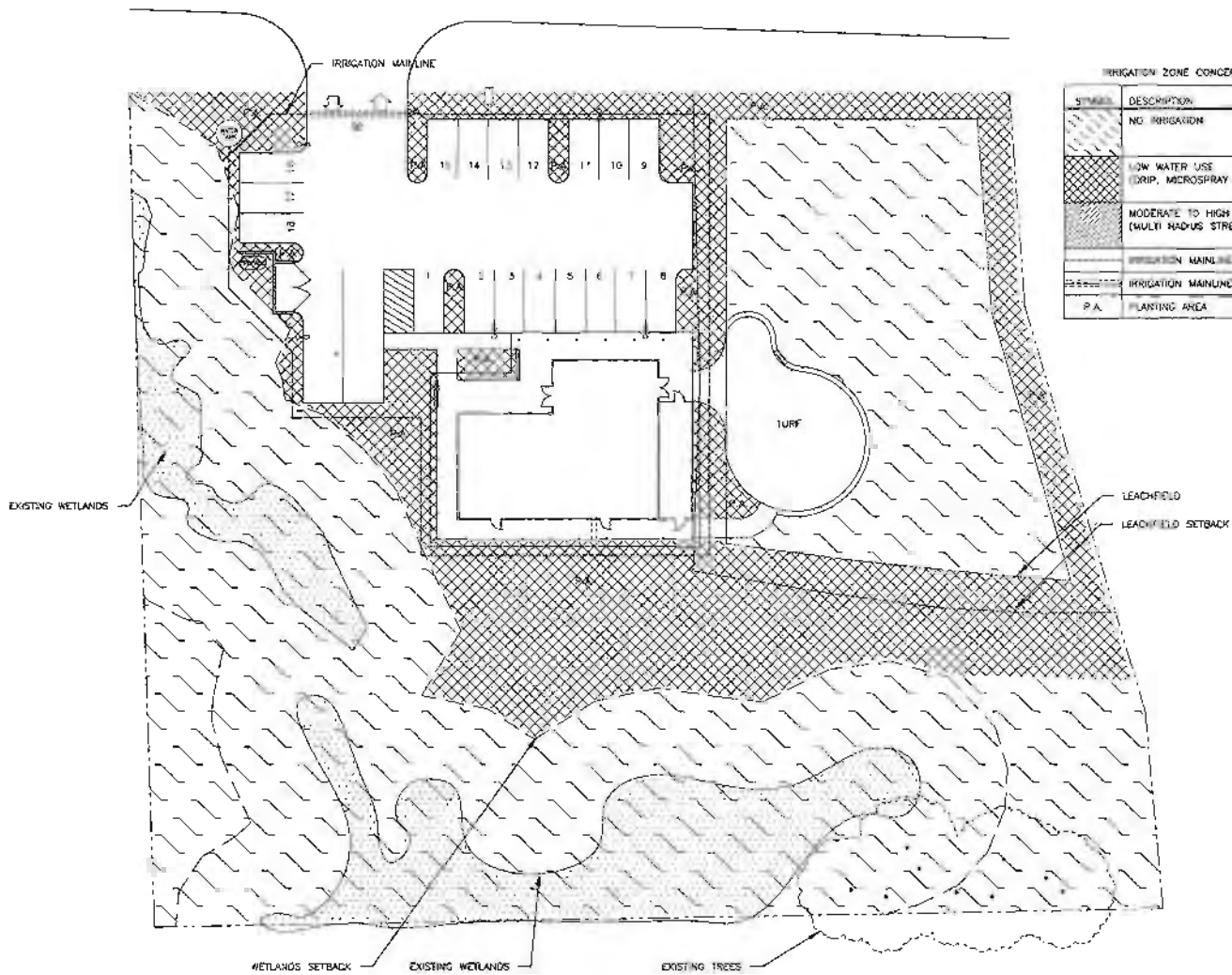
- GROUND COVER COTONEASTER
- 22-AGAPANTHUS 'STORM CLOUD' STORM CLOUD LILY OF THE NILE
- GROUND COVER COTONEASTER
- GROUND COVER COTONEASTER
- 93-AGAPANTHUS 'STORM CLOUD' STORM CLOUD LILY OF THE NILE
- 2-QUERCUS COCCINEA SCARLET OAK
- 2-PLATANUS ACERIFOLIA 'BLOODGOOD'
- 4-PARTHENOCISSUS TRICUSPIDATA 'VETCHI' DWARF BOSTON IVY
- LAURENTIA FLORIBATA BLUE STAR CREEPER
- 1-LAGERSTRÖMIA 'BURKEDD' CRIMS MIMBLEE
- 5-POLYSTICHUM MUNITUM WESTERN SWORD FERN
- 6-PITTIOSPORUM 'CREAM DE MINT'
- 1-GINKGO BILOBA 'AUTUMN GOLD' WANDERHAIR TREE
- SEDUM SPATHULIFOLIUM SEDUM
- 2-NYSSA SYLVATICA TUPELO TREE
- 3-GINKGO BILOBA 'AUTUMN GOLD' WANDERHAIR TREE
- 29-ESCALLONIA 'NEWPORT DWARF'
- 5-PLATANUS ACERIFOLIA 'BLOODGOOD'
- 35-AGAPANTHUS 'STORM CLOUD' STORM CLOUD LILY OF THE NILE
- 4-ESCALLONIA 'NEWPORT DWARF'
- GROUND COVER ROSEMARY
- LAURENTIA FLORIBATA BLUE STAR CREEPER
- 1-NYSSA SYLVATICA TUPELO TREE
- 8-PITTIOSPORUM 'CREAM DE MINT'
- 4-QUERCUS COCCINEA SCARLET OAK
- 1-CESTRUM GUTTURA LIZARD CECILIA
- 1-2-QUERCUS AGRIFOLIA COASTAL LIVE OAK
- 5-HETEROMELES ARBUTIFOLIA TOYON
- 1-CEDRUS DEODARA DEODAR CEDAR
- 18" HIGH COBBLE BORDER
- 2-NYSSA SYLVATICA TUPELO TREE
- GROUND COVER CLODANTHUS
- 3-HETEROMELES ARBUTIFOLIA TOYON
- 1-QUERCUS LOBATA VALLEY OAK
- EXISTING GROVE OF TREES
- EXISTING GROVE OF TREES

