



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

**APPLICATION REFERRAL**

**TO:**

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

**DATE:** October 13, 2020

**FROM:** Krista Ruesel, Planning Department

**PROJECT:** Requests for:

- 1) A Zone Change from the "X," Special Use District, to the "PD," Planned Development District (application #ZC-19; 11-2); and
- 2) A General Plan Amendment from the A, Agricultural land use designation to the SPA, Special Planning Area land use designation (application #GPA-19;11-1); and
- 3) A Use Permit for a Recreational Vehicle Park (application #UP-19;11-2).

Applicant: Gerry Ninnis (Doug Ketron, representative)

Supervisory District: 2

Location: 6080 Jackson Valley Rd., Ione, CA 95640 (APN 012-040-049)

**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 October 28, 2020 at 3:00 p.m. in The Board Chambers at the County Administration Building, 810 Court Street, Jackson, California. This meeting will also be conducted via teleconference, available by calling in any of the following numbers, or visiting the following link: <https://us02web.zoom.us/j/2368339091>

+1 669 900 6833 US; +1 346 248 7799 US; +1 301 715 8592 US;

+1 312 626 6799 US; +1 929 205 6099 US; +1 253 215 8782 US;

**Meeting ID: 236 833 9091**

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](mailto: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: \_\_\_\_\_  
*Handwritten notes: JP 1827 + 082 + \* Cultural Resources + \* Planning Study. EHA, BSD*
- ✓ 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](mailto: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 stylized with a large, sweeping initial "D" and a long, horizontal stroke extending to the right.

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

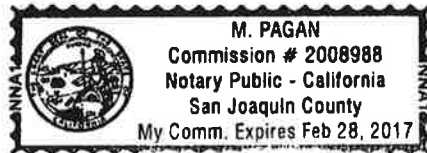
\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument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

O:\CorrDeed doc (7/2002)

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,*  
Thank you. *RV PARK* *GENERAL*



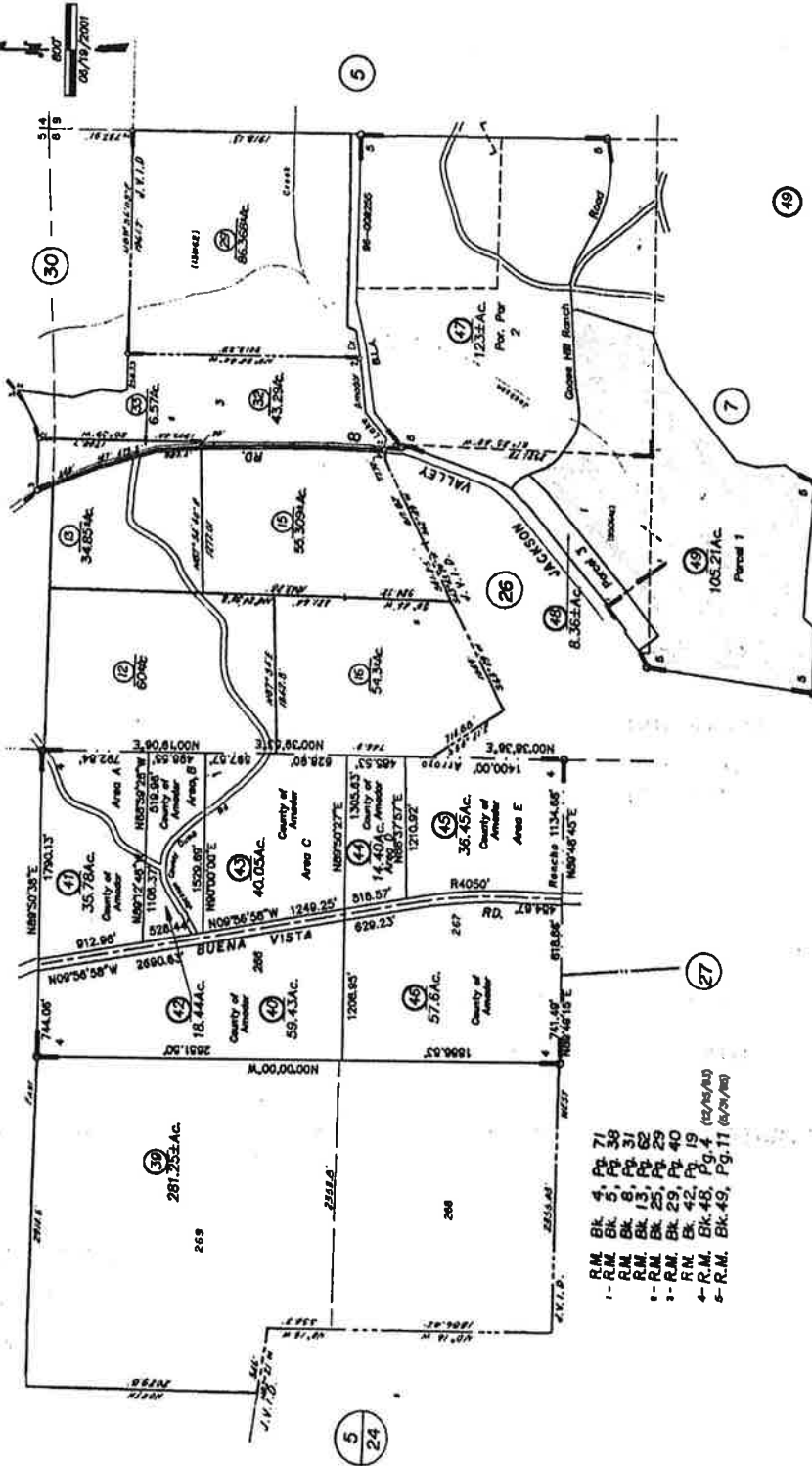
Gerry Ninnis

12-04

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

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.

