



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 257-5002
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

COUNTY ADMINISTRATION CENTER • 810 COURT STREET • JACKSON, CA 95642-2132

APPLICATION REFERRAL

TO:

Amador Air District	ACTC
Building Department	Amador Transit
County Counsel	Amador Water Agency
Environmental Health Department	Jackson Valley Irrigation District
Surveying Department	Cal Fire
Transportation and Public Works Department	Caltrans, District 10
Waste Management	CDFW, Region 2
Sheriff's Office	CHP Amador
Ione Band of Miwok Indians**	LAFCO
Buena Vista Band of Me-Wuk Indians**	City of Ione
Washoe Tribe of Nevada and California**	PG&E
Shingle Springs Band of Miwok Indians**	FEMA
AFPD	Department of Water Resources (DWR)

DATE: December 4, 2019

FROM: Krista Ruesel, Planning Department

PROJECT: Zone Change **ZC-19; 11-2** from "X," Special Use District, to "PD," Planned Development District, General Plan Amendment **GPA-19;11-1** from A, Agricultural to SPA, Special Planning Area, and Use Permit **UP-19;11-2** for a Recreational Vehicle Park. Property is 105.21 acres. (APN: 012-040-049)

Applicant: Gerry Ninnis, Representative: Doug Ketron

Property Owner: Gerry Ninnis

Supervisorial District: 2

Location: 6080 Jackson Valley Rd., Ione, CA 95640

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for completeness during its regular meeting on December 18, 2019 at 3:00 p.m. in Conference Room A at the County Administration Building, 810 Court Street, Jackson, California.

If the application is found to be complete, future TAC meetings will be scheduled to determine the appropriate environmental document and address environmental impacts for project approval per CEQA Guidelines, as well as determine conditions for project approval for recommendation to the Planning Commission. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).



PLANNING DEPARTMENT
Community Development Agency

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.amadorgov.org
E-mail: planning@amadorgov.org

APPLICATION PROCEDURE FOR USE PERMIT

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:



1. Complete the following:

Name of Applicant GEREY PINNIS

Mailing Address P.O. Box 980 PINE GROVE, CA 95665

Email: _____

Phone Number (209) 988-4379

Assessor Parcel Number 012-040-049-000

Use Permit Applied For:

- Private Academic School
- Private Nonprofit Recreational Facility
- Public Building and Use(s)
- Airport, Heliport
- Cemetery
- Radio, Television Transmission Tower
- Club, Lodge, Fraternal Organization
- Dump, Garbage Disposal Site
- Church
- OTHER RECREATIONAL VEHICLE PARK



2. Attach a letter explaining the purpose and need for the Use Permit.



3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).



4. If Applicant is not the property owner, a consent letter must be attached.



5. Assessor Plat Map (can be obtained from the County Surveyor's Office).



6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.



7. Planning Department Filing Fee:
Environmental Health Review Fee:
Public Works Agency Review Fee:

VP CEQA
\$ 1827 + 082 + * Cultural Resources
Review Study
\$ 550



8. Complete an Environmental Information Form.



9. Sign Indemnification Form.

D. R. KETRON, PE

Mining & Civil Engineering
P.O. Box 12
VOLCANO. CA 95689
dketron@volcano.net

November 26, 2019

Chuck Beatty, Planning Director
Amador County Planning Department
810 Court Street
Jackson, CA 95642

Re: Goose Hill Minesite, APN 012-040-049-000

Dear Mr. Beatty:

On behalf of the owner I wish to present this information for a proposed Recreational Vehicle Park to be located at the site of the Goose Hill construction aggregate mine in the Buena Vista area of lone. The property consists of about 105 acres of which some 40 acres would be occupied by the recreational facility and the remaining 65 acres agricultural open space and wildlife habitat consistent with the current approved reclamation plan.

With the demise of the mining industry, restrictions on timber harvest, and the reduction in home construction, the County increasingly relies upon visitors and tourism to maintain an active economy. It is noted that there are few improved sites for transient recreational vehicles to remain while visitors take in the sights and activities of the County. Among them are the parks in Plymouth, the Rancheria, Pine Acres and seasonal Bear River Resort. A modern and fully-equipped park on the site of a closed mining operation will allow transient visitors time to linger and partake of fishing and boating at Lakes Pardee and Camanche, visit lone and Preston Castle, golf at Castle Oaks, ride the Amador Central, and visit nearby Harrah's.

