

STAFF REPORT TO: AMADOR COUNTY PLANNING COMMISSION
FOR MEETING OF: NOVEMBER 13, 2018

ITEM 2 - Public Scoping Session to take public comment on the potential environmental impacts to be analyzed in the Draft Environmental Impact Report being prepared for the proposed Ione Sands Motor Sports Facility. (APNs 005-160-003, 005-160-010, and 005-160-014)

Applicant: US Mine Corporation

Supervisorial District: 2

Location: 8625 Highway 124, Ione, CA, immediately west of the intersection with Buena Vista Road, and one-half mile north of CA Highway 88; APNs 005-160-003, 005-160-010, and 005-160-014.

Environmental Document: Environmental Impact Report (EIR)

A. Background: US Mine Corporation submitted an application on April 6, 2017 requesting the following land use approvals:

- 1) General Plan Amendment from MRZ, Mineral Resource Zone, to C, Commercial;
- 2) Zone Change from “R1A,” Single-family Residential and Agricultural District to “C-2/X,” Heavy Commercial with Special Use Combining District; and
- 3) Conditional Use Permit to allow the operation of a private motocross facility to be open daily to members for practice, training, and product testing and development. Maximum daily attendance would include 50 participants.

The area for the proposed project is located within the Reclamation Plan boundary for US Mine Corporation’s Ione Sand Pit mine. The specific location is on land disturbed prior to the January 1, 1976 effective date of the Surface Mining and Reclamation Act (SMARA).

Motorcycle tracks were constructed and operational in 2017 prior to obtaining the requested land use approvals resulting in a Notice of Violation being issued December 1, 2017. Since that time, the project has been undergoing environmental review by the Technical Advisory Committee as required for discretionary projects. Two issues that have concerned the public during the Technical Advisory Committee’s review are the potential for noise and air pollution (particularly crystalline silica) generated by motorcycles using the facility. The applicant requested permission to conduct a “test day” during which noise levels and air quality data would have been collected by qualified consultants. The Board of Supervisors granted permission for the test on June 26, 2018, but rescinded their action on July 3, 2018. Without the results of the air and noise testing, the Technical Advisory Committee was unable to determine a maximum number of motorcycle hours that the facility could operate without exceeding California’s 24-hour standard for particulate matter less than 10 micrometers (50 micrograms/cubic

meter), or without exceeding the Noise Level Performance Standards for Non-Transportation Noises Sources defined the General Plan (60 dBA hourly average; 75dBA maximum level). TAC subsequently determined that an Environmental Impact Report (EIR) would be the appropriate environmental document for the project. A Notice of Preparation and notice of public scoping session was released October 12, 2018.

B. Scoping Process: The purpose of a CEQA (California Environmental Quality Act) scoping meeting is to provide participants with an opportunity to comment on the appropriate scope and content of the environmental analysis and environmental documentation for the project. The Notice of Preparation to prepare an EIR was submitted to the Governor's Office of Planning and Research, and has been distributed to various state and local agencies for comments to be addressed in the EIR.