LANDSCAPE CONCEPT PLAN

SCALE 1/16" = 1'-0"



REVISED	BY
SITE: 10400 ST. LATHROP, CA	
APR: 08-2013-03-A	
Rhen Benson LANDSCAPE ARCHITECTURE 10400 ST. LATHROP, CA 94603 TEL: 415-562-1000 WWW: RHENBENSON.COM	
PLANTING PLAN NEW MARKET & BELT for THE REEF JAZZ CLUB RESTAURANT 10728 BELT LANE OCCIDENTAL, CA 94043	
RHEN BENSON ARCHITECT 10400 ST. LATHROP, CA 94603 TEL: 415-562-1000	
DATE	08-2013
SCALE	AS NOTED
ORIGIN	RFB
PROJECT	LATHROP ART
SHEET	11
NOTED 08/2013	



IRRIGATION ZONE CONCEPT

SYMBOL	DESCRIPTION
[Cross-hatch pattern]	NO IRRIGATION
[Diagonal lines, top-left to bottom-right]	LOW WATER USE (DRIP, MICROSPRAY OR BUBBLERS)
[Diagonal lines, bottom-left to top-right]	MODERATE TO HIGH WATER USE (MULTI RADUS STREAM IRRIGATORS)
[Solid line]	IRRIGATION MAINLINE
[Dashed line]	IRRIGATION MAINLINE IN SLEEVE
[Stippled pattern]	PLANTING AREA

IRRIGATION MAINLINE, VALVE AND HYDROZONES

SCALE 1/16" = 1'-0"