The operation of such a Park meets the requirements of the Surface and Mining Act in that lands mined by surface mining be restored and maintained for a subsequent beneficial use. And it is noted that none of the existing Parks operate as a nuisance or to the detriment of the surrounding areas. In the contrary, the Park in Plymouth serves the County Fairgrounds and Shenandoah Valley wine industry; the Park at the Jackson Rancheria serves not only the Rancheria activities but sends visitors to Jackson, Sutter Creek and Volcano. Each visitor results in transient occupancy tax revenues to the local jurisdiction. In the present case, transient occupancy taxes would accrue to the County.

In addition, the increased development of the site over cattle grazing and wetlands will result in an increased revenue to the County through property taxes and the County's portion of sales taxes on expenditures during the visitors' stays. In these financial times, the revenues are not only welcome, but needed as well.

In summary, a fully-equipped recreational vehicle park will encourage transient visitors to stop and remain in the County, and thereby participate in an increasing and necessary visitor base.

I trust you will find this information in good order. Should you require additional information, please feel free to call or write at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "D. R. Ketron". The signature is written in a cursive style with a large, stylized initial "D".

D. R. Ketron

cc: Gerry Ninnis

RECORDING REQUESTED BY

GERRY NINNIS

AND WHEN RECORDED MAIL TO

GERRY NINNIS
P.O. BOX 980
PINE GROVE, CA 95665



Amador County Recorder
Kimberly L. Grady

DOC- 2015-0007656-00

REQD BY GERRY NINNIS

Tuesday, OCT 13, 2015 15:17

Ttl Pd \$16.00

Nbr-0000272054

CT1/R1/1-2

A.P.N.: 012-040-049-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00

(X) Unincorporated Area () City of IONE

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **DEAN GERALD NINNIS, TRUSTEE OF THE DEAN GERALD NINNIS TRUST, DATED MAY 30, 2007**

Hereby GRANT(S) to **GERRY NINNIS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF AMADOR, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1, AS SHOWN AND DELINEATED ON "RECORD OF SURVEY - BOUNDARY LINE ADJUSTMENT FOR TNH/GLENMOOR II" FILED FOR RECORD ON MAY 15, 1995, IN BOOK 49 OF MAPS AT PAGE 11.

TOGETHER WITH THAT CERTAIN 100 FOOT ACCESS AND PUBLIC UTILITY EASEMENT AS SHOWN ON SAID MAP.

Dated: October 12, 2015

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name

Street Address

City & State

SIGNATURE PAGE:

THE DEAN GERALD NINNIS TRUST, DATED MAY 30, 2007

Dean Gerald Ninnis
DEAN GERALD NINNIS, TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF AMADOR

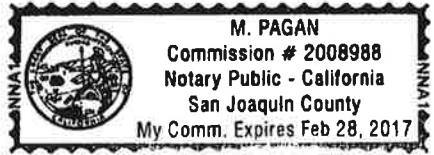
On 10-13-15 before me, M. Pagan, Notary Public, personally appeared Dean Gerald Ninnis

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *M. Pagan*



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State
Page 2 - 10/12/2015

END OF DOCUMENT

November 24, 2019

I, Gerry Ninnis authorize Doug Ketron to act in
my behalf to file an appeal for zone change and permitting. *DN* *DN*
PLAN AMENDMENT APPLICATION & USE PERMIT FOR, GENERAL
Thank you. *RV PARK*