**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.



- 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)

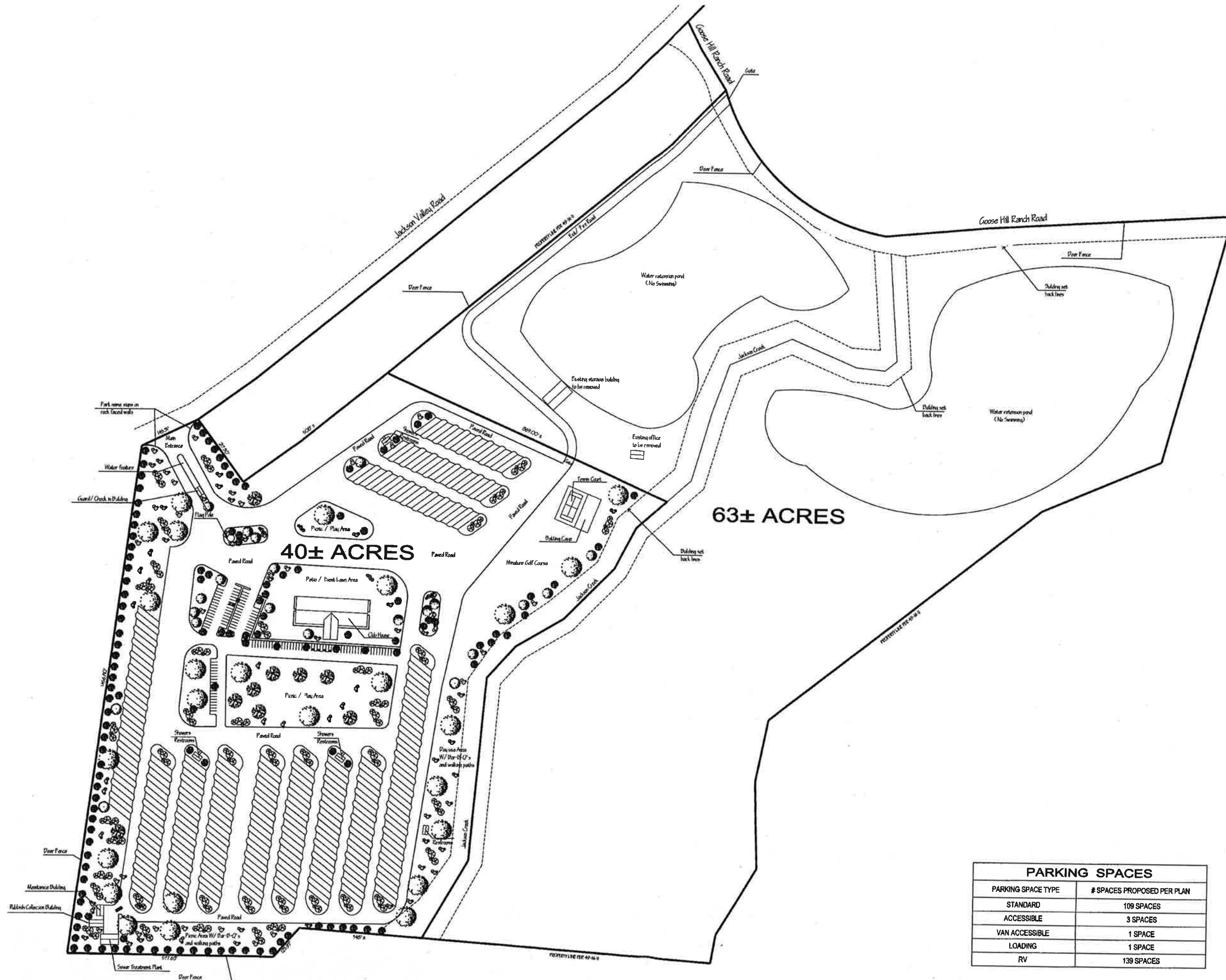


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*Subject area highlighted in yellow.*

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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:

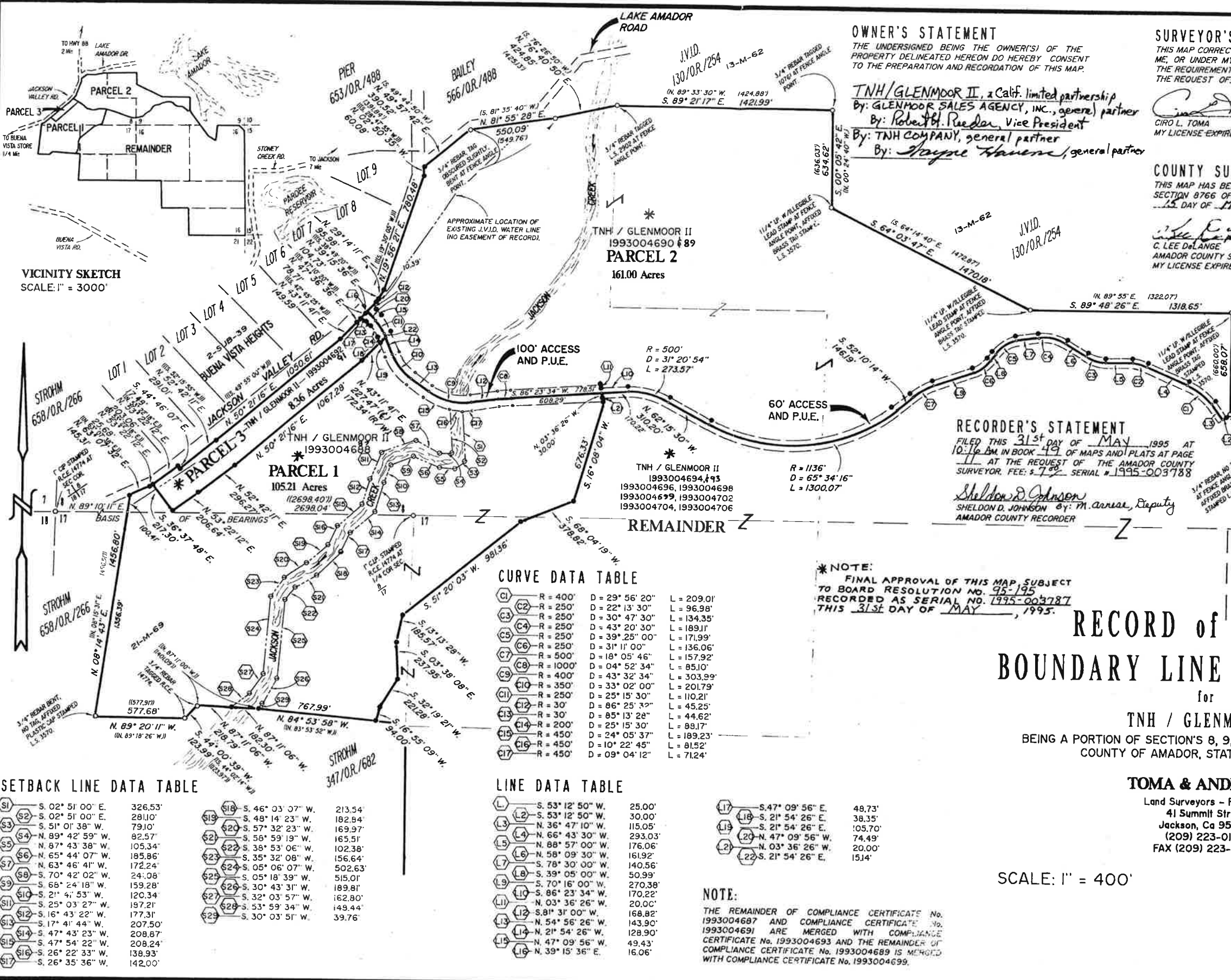
OWNERS:  
Gerry G. Nimis  
P.O. Box 980  
Pine Grove, Ca. 95665  
(209) 968-4579