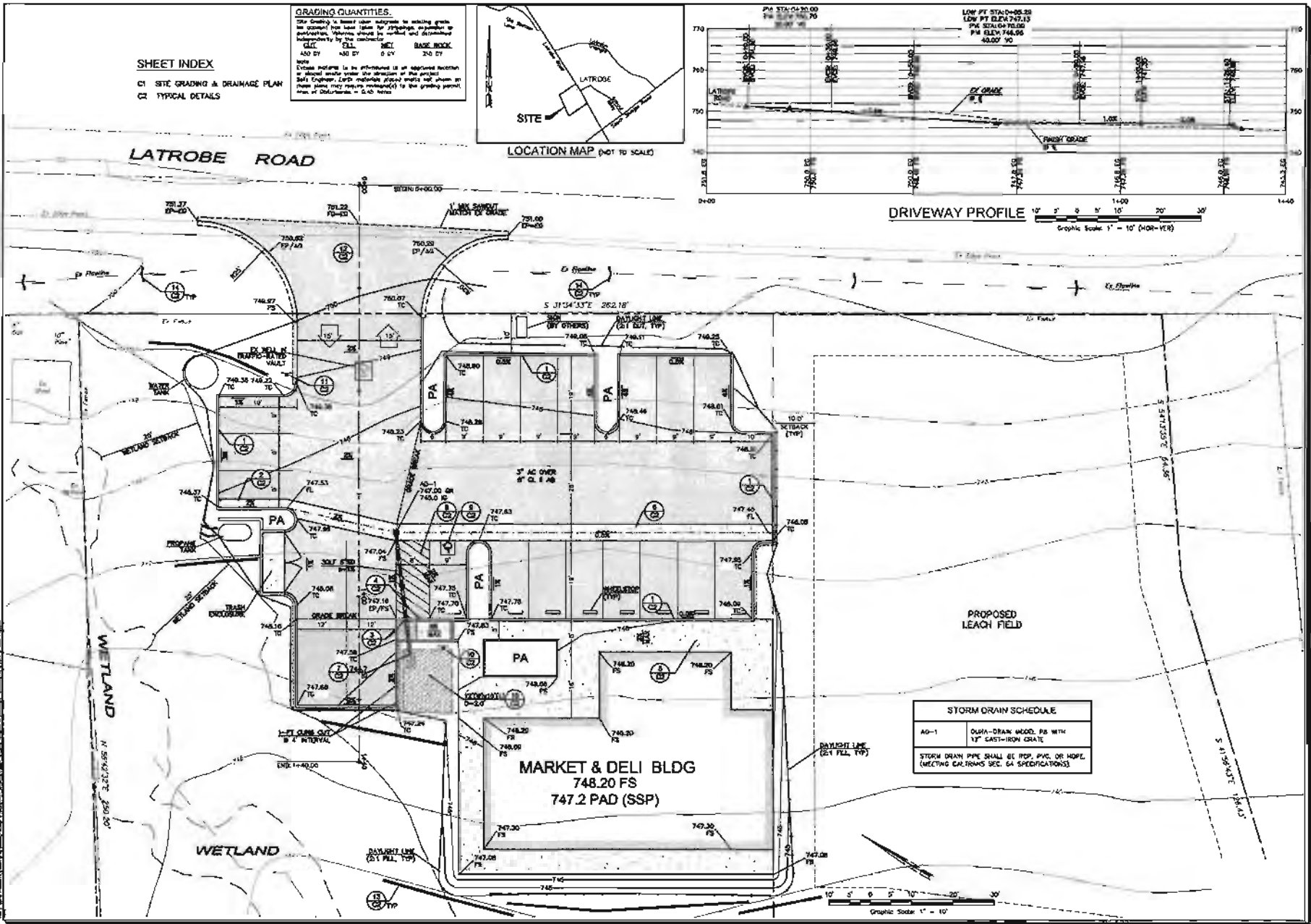
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DRAWN	AW
PROJECT	LEITCHS BAY
SHEET	L 2
DRAWN BY: V. BELL	

IRRIGATOR: MARY HYDROZONE PLAN
 NEW MARKET & DELI for
 TOM ARSIC / RESIDENTIAL CONSTRUCTION
 14725 BULL LANE
 OCCIDENTAL, CA 94043

Doby
 LANDSCAPE ARCHITECTURE
 10000 S. 100th St., P.O. Box 10000
 Tukwila, WA 98148
 TEL: (206) 835-1000
 FAX: (206) 835-1001

SITE: 14005 ST. LAYDRE, CA
 QRT: 087-12403 & 04
 A/R:

EXHIBIT F



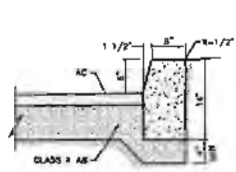
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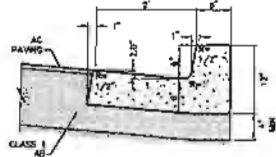
LATROBE MARKET & DELI
PRELIMINARY GRADING & DRAINAGE PLAN
SITE GRADING & DRAINAGE PLAN
El Dorado Hills, California
Latrobe Road
APN: 087-1-121-03-01

SCALE: AS NOTED
DATE: October 4, 2013
Design by: [Signature]
Drawn by: [Signature]
Checked by: [Signature]