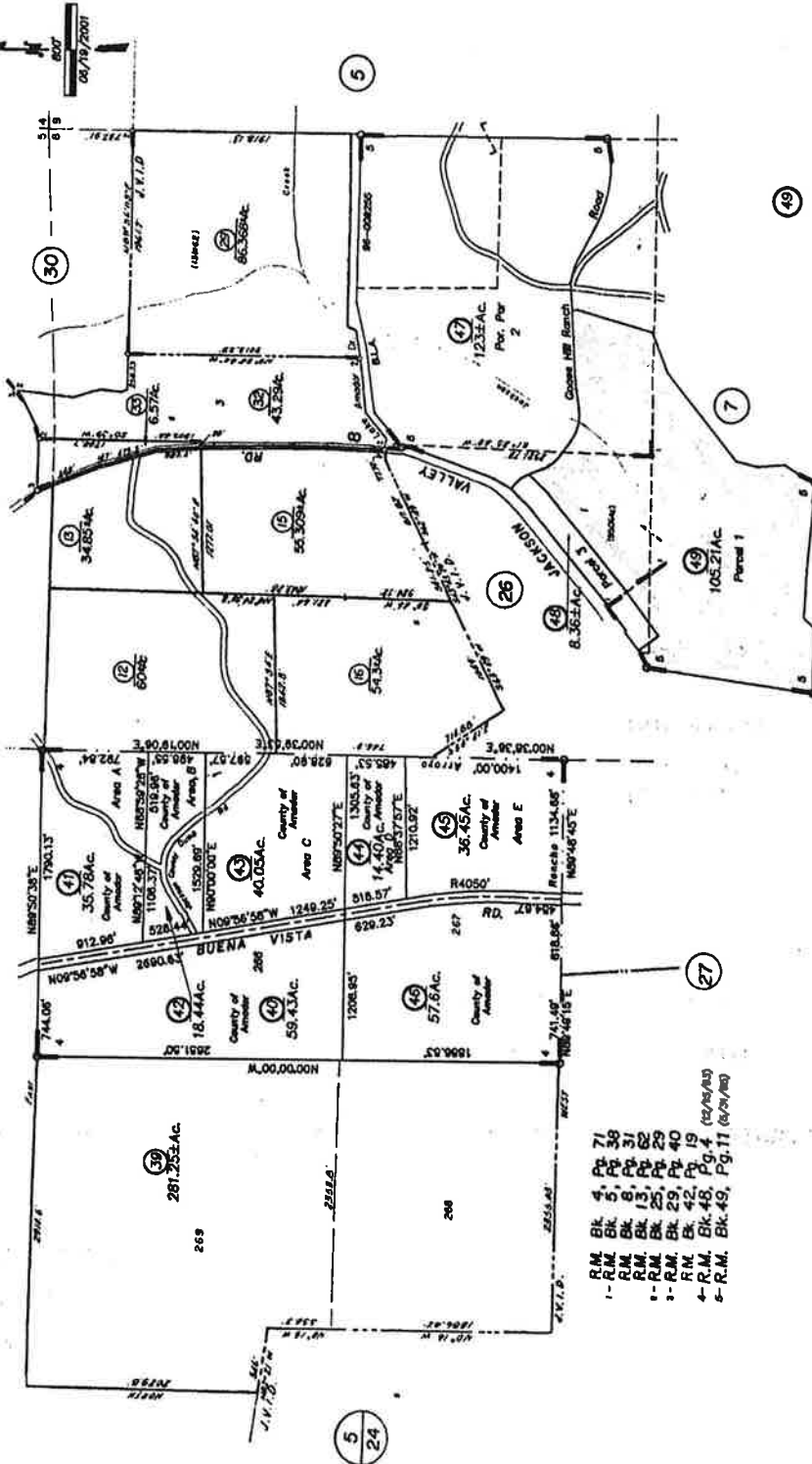
Gerry Ninnis

12-04

POR RANCHO ARROYO SECO POR. SEC'S 5 & 8, T.5N., R.10E., M.D.B. & M.

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is not intended to show the property as described in it. No liability is assumed for the accuracy or the date indicated herein.