SITE PLAN

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

DATE:  
21 Oct 2019  
PROJECT #  
JR-RV-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. Paecker, 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 THE 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 31<sup>st</sup> 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 31<sup>st</sup> 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

**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'

**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 = 88.17'
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'
L17	S. 47° 09' 56" E.	48.73'
L18	S. 21° 54' 26" E.	38.35'
L19	S. 21° 54' 26" E.	105.70'
L20	N. 47° 09' 56" W.	74.49'
L21	N. 03° 36' 26" W.	20.00'
L22	S. 21° 54' 26" E.	1514'

**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.

SCALE: 1" = 400'

APRIL, 1995

**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 <sup>xx</sup> ~~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

**№ 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

# Comments and Correspondence



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

August 24, 2020

Gerry Ninnis  
P.O. Box 980  
Pine Grove, CA 95665

Doug Ketron  
P.O. Box 12  
Volcano, CA 95689  
[dketron@volcano.net](mailto:dketron@volcano.net)

RE: Ninnis-Goose Hill RV Park GPA-19;11-1, ZC-19;11-1, UP-19;11-2

Dear Project Applicant(s),

Prior to resubmission, the Community Development Agency has prepared a list of requirements for the project application. This is the minimum required information required in order to move the project forward. The following list items have been categorized to minimize confusion, and to clarify which department is responsible for monitoring/commenting on each requirement. I have also included the code requirements for "PD," Planned Development Zoning District. This specific zoning district requires a project application in order to base the conditions of the Zone Change. The requirements for PD zoning are required by County Code section 19.24.038.

1. RV Spaces Details. We need details and dimensions for proposed RV spots, with up-to-date standards for RV parking. We need details on accessibility and width of RVs for which the proposed parking accommodates.
2. Restaurant Details: As there is a "deli" depicted in the proposed Club House Plans, the project must include details showing that proposed plans shall meet the requirements for a food facility as governed by the CA Retail Food Code 2020 Health and Safety Code Division 104 Part 7. The applicant shall be responsible for obtaining any required permits for operation of a food facility from Environmental Health prior to construction and operation of the restaurant, however the submission of these plans can be deferred to after a use permit is obtained.
3. Potable Water Source. Mr. Ketron's letter dated August 16, 2020 stated that there are two options currently being pursued for domestic water supply. Prior to application submission, as part of the requirements for a PD-Planned Development, the applicant must provide a tentative will-serve with feedback from a water service provider for potable water or otherwise a preliminary approved plan for domestic water. This should include a statement from the service provider (JVID) of whether they have the potential capacity to serve the project, and whether they are able to extend service or expand service to serve the project.
4. Bathrooms/Showers/Kitchen Waste Disposal/Sewage: It is unclear what the proposed "sewage treatment plant" is functioning to serve. The proposed plans need to show wastewater disposal for bathrooms, showers, kitchen waste, and other water sources. Sewage treatment produced on site shall also need to be adequately addressed, as well as if the applicant plans to include a sewage pump station for emptying RV tanks. Please provide more information regarding the proposed "sewage treatment and effluent disposal system." As mentioned in Mr. Ketron's August 16<sup>th</sup> letter, SJB Consultants are developing plans for this system, so the plans for that system should be submitted as part of the application packet.
5. Solid Waste Disposal: Please annotate per the plan the location(s) and capacity of the proposed waste disposal locations. As a commercial RV park, the project shall be subject to commercial waste and recycling regulations and the submitted plans shall illustrate accommodation to comply with those regulations.
6. Power/Outlet Boxes/Transformers: Please show location of power boxes and transformers, and information about how much power is to be provided and by what service provider. More detailed electrical plans will be required by the building department prior to permits.
7. Encroachment Details: Show the existing commercial encroachment details and dimensions, and proposed traffic load and any changes to the encroachment for service of the intended uses.

8. Grading Plan: There is a submitted topographical map of the project, but this application is required to annotate all proposed grading associated with this project. This includes proposed grading for the “water retention ponds” which, if misnamed, shall be accurately depicted on proposed project plans.
9. Site Plan Details/Notes.
  - a. The plan must be submitted by a living engineer/architect/qualified individual. The site plan needs to be scaled/dimensioned to accurately and consistently describe the characteristics of the proposed project.
  - b. Please annotate the RV park boundary, and the property boundary. Proposed plans must show proposed uses of the entire property, as well as the detailed site plans for the RV Park. Please annotate the section of the property owned by MPA and state that the project will not encroach into that property area.

Upon receipt of the above item(s) we will schedule another TAC meeting to continue the processing of your application.

If you have any questions concerning this matter, feel free to contact this office.

Sincerely,

Krista Ruesel  
Amador County Planning Department  
(209)223-6380 | [planning@amadorgov.org](mailto:planning@amadorgov.org)

#### **19.24.038 PD district--Regulations and procedures.**

- A. The purpose of the PD district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration.
- B. Application for the establishment of a PD district shall be made by the written request of all owners of property to be included in the PD district. Application shall be submitted to the county planning department and shall be accompanied by a one-hundred-dollar nonrefundable fee.
- C. Application for the establishment of a PD district shall include the following:
  1. Both a request for the zone change to PD and for a use permit for all proposed developments, in which case the use permit application shall be considered concurrently with the rezoning request; or
  2. Both a request for the zone change to PD and a master plan of proposed development, in which case the master plan shall be considered concurrently with the rezoning request.
- D. In addition to the requirements of Chapters 19.68 and 19.56 for zoning and use permit applications, the following data shall be submitted for PD zoning and use permit or master plan applications:
  1. Topographic map showing natural features of site and adjacent property, and location of proposed facilities and roads;
  2. Description of existing site, including vegetation, wildlife, natural features, and present services, access, and land use;
  3. Description of clearing, grading, excavating, filling, and other land alterations to be performed;
  4. Description of proposed uses and structures, landscaping, fencing, services, and other facilities;
  5. Other information required by the planning department or planning commission, including but not limited to detailed construction, improvement, utility, and drainage plans and other data as is deemed necessary to adequately consider the proposed development.

E. For each application for a PD district, public hearings shall be held by the planning commission and board of supervisors as stated in Chapter 19.68.

F. Upon approval by the board of supervisors of a PD district, and a master plan, subsequent proposals for unit construction shall require a use permit application as stated in Chapter 19.56. No use permit may be approved by the planning commission unless the commission finds that the proposed use is in conformance with the approved master plan.