C1



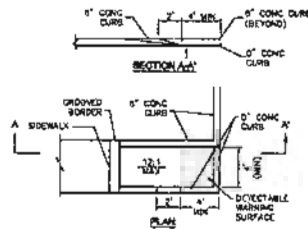
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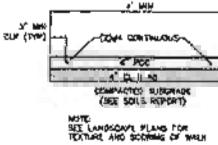
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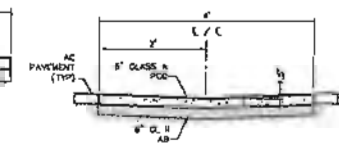
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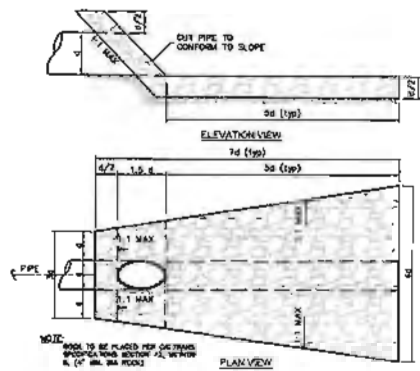
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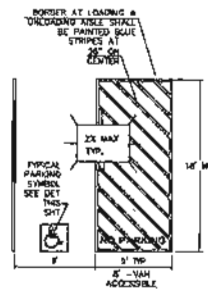
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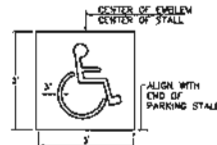
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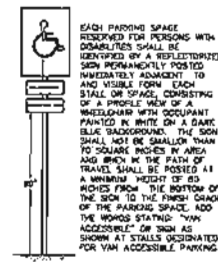
7 ROCK RIP-RAP STORM DRAIN INLET/OUTLET
NTS



8 PLAN AT ACCESSIBLE PARKING
NTS



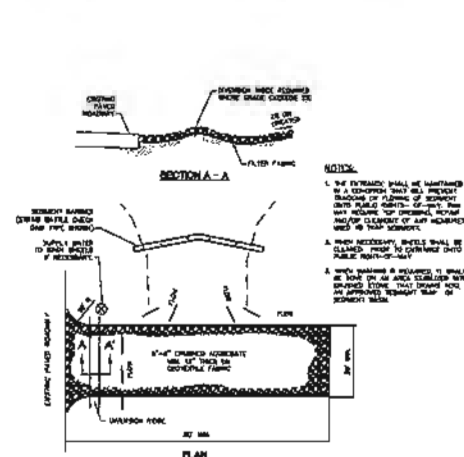
9 PARKING SYMBOL FOR ACCESSIBLE PARKING
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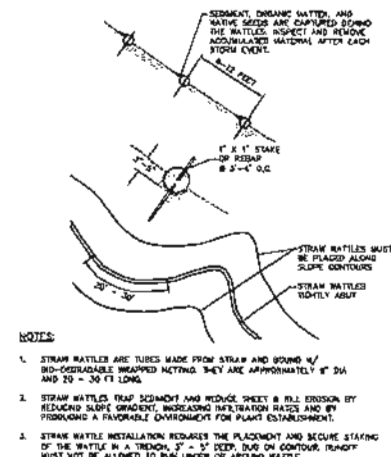
10 SIGNAGE AT ACCESSIBLE PARKING STALLS
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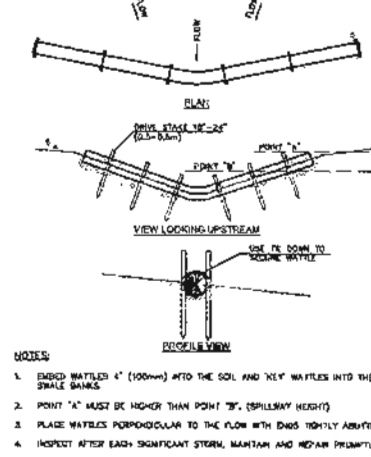
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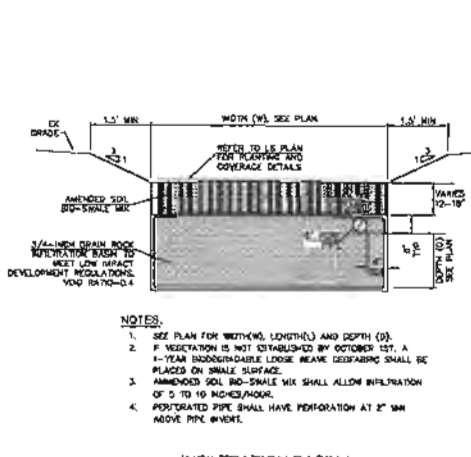
12 TEMPORARY CONSTRUCTION ENTRANCE
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13 STRAW WATTLE SLOPE PROTECTION
NTS



14 STRAW WATTLE CHECK DAM
NTS



15 INFILTRATION BASIN / RAIN GARDEN DETAIL
NTS

Revisions	Date	Description	Approved

adobe associates, inc.
an equal opportunity employer
4000 Wilshire Blvd., Suite 1000, Los Angeles, CA 90010
Tel: 310.551.1000
Fax: 310.551.1001
www.adobe.com

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Date: October 4, 2012
Design by: [signature]
Drawn by: [signature]
Checked by: [signature]

LATROBE MARKET & DELI
PRELIMINARY GRADING & DRAINAGE PLAN
TYPICAL DETAILS
Latrobe Road
9 Dorado Hills, California
REV 0827-121-03 & 05

Sheet No. 02
of 2
12/2/14

THE EDGE® ARE-EDG-3M-R4

Area Luminaire - Type III Medium - Spider Mount, Center Direct, 4" Square Pole

Product Description

Slim, low profile design minimizes wind load requirements. Luminaire sides are rugged cast aluminum with integral, weather-light LED driver compartments and high performance aluminum heat sinks. Spider mount fits directly inside 4" (102mm) square pole and secures to pole with eight set screws.