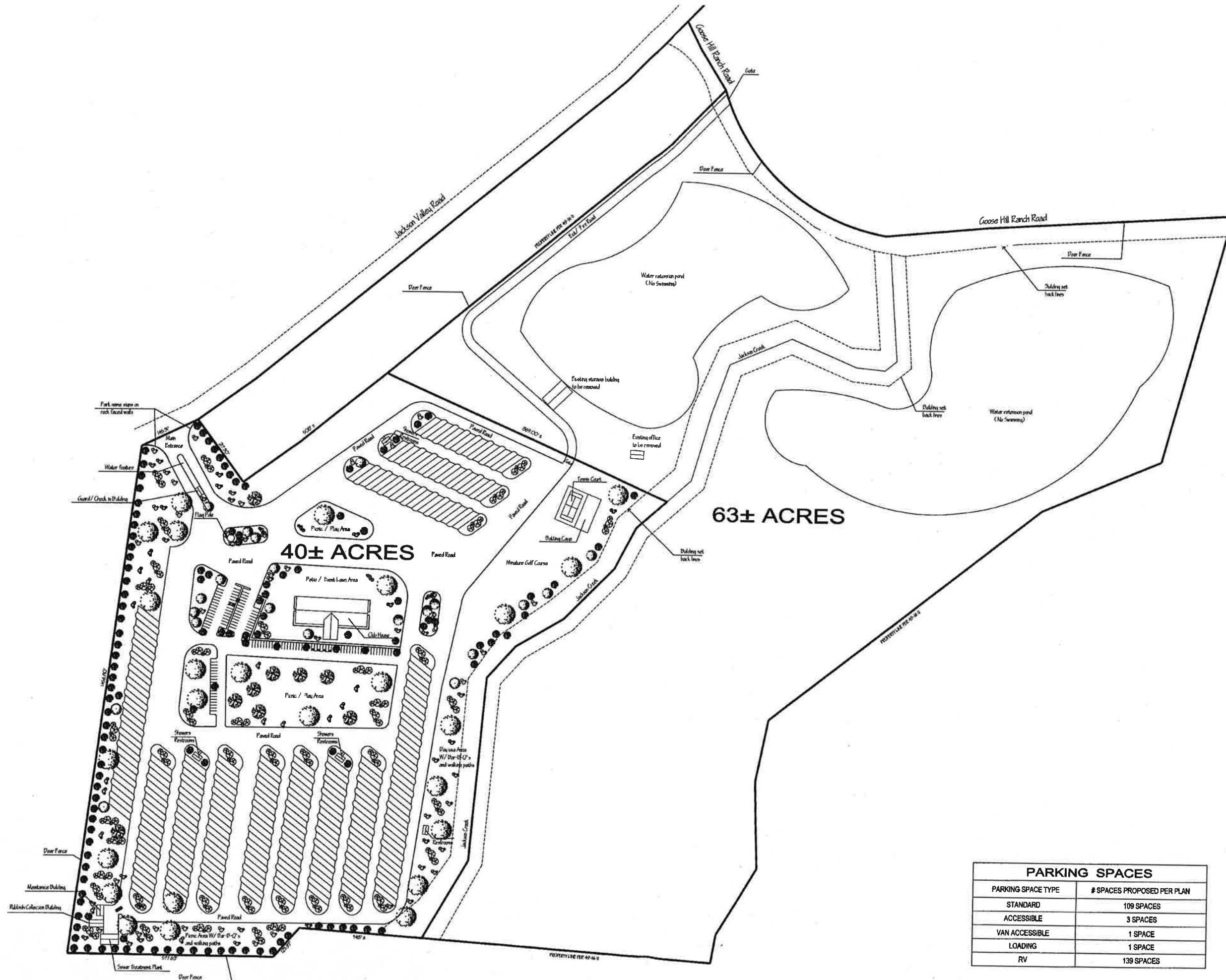
Map changes become effective with the 2001-2002 roll year. Parcel numbers are subject to change prior to adoption as per the notice on each July 1.



- RM Bk 4, Pg. 71
- 1-R.M. Bk 5, Pg. 30
- RM Bk 6, Pg. 31
- RM Bk 13, Pg. 62
- 1-R.M. Bk 25, Pg. 29
- 1-R.M. Bk 29, Pg. 40
- RM Bk 42, Pg. 19
- 4-R.M. Bk 48, Pg. 4 (12/05/03)
- 5-R.M. Bk 49, Pg. 11 (02/07/00)

Subject area highlighted in yellow.





63± ACRES

40± ACRES

PARKING SPACES	
PARKING SPACE TYPE	# SPACES PROPOSED PER PLAN
STANDARD	109 SPACES
ACCESSIBLE	3 SPACES
VAN ACCESSIBLE	1 SPACE
LOADING	1 SPACE
RV	139 SPACES

SITE PLAN

BUILDER:

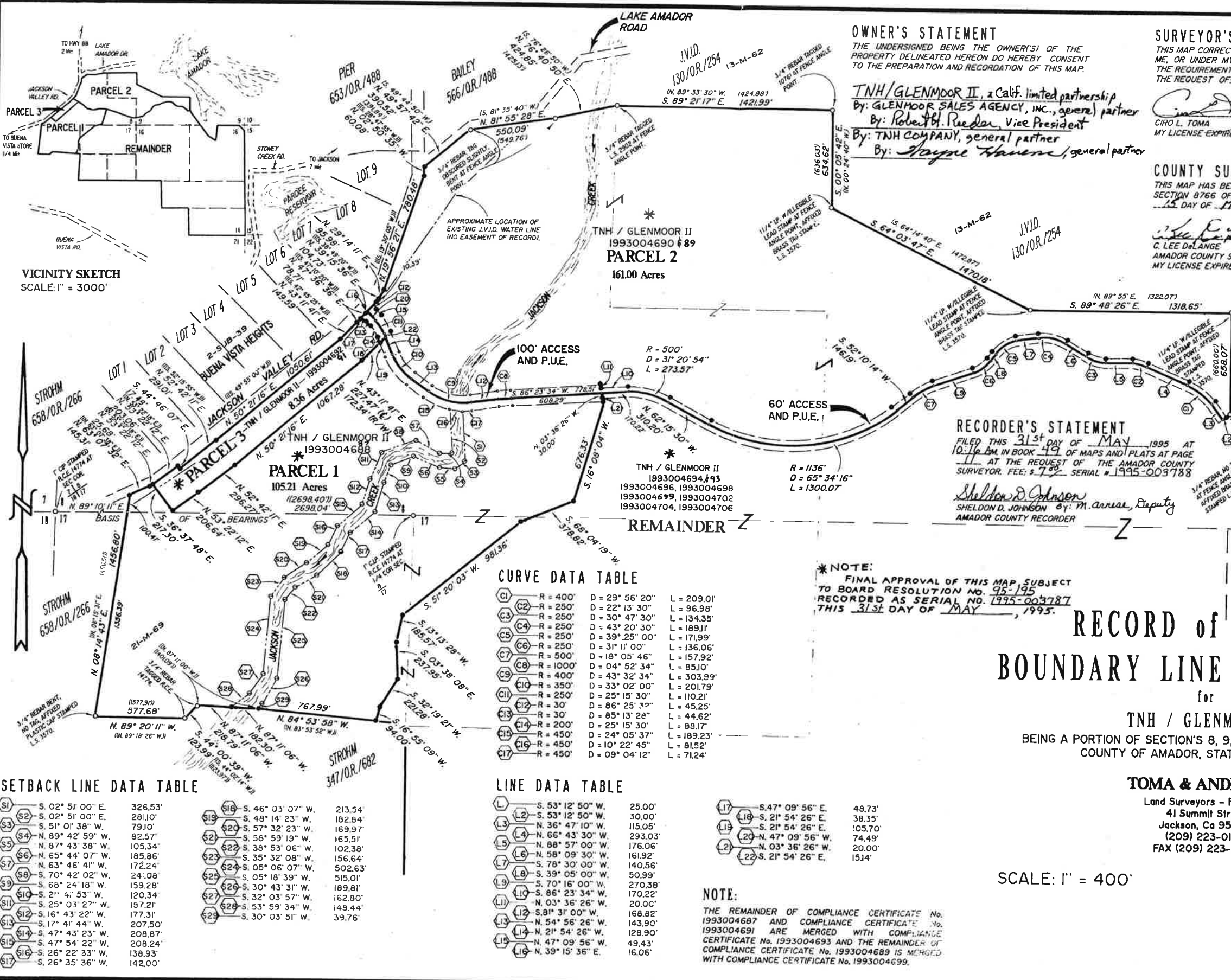
OWNERS:
Gerry G. Nimis
P.O. Box 980
Pine Grove, Ca. 95665
(209) 968-4579

SITE PLAN

A NEW R. V. CENTER
6080 JACKSON VALLEY RD.
IONE, CA 95640
APN # 012-040-049

DATE:
21 Oct 2019
PROJECT #
JR-19-09/0910-09
SCALE:
NOT TO SCALE

A-1.0



VICINITY SKETCH
SCALE: 1" = 3000'

OWNER'S STATEMENT
THE UNDERSIGNED BEING THE OWNER(S) OF THE PROPERTY DELINEATED HEREON DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

TNH / GLENMOOR II, a Calif. limited partnership
By: **GLENMOOR SALES AGENCY, INC.,** general partner
By: **Robert B. Paezler,** Vice President
By: **TNH COMPANY,** general partner
By: **Wayne Hansen,** general partner

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF: TNH / GLENMOOR II IN PARCEL 1995
C. LEE DeLANGE, L.S. 3570
MY LICENSE EXPIRES 6/30/96
6/30/96