G. Uses permitted in PD districts may include residential, commercial, industrial, recreational, and combinations thereof, provided that the commission makes all of the following findings:

1. That the proposed uses are so designed as to result in an appropriate overall development consistent with the purposes of PD zoning;
2. That the site is physically suited for the proposed uses;
3. That the proposed uses do not significantly detract from the natural and scenic values of the site;
4. That adequate services are available for the proposed uses, including but not limited to water supply, sewage disposal, roads, and utilities.

H. The decisionmaking body may attach such conditions to the use permit as are deemed necessary to insure compliance with the intent and purpose of PD zoning, including but not limited to height, area, lot and setback requirements; design standards; access, road and revegetation/landscaping requirements; dedications and use restrictions. (Ord. 609 §2, 1977).



# JACKSON VALLEY IRRIGATION DISTRICT

6755 Lake Amador Drive  
Ione, California 95640  
(209) 274-2037  
office@jvid.org

August 28, 2020


Gerry Ninnis  
Goose Hill Rock  
PO BOX 220  
Plymouth, CA 95669



Dear Mr. Ninnis,

I am writing to inform you that Jackson Valley Irrigation District received your letter of July 23, 2020 requesting 7500 gallons per day in domestic treated water. Please be advised that the District's Board of Directors adopted Resolution 400-08-12 on August 11, 2020, which imposed a temporary moratorium on new service connections so that the District can confirm how much capacity is available in its treated water system and develop a policy regarding how to allocate the available capacity between competing requests for new service. Please note that the moratorium took effect immediately upon adoption and will last up to 180 days unless extended by the Board. Once the moratorium expires, the District will begin considering requests for new service connections in accordance with its new policy. Please feel free to contact the District if you have any further questions.

Sincerely,



Steven Fredrick, General Manager  
Jackson Valley Irrigation District

## BOARD OF DIRECTORS

George Lambert, President

Connie Jess, Vice President

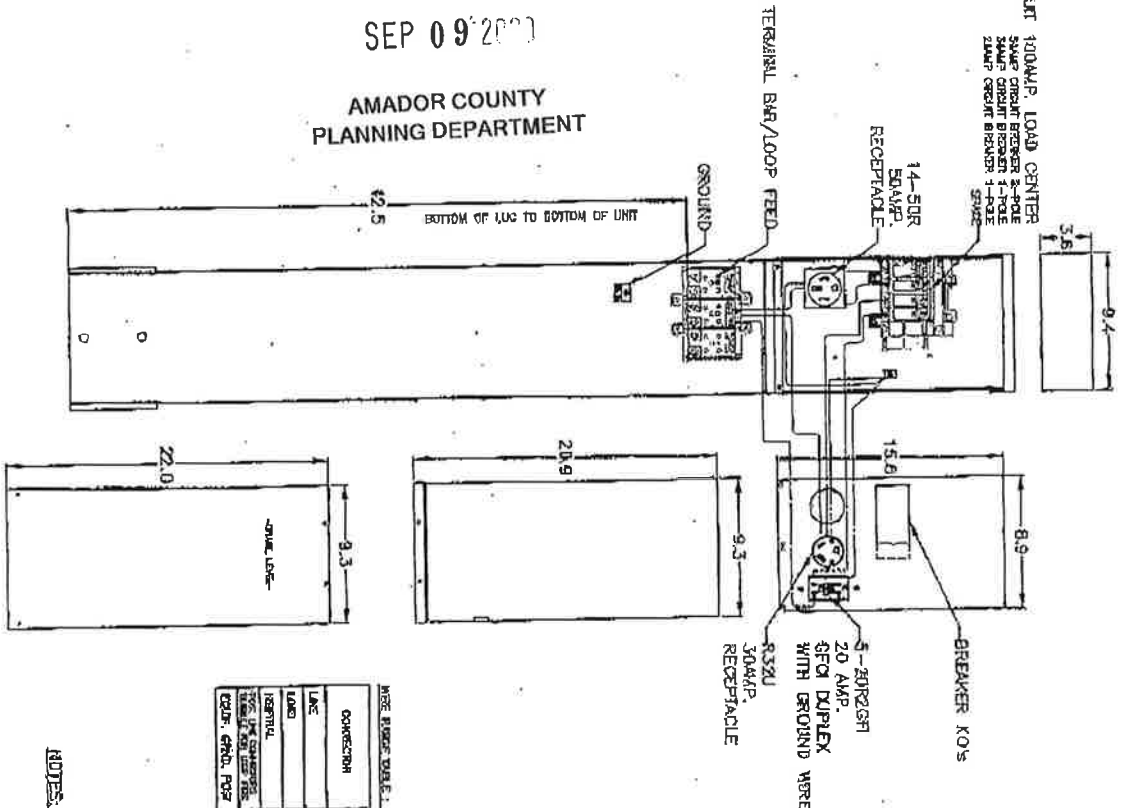
Richard Brand

Ed Gonzalez

Todd Ohm



RECEIVED  
 SEP 09 2020  
 AMADOR COUNTY  
 PLANNING DEPARTMENT



RV Park - Hook up

WIRE BUNDLE TABLE:

CONNECTION	CONCRETE	ALL/BRIDGE
LANE	14-8	14-1/8 (12-8)
LANE	14-10	14-10
ASPHALT	14-4	14-4
ASPHALT	14-5/8 (12-5)	14-5/8 (12-5)
CORR. GRND. POST	14-2/8 (14-2/8)	14-2/8 (14-2/8)

NOTES: EARTH BURIAL POST

WIDEST ELECTRIC  
 PRODUCTS, INC.  
 1988 W. 22nd St.  
 Hayward, CA 94541  
 (510) 785-1177  
 FAX: (510) 785-1178  
 www.widest.com

Unless Otherwise Specified:  
 3 in. Diameter & 200  
 lb. Capacity & 3/8"  
 Rims & 1/2"  
 Rims & 1/2"  
 Rims & 1/2"  
 Rims & 1/2"

\* - Critical to Quality  
 Autoclaved  
 Generated  
 SPEC A

Project No: U075CP601  
 Outline Drawing  
 198BB604

Rev. 1 CR 80716006 DS 1-11-08  
 Rev. 2 CR 81100064 DS 9-2-11  
 Rev. 3 CR 81214333 DS 11-14-12  
 Rev. 4 CR 81415150 DS 06-02-14

**D. R. KETRON, PE**

Mining & Civil Engineering  
P.O. Box 12  
VOLCANO, CA 95689

(209 296-7778

September 21, 2020

**RECEIVED**

**SEP 23 2020**

**AMADOR COUNTY  
PLANNING DEPARTMENT**

Krista Ruesel  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

Re: Ninnis-Goose Hill Park GPA

Dear Ms. Reusel:

In response to your letter of August 20, I wish to submit the following responses. Numeration is consistent with that in your letter..