Performance Summary

Utilizes BetaLED® Technology

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

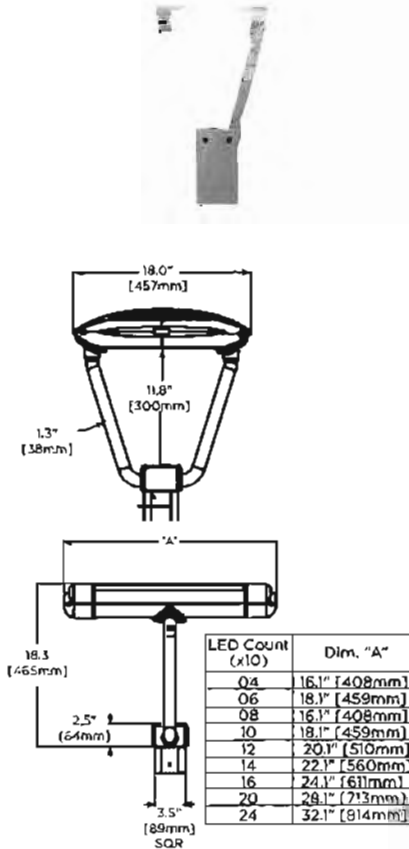
CCT: 5700K (+/- 500K) Standard, 4000K (+/- 300K)

Warranty: 5 years on luminaire / 10 years on Colorfast DeltaGuard® finish

EPA and Weight: Reference EPA and Weight spec sheet

Accessories

Field Installed Accessories
XA-BRDSPK Bird Spikes



Ordering Information

Example: ARE-EDG-3M-R4-02-D-UL-SV-350-OPTIONS

ARE-EDG	3M	R4		D				
Product	Optic	Mounting	LED Count (x10)	Version	Voltage	Color Options	Drive Current	Options
ARE-EDG	3M Type III Medium	R4 Spider Mount, Center Direct 4" Square Pole	04* 06** 08 10 12 14 16 20 24	D	UL Universal 120-277V UH Universal 347-480V 34 347V	SV Silver (Standard) BK Black BZ Bronze PB Platinum Bronze WH White	350 350mA 525*** 525mA 700*** 700mA	40K 4000K Color Temperature - Color temperature per luminaire DIM 0-10V Dimming - Control by others - Refer to dimming spec sheet for details - Cannot exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Not available with all ML options. Refer to ML spec sheet for availability with ML options HL Hi / Low (175/350/525 Dual Circuit Input) - Refer to ML spec sheet for details - Sensor not included P Photocell - Not available with all ML options. Refer to ML spec sheet for availability with ML options - Must specify voltage other than UH ML Multi-Level - Refer to ML spec sheet for details

* Uses 2 full 20" LED light bars with two blanks outside
 ** Uses 3 full 20" LED light bars with two blanks outside
 *** Available on luminaires with 40-160 LEDs
 **** Available on luminaires with 40-60 LEDs



Rev. Date: 6/26/2012



www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

EXHIBIT H

13-1435 D 12 of 17

Area Luminaire - Type III Medium - Spider Mount, Center Direct, 4" Square Pole

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weather-tight LED driver compartments and high performance heat sinks
- Spider mount fits directly inside 4" (102mm) square pole and secures to pole with eight set screws
- Includes leaf / debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Standard is silver. Bronze, black, white, and platinum bronze are also available

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral weather-tight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

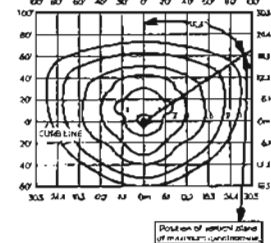
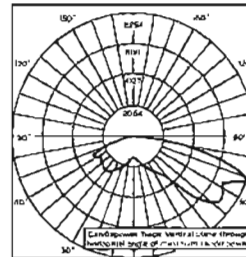
- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P option
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Product qualified on the DesignLights Consortium ("DLC") Qualified Products List ("QPL") when ordered without the backlight control shield
- RoHS Compliant
- Dark Sky Friendly, IDA Approved
- Meets Buy American requirements within ARRA

PATENTS

- Visit website for patents that cover these products:
Patents <http://www.cree.com/patents>

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by Independent Testing Laboratories, a NVLAP certified laboratory.