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE LAND SURVEYORS' ACT AND IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE OFFICE OF THE COUNTY SURVEYOR ON THE 15 DAY OF MAY, 1995.
C. LEE DeLANGE, L.S. 4066
AMADOR COUNTY SURVEYOR
MY LICENSE EXPIRES 6/30/96

NOTES and LEGEND

- DENOTES 3/4" REBAR W/ PLASTIC CAP STAMPED L.S. 3750 AND SET.
- DENOTES 3/4" REBAR, NO TAG MARKING 100' UNDISTURBED AREA.
- DENOTES A FOUND MONUMENT AS NOTED.
- DENOTES A MATHEMATICAL POINT ONLY, NOTHING FOUND OR SET.
- DENOTES BOUNDARY OF 100' UNDISTURBED AREA OVER JACKSON CREEK THRU PARCEL 1.
- () DENOTES RECORD DATA PER 13-M-62.
- () DENOTES RECORD DATA PER 21-M-69.
- () DENOTES RECORD DATA PER 2-S-39.

RECORDER'S STATEMENT

FILED THIS 31st DAY OF MAY, 1995 AT 10:16 AM IN BOOK 49 OF MAPS AND PLATS AT PAGE 11 AT THE REQUEST OF THE AMADOR COUNTY SURVEYOR. FEE: \$ 7.00 SERIAL # 1995-003788
Sheldon D. Johnson, Deputy
SHELDON D. JOHNSON, Deputy
AMADOR COUNTY RECORDER

***NOTE:**
FINAL APPROVAL OF THIS MAP SUBJECT TO BOARD RESOLUTION NO. 95-195 RECORDED AS SERIAL NO. 1995-003787 THIS 31st DAY OF MAY, 1995.

RECORD of SURVEY BOUNDARY LINE ADJUSTMENT

for
TNH / GLENMOOR II
BEING A PORTION OF SECTION'S 8, 9, 17 & 16, T.5N., R.10E., M.D.M.
COUNTY OF AMADOR, STATE OF CALIFORNIA

TOMA & ANDERSON
Land Surveyors - Planners
41 Summit Street
Jackson, Ca 95642
(209) 223-0156
FAX (209) 223-5653

SCALE: 1" = 400'

APRIL, 1995

CURVE DATA TABLE

C1	R = 400'	D = 29° 56' 20"	L = 209.01'
C2	R = 250'	D = 22° 13' 30"	L = 96.98'
C3	R = 250'	D = 30° 47' 30"	L = 134.35'
C4	R = 250'	D = 43° 20' 30"	L = 189.11'
C5	R = 250'	D = 39° 25' 00"	L = 171.99'
C6	R = 250'	D = 31° 11' 00"	L = 136.06'
C7	R = 500'	D = 18° 05' 46"	L = 157.92'
C8	R = 1000'	D = 04° 52' 34"	L = 85.10'
C9	R = 400'	D = 43° 32' 34"	L = 303.99'
C10	R = 350'	D = 33° 02' 00"	L = 201.79'
C11	R = 250'	D = 25° 15' 30"	L = 110.21'
C12	R = 30'	D = 86° 25' 32"	L = 45.25'
C13	R = 30'	D = 85° 13' 28"	L = 44.62'
C14	R = 200'	D = 25° 15' 30"	L = 89.17'
C15	R = 450'	D = 24° 05' 37"	L = 189.23'
C16	R = 450'	D = 10° 22' 45"	L = 81.52'
C17	R = 450'	D = 09° 04' 12"	L = 71.24'

LINE DATA TABLE

L1	S. 53° 12' 50" W.	25.00'
L2	S. 53° 12' 50" W.	30.00'
L3	N. 36° 47' 10" W.	115.05'
L4	N. 66° 43' 30" W.	293.03'
L5	N. 88° 57' 00" W.	176.06'
L6	N. 58° 09' 30" W.	161.92'
L7	S. 78° 30' 00" W.	140.56'
L8	S. 39° 05' 00" W.	50.99'
L9	S. 70° 16' 00" W.	270.38'
L10	S. 86° 23' 34" W.	170.22'
L11	N. 03° 36' 26" W.	20.00'
L12	S. 81° 31' 00" W.	168.82'
L13	N. 54° 56' 26" W.	143.90'
L14	N. 21° 54' 26" W.	128.90'
L15	N. 47° 09' 56" W.	49.43'
L16	N. 39° 15' 36" E.	16.06'

NOTE:
THE REMAINDER OF COMPLIANCE CERTIFICATE No. 1993004687 AND COMPLIANCE CERTIFICATE No. 1993004691 ARE MERGED WITH COMPLIANCE CERTIFICATE No. 1993004693 AND THE REMAINDER OF COMPLIANCE CERTIFICATE No. 1993004689 IS MERGED WITH COMPLIANCE CERTIFICATE No. 1993004699.