1. **RV Space Detail:** A detail sheet has been prepared and submitted by Toma & Associates with the requested details.
2. **Restaurant Details:** It is currently proposed to have a small convenience store/deli similar to those found in service stations such as Jon's Pit Stop and Red Corral Mini Market. All required permits for such a facility will be obtained prior to opening.
3. **Potable Water Source:** Since our earlier letter it has been determined that JVID will not allow an expansion of the current treatment plant that is needed to supply this project. Accordingly, potable water will be supplied from a well on site with an authorized private public water system in accord with Environmental Health requirements. The system will be similar to that serving private wine tasting and hospitality facilities. An adequate well exists on the site and can be improved to supply the proposed facility.
4. **Waste Water Disposal:** Waste water will be processed in accord with requirements promulgated by the Environmental Health Department and disposed in a leach field prepared and constructed for that purpose. Testing is under way in the designated area. It appears as though a suitable medium must be constructed in accord with approved processes. Nevertheless, it is clear that a conventional engineered system can be designed, approved, and constructed.

5. **Solid Waste Disposal:** It is proposed that solid waste be separated into various classes of recyclable material and periodically delivered to the proper facility. Additional waste will be transported by commercial waste companies to the County disposal site.
6. **Power/Outlet Boxes/Transformers:** Three-phase power is currently delivered to the site for industrial uses. It is anticipated that all utilities (electrical, water, internet, etc.) will be distributed through underground conduits. A preliminary concept is under consideration and due to its complexity, a final design must wait until approval for construction..
7. **Encroachment Details:** The existing encroachment to the County road will be upgraded to meet County Standard Plans for such facilities. The Pubic Works Department publishes Standard Plans for encroachments, private roads and driveways and construction of these facilities will meet the requirements of those Standard Plans.
8. **Grading Plan:** Site grading will be in accord with the Approved Reclamation Plan and is restricted to simply leveling or recontouring below-grade excavations. Maximum slopes on water ponds will not exceed 3:1 (horizontal to vertical). As the current contour map shows, the majority of the site is nearly level; mined areas have depressions that can be contoured in conformance with the approved reclamation plan.
9. **Site Plan Details/Notes:** The site plan has been revised to reflect the current layout. Although only a portion of the entire property is to be developed, the site plan indicated that area within the entire property perimeter.

I trust the preceding comments meet your approval. Should you require additional comments, please feel free to call or write at your convenience.

Sincerely,

  
D. R. Ketron

cc: Gerry Ninnis

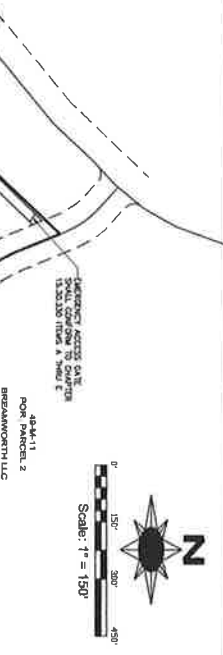
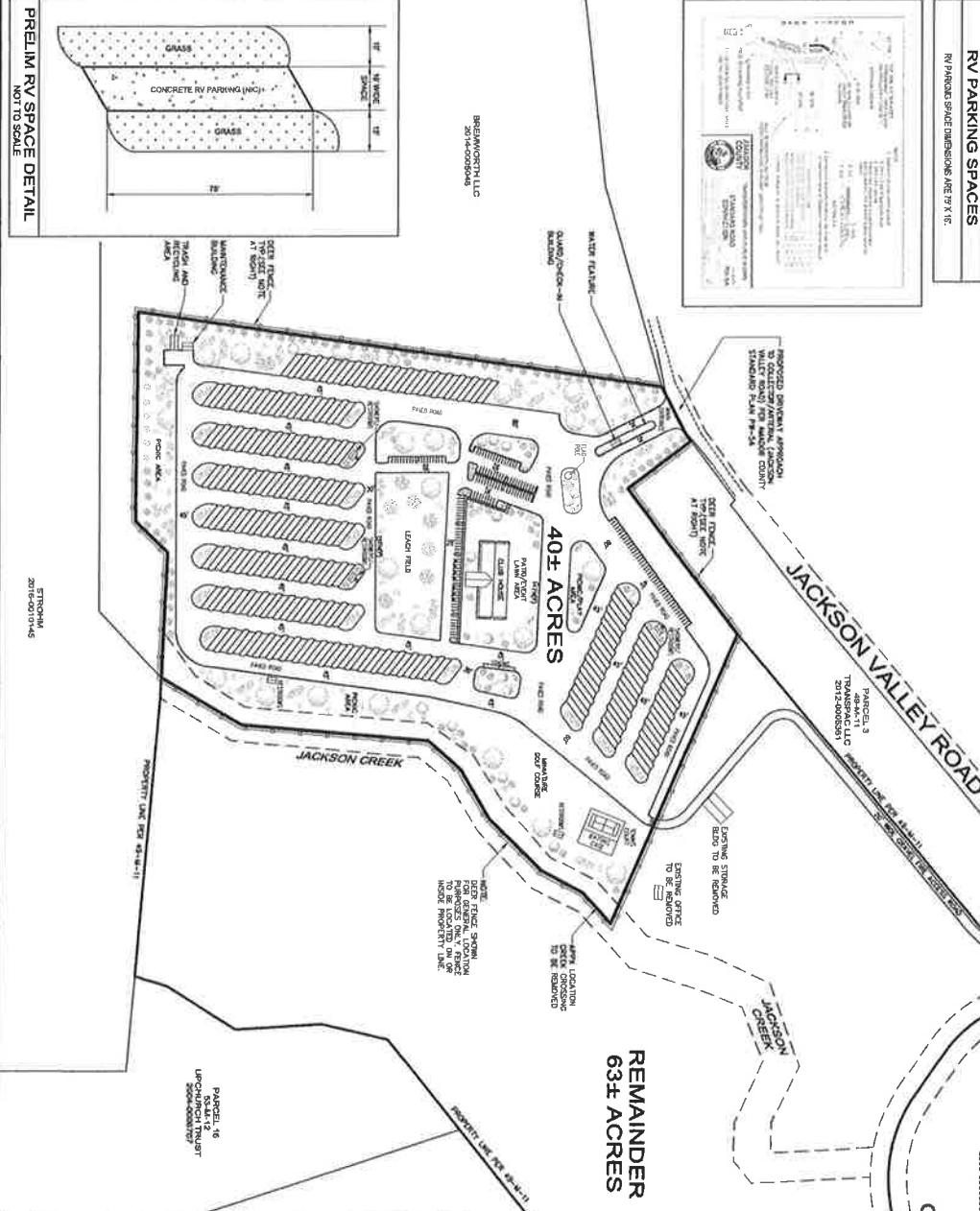
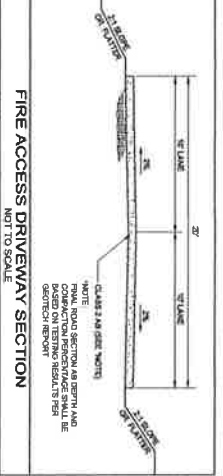