ITL Test Report #: 67871
ARE-EDG-3M-16-D-UL-525-43K
Initial Delivered Lumens: 18,862

ARE-EDG-3M-12-D-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,826
Initial FC at grade

IES Files
To obtain an IES file specific to your project consult:
<http://www.cree.com/lighting/tools-and-support/exterior-ies-configuration-tool>

Lumen Output, Electrical, and Lumen Maintenance Data

Type III Medium Distribution												
LED Count (x10)	5700K		4000K		System Watts 120-480V	TOTAL CURRENT					50K Hours Projected Lumen Maintenance Factor @ 15°C (59°F)**	
	Initial Delivered Lumens	BUG Ratings* Per TM-15-11	Initial Delivered Lumens	BUG Ratings* Per TM-15-11		120V	208V	240V	277V	347V		480V
550mA @ 25°C (77°F)												
04	3,628	B1 U0 G1	3,343	B1 U0 G1	47	0.40	0.24	0.21	0.19	0.15	0.12	93%
06	5,371	B2 U0 G2	4,950	B2 U0 G2	68	0.58	0.34	0.30	0.26	0.20	0.16	
08	7,161	B3 U0 G3	6,600	B3 U0 G3	90	0.77	0.44	0.38	0.34	0.26	0.20	
10	8,929	B3 U0 G3	8,230	B3 U0 G3	111	0.95	0.55	0.47	0.42	0.32	0.24	
12	10,715	B3 U0 G3	9,975	B3 U0 G3	132	1.15	0.66	0.56	0.50	0.38	0.28	
14	12,444	B3 U0 G3	11,469	B3 U0 G3	157	1.34	0.78	0.67	0.61	0.47	0.35	
16	14,222	B3 U0 G3	13,108	B3 U0 G3	179	1.54	0.89	0.76	0.68	0.53	0.39	
20	17,778	B3 U0 G3	16,385	B3 U0 G3	221	1.92	1.10	0.95	0.84	0.65	0.48	
24	21,333	B4 U0 G4	19,562	B3 U0 G3	264	2.30	1.31	1.12	1.00	0.77	0.58	
525mA @ 25°C (77°F)												
04	5,079	B2 U0 G2	4,691	B2 U0 G2	70	0.57	0.33	0.29	0.26	0.21	0.16	92%
06	7,520	B2 U0 G2	6,930	B2 U0 G2	102	0.87	0.50	0.44	0.39	0.30	0.22	
08	10,026	B3 U0 G3	9,240	B3 U0 G3	133	1.14	0.65	0.56	0.49	0.39	0.29	
10	12,501	B3 U0 G3	11,521	B3 U0 G3	172	1.47	0.85	0.75	0.67	0.51	0.38	
12	15,001	B3 U0 G3	13,826	B3 U0 G3	204	1.76	1.01	0.88	0.78	0.60	0.44	
14	17,422	B3 U0 G3	16,057	B3 U0 G3	233	2.01	1.14	0.99	0.87	0.69	0.51	
16	19,911	B3 U0 G3	18,351	B3 U0 G3	265	2.29	1.29	1.11	0.98	0.78	0.57	
700mA @ 25°C (77°F)												
04	6,203	B2 U0 G2	5,717	B2 U0 G2	93	0.79	0.45	0.40	0.35	0.27	0.20	90%
06	9,185	B3 U0 G3	8,465	B3 U0 G3	137	1.18	0.67	0.59	0.51	0.39	0.29	

* For more information on the IES Bug (Backlight-Uplight-Glare) Rating visit www.iesna.org/PDF/Errata/15-11BugRatingsAddendum.pdf
** Projected L₇₀(10K) Hours >60,000. For recommended lumen maintenance factor data see TD-13

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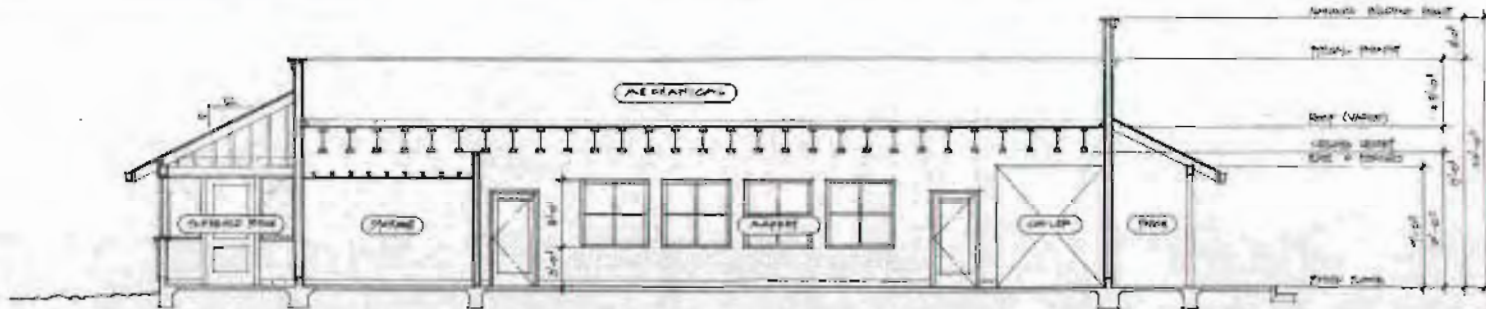


