

PLAN OF OPERATION

WHAT IS A PLAN OF OPERATION?

A Plan of Operation typically contains:

- A complete project description including the proposed use(s), hours and days of operation, number of employees, and the duration (temporary, seasonal or permanent) of the operation.
- A description of any byproducts the operation will generate and the method of disposal.
- A description of any discharge or emissions the operation will generate
- A description of any noise level increase as a result of the operation.
- A description of the operation's use of public facilities such as roads, water or sewer systems. Depending on the operation, some items on the list may not be needed while other details not listed may be requested.

WHY IS A PLAN OF OPERATION NEEDED?

A Plan of Operation helps the City in its review of development projects and sometimes Business License applications. A Plan of Operation provides additional details about a project to determine impacts on neighborhoods, roads, water and sewer services, schools, parks and other public services and facilities.

WHEN IS A PLAN OF OPERATION REQUIRED?

Most projects do not require a Plan of Operations. A Plan of Operation is usually required for complex projects such as commercial or industrial developments or special events such as venues or festivals.

WHO PREPARES A PLAN OF OPERATION?

Property owners, applicants or agents may prepare the Plan of Operation. A consultant such as an engineer, land surveyor or professional planner may be hired for its preparation.

WHO REVIEWS THE PLAN OF OPERATION?

Multiple agencies review the Plan of Operation as part of a permit application referral process or Business License application. A Plan of Operation could be reviewed by the Building Inspection Division, Current Planning Division, Public Works Department the Department of Environmental Health, Rio Dell Fire District and State responsible agencies, including the Department of Fish and Wildlife, CAL-FIRE, CALTRANS, the Regional Water Quality Control Board, etc.