**NOTE**  
 ALL PARKING SPACES SHALL COMPLY WITH THE 2011 IBC PART 2, VOLUME 1, CHAPTER 1102 AND 1108 AND THE AMADOR COUNTY TITLE 19 ZONING CODE CHAPTER 11.3A

**PARKING SPACES**

PARKING SPACE TYPE	1 SPACES PROVIDED PER 1,000 SF
STANDARD	10 SPACES (800) PER 10,000 SF
ACCESSIBLE	1 SPACE
UNUSABLE	1 SPACE
LOADING	1 SPACE
RV	10 SPACES

**RV PARKING SPACES**  
 RV PARKING SPACE DIMENSIONS ARE 19' X 16'

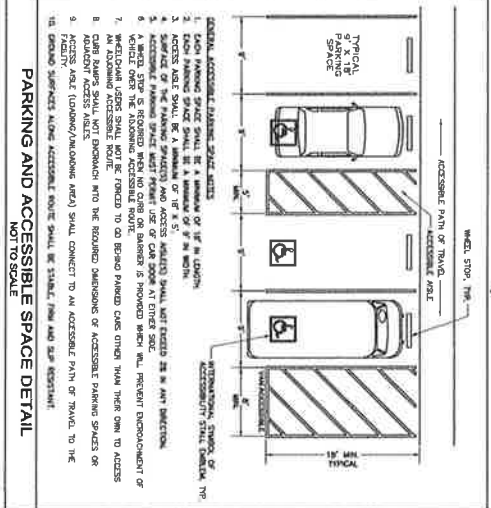


**STRUCTURES**

CLUB HOUSE	72' X 80'	14,000 SF
CHICKEN IN GUANO SHACK	12' X 20'	375 SF
SHOWER RESTROOM FACILITY X3	12' X 20'	375 SF
RESTROOM FACILITY X2	12' X 20'	375 SF

**AMENITIES**

POND / PLAY AREA	
POND / PLAY AREA WITH BRIDGE	
SWIMMING GOLF COURSE	
BATTING CAGE	
TENNIS COURT	



**SITE PLAN**  
**GOOSE HILL RV PARK**  
 BEING A PORTION OF SECTIONS 8 AND 17, T. 5 N., R. 10 E., M. D. M.  
 AMADOR COUNTY, CALIFORNIA

**SITE INFORMATION**  
 PROJECT NO.: 2016-0010-145  
 SHEET NO.: 1  
 DATE: 07/10/16

**TOMA & ASSOCIATES INC.**  
 ENGINEERING - SURVEYING - PLANNING  
 41 Summit Street, Jackson, CA 95642  
 (209) 223-0166



Krista Ruesel <kruesel@amadorgov.org>

---

## Goose Hill Culvert CDFW Authorization

2 messages

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**Boyd, Ian@Wildlife** <Ian.Boyd@wildlife.ca.gov>  
To: "kruesel@amadorgov.org" <kruesel@amadorgov.org>

Wed, Jan 15, 2020 at 11:12 AM

Hi Krista,

Good to talk to you and I hope the attached letter will provide you with what you need from our Department. Attached is an Operation of Law Letter (OpLaw) for the Goose Hill Culvert project, which provides authorization from CDFW for Lake or Streambed Alterations (LSA) without an Agreement. CDFW has to comply with the Permit Streamlining Act under LSA, which requires us to provide a draft Agreement within 90 days of receiving a Notification. If we aren't able to provide a draft Agreement in that timeframe then the project is automatically approved through OpLaw.

This is what happened in this case. Hopefully our Department will be able to continue to respond to application referrals and other planning documents in the interim. It may take a couple months to finally get another person to cover Amador County exclusively. Please do not hesitate to reach out to me if you have any questions.

Thank you,

Ian Boyd

Environmental Scientist

Timberland Conservation Program

North Central Region (Region 2)

[1701 Nimbus Rd., Suite A](#)

[Rancho Cordova, CA 95670](#)

P: 916-932-3035

[ian.boyd@wildlife.ca.gov](mailto:ian.boyd@wildlife.ca.gov)

**Please note that my phone number has changed.**



---

**1600-2018-0175OpLaw.pdf**  
509K

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**Krista Ruesel** <kruesel@amadorgov.org>  
To: Ian.Boyd@wildlife.ca.gov

Wed, Jan 15, 2020 at 11:18 AM

Thank you so much!

Have a wonderful day,

Krista

**Krista Ruesel**

Planner|Amador County Planning Department

(209)223-6803|[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)

[Quoted text hidden]



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

January 16, 2020

Gerry Ninnis  
P.O. Box 980  
Pine Grove, CA 95665

Doug Ketron  
P.O. Box 12  
Volcano, CA 95689  
[dketron@volcano.net](mailto:dketron@volcano.net)

RE: Ninnis-Goose Hill RV Park GPA-19;11-1, ZC-19;11-1, UP-19;11-2

Dear Project Applicant(s),

Following additional submission by the project proponent consisting of a 1) Site Plan and 2) Aerial Topographical Survey, outstanding deficiencies are as follows:

1. Cultural Resources Study. The General Plan identified the project site as having a "high" cultural resources sensitivity. Please provide a Cultural Resources Study produced by a registered professional archeologist. (Also please note, this is considered separate from any potential Tribal Consultation which may be required over the course of this project.) As the mine's development was before the new general plan which requires this study, this study should reflect the current conditions of the site.
2. Flood Study (Flood Plain Study). Pursuant to Amador County Code Chapter 15.16 and California state law, a Flood Study is required to identify and establish flood elevations and other relevant factors that could impact development in an area of special flood hazard. I have included the map of the site with respects to the FEMA DFIRM Flood Zones from our GIS. The engineered flood plain study is required to show inundation zones with respects to the project presented as well as any other required elements of development as necessary. (Note, this is separate from any inundation with relation to catastrophic dam failure, as JVID noted. Any conditions imposed by JVID regarding the dam and inundation zones related to the dam would be determined later in the application process). ***The item submitted prepared by Toma and Associates was an aerial topographical study.*** As the federal flood maps were updated 2010, a ***new, current, engineered flood study*** will be required for this project. This should include the floodway, which will show what areas cannot be filled, built upon, or used for RV sites. This will also determine the 100 yr Flood Plain Boundary (changed from the 2009 map) and the Base Flood elevation so that the amount of fill above the current elevation can be determined.
3. Fees for Environmental Health Review. Please provide a copy of receipt of payment
4. Fees for Public Works Review. Again, we will need a copy of the receipt
5. Economic Impact Analysis. Planning is initiating the process of filing a Request for Qualification (RFQ) with the County. I have included a template letter for the applicant to sign and return to the Planning Department so that once a consultant is selected, we have permission to proceed with the contracted economic impact analysis, for which the applicant will be billed.