NORTH ELEVATION



EAST ELEVATION (FRONT)

14' x 11'0"



SECTION A

14' x 11'0"

Crossroads Market & Deli
Lafrebe, California

01/20/18 - 02/14/18

BUILDING INFORMATION
SCHEDULE

A3

FROM THE PLANNING COMMISSION MINUTES OF SEPTEMBER 26, 2013

10. GENERAL PLAN AMENDMENT/REZONE/SPECIAL USE PERMIT/DESIGN REVIEW (Public Hearing)

A13-0001/Z13-0001/S13-0008/DR13-0005/Crossroads Market and Deli submitted by PAULA REECE REVOCABLE TRUST (Agent: David Wade, AICP). The proposed project consists of the following requests: 1. General Plan Amendment from High Density Residential (HDR) to Commercial (C) district; 2. Rezone from Estate Residential (RE-10) to Commercial-Community Design (C-DC); 3. Design Review for a 2,432 square foot market and deli with an outdoor picnic area; 4. Special Use Permit for special events, such as a farmers market, arts and crafts, and other special events that would occur up to 15 times per year; and 5. Reduction of wetland setback from 50 feet to 25 feet. The property, identified by Assessor's Parcel Number 087-121-11, consisting of 1.59 acres, is located on the west side of Latrobe Road 600 feet north of the intersection with South Shingle Springs Road, in the Latrobe area, Supervisorial District 2. *[Project Planner: Gina Paolini] (Mitigated Negative Declaration prepared)* [continued from the 09/12/13 meeting due to lack of a quorum]*

Gina Paolini presented the item to the Commission with a recommendation to the Board of Supervisors for approval.

Eileen Crawford/Transportation distributed a Staff Memo dated September 26, 2013 recommending a new Condition regarding an Encroachment Permit.

Peter Maurer stated that the Commission first needed to determine if the site was appropriate for commercial use, then consider the Design Review and finally the Special Use Permit.

Chair Pratt stated that it appeared that the application was missing key components for a Design Review (i.e., color palette, building materials, etc.).

David Wade/applicant's agent made the following comments:

- They were in the process of completing a Boundary Line Adjustment;
- There is a need for community service in the area;
- This is not an "out of the box" design;
- Intent is to have a small building provide deli items and have a small convenience store; adjunct to the deli would be a covered porch;
- Not aware of school district letter and unclear of their concerns;
- Have imposed Best Management Practices (BMPs) for the project;
- Described proposed architecture and was agreeable to having Commission establish the color palette; and
- Special events would be informal community gatherings with no amplified music and no impact to the community.

Commissioner Shinault stated that it was the applicant's responsibility to bring forth a color palette, not the Commission. He also indicated that he wanted to see more details on the proposed BMPs and the proposed signage.

Chair Pratt wanted to see a lighting and landscaping plan. He also stated that he didn't have a problem with the concept of having special events, but more substantial detail was needed, including overflow parking. He also spoke on outside vending.

Jennifer Garrett spoke on color palette, signs, and inquired if there would be a farmer's market.

Chair Pratt closed public comment.

Ms. Paolini explained the evolution of the project and why there were no Transportation Conditions included.

The Commission stated that they wanted to see more information on the following:

- Details on special events (i.e., overflow parking, farmers' markets, number of people, number of events, specifics on what type of events);
- Design details (i.e., color palette, landscaping plan, lighting plan, BMPs);
- Signage; and
- Address outside vending.

There was no further discussion.

Motion: Commissioner Mathews moved, seconded by Commissioner Heflin, and carried (5-0), to continue the item to the October 24, 2013 meeting.