SETBACK LINE DATA TABLE

S1	S. 02° 51' 00" E.	326.53'
S2	S. 02° 51' 00" E.	281.10'
S3	S. 51° 01' 38" W.	79.10'
S4	N. 89° 42' 59" W.	82.57'
S5	N. 87° 43' 38" W.	105.34'
S6	N. 65° 44' 07" W.	185.86'
S7	N. 63° 46' 41" W.	172.24'
S8	S. 70° 42' 02" W.	24.08'
S9	S. 68° 24' 18" W.	159.28'
S10	S. 21° 47' 53" W.	120.34'
S11	S. 25° 03' 27" W.	197.21'
S12	S. 16° 43' 22" W.	177.31'
S13	S. 17° 41' 44" W.	207.50'
S14	S. 47° 43' 23" W.	208.87'
S15	S. 47° 54' 22" W.	208.24'
S16	S. 26° 22' 33" W.	138.93'
S17	S. 26° 35' 36" W.	142.00'
S18	S. 46° 03' 07" W.	213.54'
S19	S. 48° 14' 23" W.	182.84'
S20	S. 57° 32' 23" W.	169.97'
S21	S. 56° 59' 19" W.	165.51'
S22	S. 38° 53' 06" W.	102.38'
S23	S. 35° 32' 08" W.	156.64'
S24	S. 05° 06' 07" W.	502.63'
S25	S. 05° 18' 39" W.	515.01'
S26	S. 30° 43' 31" W.	189.81'
S27	S. 32° 03' 57" W.	162.80'
S28	S. 53° 59' 34" W.	149.44'
S29	S. 30° 03' 51" W.	39.76'

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date November 26 2019.....

RECEIVED FROM Gerry Ninnis

ADDRESS PO Box 980, Pine Grove, CA 95665

Eight Thousand - Fire - Handled and Thirty ^{xx} ~~100~~ DOLLARS (\$ 8,530.00.)

For General Plan Amendment GPA 19, 11-1 (4,144), Zone Change (2c 19, 11-1) (\$1,827),
Use Permit Application UP 19, 11-2 (1,827), CEQA (1,682), Recording Admin fee. (\$50.00)
for APN: 012-040-049

ACCOUNT		How Paid ✓	
Amount Due		Cash	
8,530	00		
Amount Paid	00	Check	1322
		Money Order	

..... Planning Department
By Ruslan Deputy

NO 87925

ENVIRONMENTAL INFORMATION FORM

(To be completed by applicant; use additional sheets as necessary.)
Attach plans, diagrams, etc. as appropriate.

GENERAL INFORMATION

Project Name: GOOSE HILL MINE / RV PARK

Date Filed: _____ File No. _____

Applicant/ Developer	<u>OWNER</u>	Landowner	<u>GERRY NINDIS</u>
Address	_____	Address	<u>P.O. BOX 980</u> <u>PINE GROVE, CA 95665</u>
Phone No.	_____	Phone No.	<u>(209) 988-4379</u>

Assessor Parcel Number(s) 012-040-049-000

Existing Zoning District _____

Existing General Plan _____

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies: ZONE CHANGE.