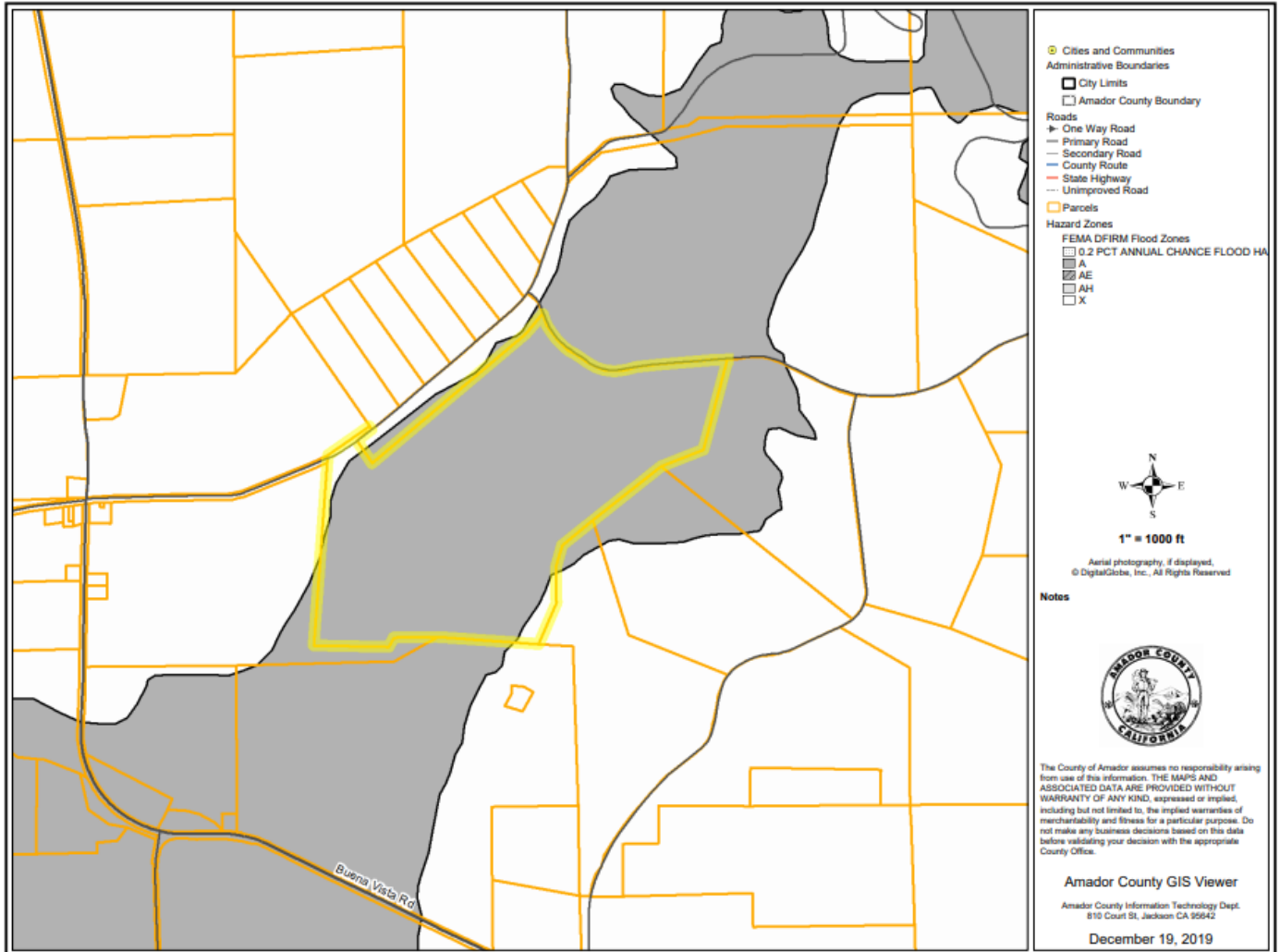
Please note: the site plan may be required to be adjusted following submission of the above items. I have also contacted the CA Dept. of Fish and Wildlife so they should be able to provide the records of the resolution of the culvert/streambed issue. Upon receipt of the above item(s) we will schedule another TAC meeting to continue the processing of your application.

If you have any questions concerning this matter, feel free to contact this office.

Sincerely,

Krista Ruesel  
Amador County Planning Department  
(209)223-6803 | [planning@amadorgov.org](mailto:planning@amadorgov.org)

# Property Map







Krista Ruesel <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>

---

## FD Requirements for the RV lot

1 message

---

**Patrick Chew** <[pchew@amadorgov.org](mailto:pchew@amadorgov.org)>

Thu, Jun 18, 2020 at 1:29 PM

To: Krista Ruesel <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>

Krista, the following requirements for the proposed RV lot is as followed:

1. Structures over 5,000 sq ft shall have install a fire sprinkler system.
2. A minimum of two fire hydrants are required with a flow rate of 1,500 gpm at 20 psi
3. The duration of such flow rate shall be for a minimum of two-hours.
4. Depending on the size of this structure, the required fire protection system may need to be monitored by a listed central station monitoring company

--

*Patrick Chew*

Deputy Fire Marshal

**Amador Fire Protection District**

[810 Court Street](#)

[Jackson, CA 95642](#)

Cell 209-304-2250

Office 209-223-6391

Fax 209-223-6646

[www.amadorfire.org](http://www.amadorfire.org)

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AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

June 22, 2020

Gerry Ninnis  
P.O. Box 980  
Pine Grove, CA 95665

Doug Ketron  
P.O. Box 2  
Volcano, CA 95689  
[dketron@volcano.net](mailto:dketron@volcano.net)

RE: Goose Hill RV Park GPA-19;11-1, ZC-19;11-1, UP-19;11-2

Dear Project Applicants,

The Amador County Technical Advisory Committee met on June 17, 2020 to review the above referenced Project application for completeness. That review found the project application missing several items which are required in order to proceed with the review of this project. Items required are as follows:

1. Comprehensive Site Plan. Consistent with the requested zone change to "PD," Planned Development, the proposed use must be thoroughly expressed in order to become the land use limitations of the "PD" zoning district. A thorough narrative should be included that adequately informs decision makers of all proposed uses of the site as well as the anticipated infrastructure improvements necessary to adequately serve the project.
  - Encroachment specifications for the access to Jackson Valley Drive;
  - Notes as to whether the existing Jackson Creek stream crossing will remain;
  - Location of the proposed deer fence (it is not clear from the site plan if it will surround the RV park or the entire 105-acre parcel);
  - Existing and/or proposed culverts on the property;
  - Location of existing and proposed fire hydrants (AFPD noted that two would be required);
  - Floor plans of proposed buildings;
  - Proposed fire road width and construction detail

Generally, more information is better, and annotation of whether existing site elements are to be removed, changed, or retained is helpful for evaluating the site plans.