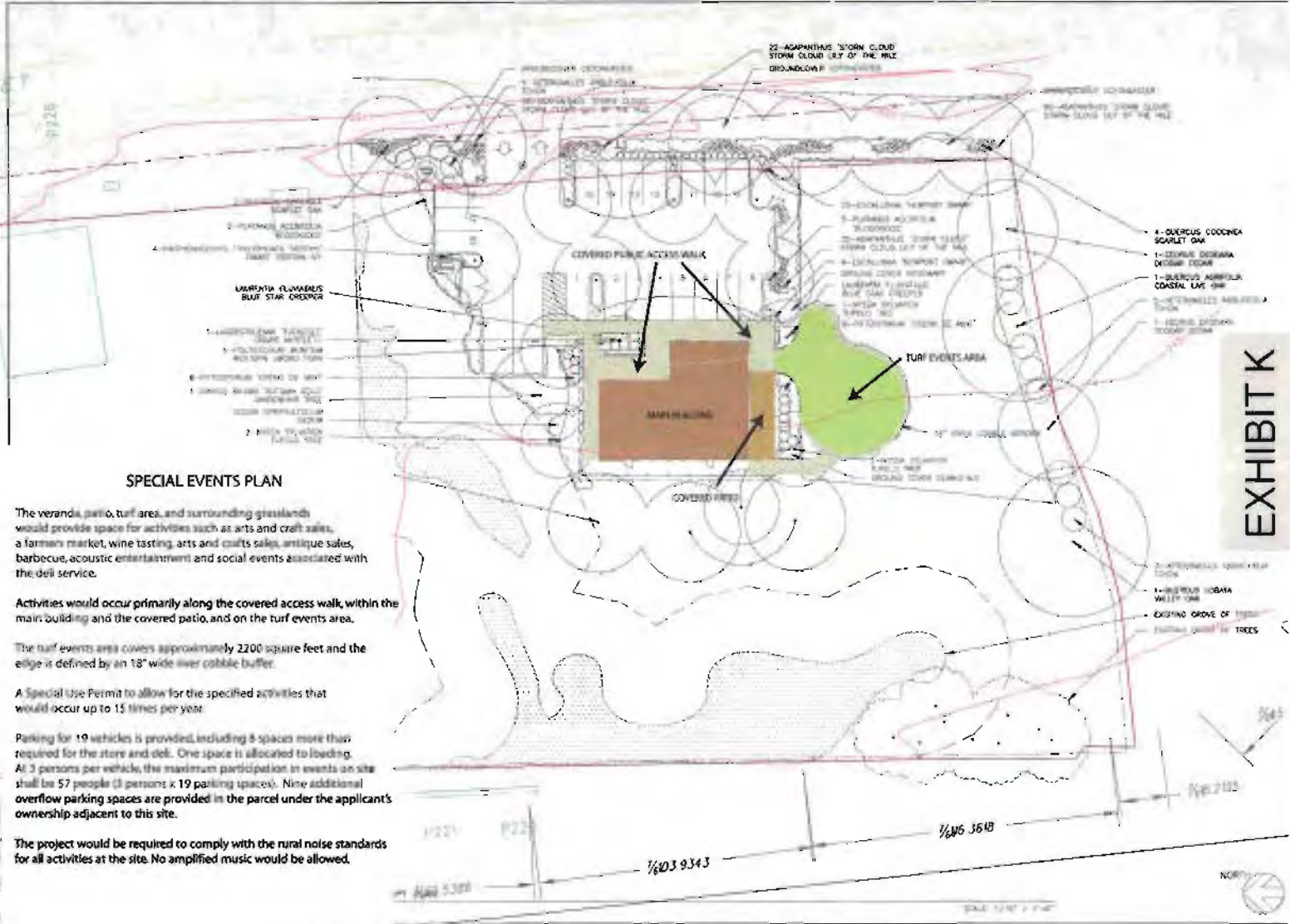
AYES: Stewart, Heflin, Mathews, Shinault, Pratt

NOES: None

Dirt Driveway to Parking Area

OVERFLOW PARKING FOR 9 CARS

LOCUST STREET



SPECIAL EVENTS PLAN

The veranda, patio, turf area, and surrounding grasslands would provide space for activities such as arts and craft sales, a farmer market, wine tasting, arts and quilts sales, antique sales, barbecue, acoustic entertainment and social events associated with the deli service.

Activities would occur primarily along the covered access walk, within the main building and the covered patio, and on the turf events area.

The turf events area covers approximately 2200 square feet and the edge is defined by an 18" wide river cobble buffer.

A Special Use Permit to allow for the specified activities that would occur up to 15 times per year.

Parking for 19 vehicles is provided, including 8 spaces more than required for the store and deli. One space is allocated to loading. At 3 persons per vehicle, the maximum participation in events on site shall be 57 people (3 persons x 19 parking spaces). Nine additional overflow parking spaces are provided in the parcel under the applicant's ownership adjacent to this site.

The project would be required to comply with the rural noise standards for all activities at the site. No amplified music would be allowed.