CONDITIONAL USE PERMIT

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

Environmental Information Form

Page 2

ADDITIONAL INFORMATION Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

YES NO


- | | | |
|-------------------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 19. Change in pattern, scale, or character of general area of project. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes, or odors in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or has slopes of 10 percent or more. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). |
| <input type="checkbox"/> | <input type="checkbox"/> | 28. Does this project have a relationship to a larger project or series of projects? |

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date NOVEMBER 26, 2019



(Signature)
For JERRY NUNNIS

Supplemental Environmental Information

Project Description:

1. Parcel size is 105.21 acres as depicted on that Record of Survey/Boundary Line Adjustment filed with the Amador County Recorder in Book 49 of Maps and Plats at Page 11.
2. There are no permanent structures on the site. Proposed structures may include a clubhouse and office (7000 square feet) and several toilet/shower outbuildings (350 square feet each)
3. All construction will be single story.
4. All parking will be on site. There will be no encroachment upon the County road other than the improved driveway.
5. Domestic water is sourced from on-site wells.
6. Sewage will be disposed on site via engineered septic systems.
7. A conceptual plan is attached.
8. At this time there is no proposed schedule of construction. The site is currently occupied by a construction aggregate operation, and at the cessation of mining and implementation reclamation activities, it is proposed to amend such reclamation to facilitate the development of a recreational vehicle park.
9. It is logical to presume the development of the park would be phased as demand for sites increased.
10. There are no associated projects.
11. There is no subdivision or land division intended or required for this proposed use.
12. This is not a residential project other than there may be living quarters for on-site staff. This would be limited to one unit.
13. This would be a commercial park for transitory recreational vehicles. It is estimated there might be a rotating occupancy of up to 100 recreational vehicles after the park matured and became established.

14. The industrial use of the property for the production of construction aggregates will cease prior to initiating construction of the subsequent beneficial use project.
15. Institutional uses are not proposed.
16. The project will require a Conditional Use Permit consistent with County ordinances. An amendment to the General Plan is required to allow the proper zoning for such a facility.
17. Grading and physical features will be consistent with the approved Reclamation Plan. The developed area of about 40 acres will be flat but improved with the facilities for the recreational vehicle park. The 63-acre portion not included in the park will be contoured in a manner consistent with the approved Reclamation Plan.
18. There will be no significant change in scenic view or vistas. Two existing residences across the County road will be opposite the undeveloped portion. Landscaping will provide a view from the County road which currently is screened by unkempt vegetation.
19. The change in the general area is from an industrial project producing construction aggregate to one of recreational uses. The remainder which is currently mined lands will be recontoured for ponds and cattle grazing.
20. There will be an increase of solid waste produced by visitors.
21. Dust and noise will be reduced as the mining ceases and the park utilizes paved and landscaped areas.
22. There will be no significant changes in water or water quality. The County will supervise the construction and maintenance of an engineered septic system and potable water will meet standards for a Transient Non-resident Water System.
23. Existing noise and vibration will decrease due to the cessation of mining and aggregate production.
24. It is anticipated that the only slopes exceeding ten percent will be the banks of the existing creek traversing the parcel.
25. There will be no hazardous materials on site.
26. There may be a slight increase for police and fire protection services, but due to the nature of visitors for recreational purposes, such increase is not significant. There will be no change in demand for other public services.

27. Total consumption of fossil fuels will substantially decrease as the current use of the site for the production of construction aggregates consumes significant energy, both fuels and electric.
28. There is no association with other projects. It is intended the project stands alone.
29. The project site lies within the flood plain of Jackson Creek and is underlain by gravels deposited over the geologic development of Jackson Valley. It has experienced substantial surface disturbance, first by mining for gold in the 1800's, and more recently for the construction aggregates. There is no undisturbed area. Jackson Creek traverses the site. Inactive portions have spontaneously revegetated with riparian growth. North and east of the site the ground slopes upward and is suitable for light grazing.
30. North and northeast of the site on the opposite side of Jackson Valley Road the land has been subdivided into nine parcels of about six acres each. Several of these have single-family dwellings, the closest of which is about one-quarter of a mile from the current mining operation.

To the immediate south is irrigated crop land. To the east is a subdivision with 40-acre parcels with the nearest residence some one-half mile distant. To the west the Buena Vista restaurant and store are about one-half mile distant and continuing to the west an additional one-quarter mile is The Oaks residential area.

31. There are no mine shafts or open hazardous excavations. Mining has been restricted to a horizon of alluvial sand and gravels with small, shallow pits remaining. The approved Reclamation Plan requires the area to be graded to eliminate any steep slopes resulting in an area for cattle grazing and riparian habitat.

INDEMNIFICATION

Project: GOOSE HILL RY PARK

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify, and hold harmless the County of Amador from any claim, action, or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating related to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to, damages, fees, and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action, or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand, and agree to perform the obligations under this Indemnification.

Applicant:

Owner (if different than Applicant):

Signature



Signature