2. Proof of access to Goose Hill Ranch Rd. The site plan shows a proposed gated emergency road connecting the RV park to privately-maintained Goose Hill Ranch Road. Please provide proof of the right to access Goose Hill Ranch Road and the proposed means of gate operation in the event they are needed for emergencies.
3. Cultural Resources Study. The General Plan identifies the project site as having a "high" cultural resources sensitivity. Please provide a Cultural Resources Study produced by a qualified professional. As recommended by the preliminary report prepared in 1991 by Archaeological Services, Inc., please provide evidence that the cultural resource sites referenced in the study have been fully recorded and mapped on forms acceptable to the State of California Office of Historical Preservation, and a Sacred Lands Inventory form completed as deemed appropriate and as recommended through the report.
4. Domestic Water Supply. The project proposes a new public water system within the boundaries of the Jackson Valley Irrigation District. It is not uncommon for new projects, such as this, to result in a need to modify or expand utility infrastructure to support project demand. It is the policy of the state Division of Drinking Water that the proliferation of small public water systems be avoided, particularly where connection to an existing public water system can be made. In order for the application to be deemed complete, it must include a discussion of all actions taken by the applicant to secure a supply of domestic water from Jackson Valley Irrigation District for the proposed new public water system's service area.
5. Sewage Disposal. The site plan includes a sewer treatment plant, while the Environmental Information Form attachment indicates that the project will be served by a septic system. The actual means of sewage disposal to serve the project must be adequately described.

6. Water Retention Ponds. The method of water conveyance to the proposed retention ponds needs to be shown, as well as pond depths and means of conveying overflows to Jackson Creek.

Upon receipt of the above items we will schedule another TAC meeting to continue the processing of your application. I have also included the section of county code describing the "PD," Planned Development Zoning District and Appendix G of the State CEQA Guidelines, the CEQA Initial Checklist template. A complete application must include the data required per county code as well as provide sufficient information for County staff to determine the level of significance of all environmental impacts addressed by the Checklist.

If you have any questions concerning this matter, feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Krista Ruesel". The signature is written in black ink and is positioned above the typed name and contact information.

Krista Ruesel  
Amador County Planning Department  
(209)223-6380 | [planning@amadorgov.org](mailto:planning@amadorgov.org)

**19.24.038 PD district--Regulations and procedures.<sup>2</sup>**

- A. The purpose of the PD district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration.
- B. Application for the establishment of a PD district shall be made by the written request of all owners of property to be included in the PD district. Application shall be submitted to the county planning department and shall be accompanied by a one-hundred-dollar nonrefundable fee.
- C. Application for the establishment of a PD district shall include the following:
1. Both a request for the zone change to PD and for a use permit for all proposed developments, in which case the use permit application shall be considered concurrently with the rezoning request; or
  2. Both a request for the zone change to PD and a master plan of proposed development, in which case the master plan shall be considered concurrently with the rezoning request.
- D. In addition to the requirements of Chapters 19.68 and 19.56 for zoning and use permit applications, the following data shall be submitted for PD zoning and use permit or master plan applications:
1. Topographic map showing natural features of site and adjacent property, and location of proposed facilities and roads;
  2. Description of existing site, including vegetation, wildlife, natural features, and present services, access, and land use;
  3. Description of clearing, grading, excavating, filling, and other land alterations to be performed;
  4. Description of proposed uses and structures, landscaping, fencing, services, and other facilities;
  5. Other information required by the planning department or planning commission, including but not limited to detailed construction, improvement, utility, and drainage plans and other data as is deemed necessary to adequately consider the proposed development.
- E. For each application for a PD district, public hearings shall be held by the planning commission and board of supervisors as stated in Chapter 19.68.
- F. Upon approval by the board of supervisors of a PD district, and a master plan, subsequent proposals for unit construction shall require a use permit application as stated in Chapter 19.56. No use permit may be approved by the planning commission unless the commission finds that the proposed use is in conformance with the approved master plan.
- G. Uses permitted in PD districts may include residential, commercial, industrial, recreational, and combinations thereof, provided that the commission makes all of the following findings:
1. That the proposed uses are so designed as to result in an appropriate overall development consistent with the purposes of PD zoning;

2. That the site is physically suited for the proposed uses;
3. That the proposed uses do not significantly detract from the natural and scenic values of the site;
4. That adequate services are available for the proposed uses, including but not limited to water supply, sewage disposal, roads, and utilities.

H. The decisionmaking body may attach such conditions to the use permit as are deemed necessary to insure compliance with the intent and purpose of PD zoning, including but not limited to height, area, lot and setback requirements; design standards; access, road and revegetation/landscaping requirements; dedications and use restrictions. (Ord. 609 §2, 1977).

**APPENDIX G**

**ENVIRONMENTAL CHECKLIST FORM**

NOTE: The following is a sample form that may be tailored to satisfy individual agencies' needs and project circumstances. It may be used to meet the requirements for an initial study when the criteria set forth in CEQA Guidelines have been met. Substantial evidence of potential impacts that are not listed on this form must also be considered. The sample questions in this form are intended to encourage thoughtful assessment of impacts, and do not necessarily represent thresholds of significance.

1. Project title: \_\_\_\_\_

2. Lead agency name and address:  
\_\_\_\_\_  
\_\_\_\_\_

3. Contact person and phone number: \_\_\_\_\_

4. Project location: \_\_\_\_\_

5. Project sponsor's name and address:  
\_\_\_\_\_  
\_\_\_\_\_

6. General plan designation: \_\_\_\_\_

7. Zoning: \_\_\_\_\_

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Surrounding land uses and setting: (Briefly describe the project's surroundings)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Other public agencies whose approval is required: (e.g., permits, financing approval, or participation agreement.)

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11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

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NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics                  | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources        | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils               | <input type="checkbox"/> Greenhouse Gas Emissions         | <input type="checkbox"/> Hazards and Hazardous Materials    |
| <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Land Use / Planning              | <input type="checkbox"/> Mineral Resources                  |
| <input type="checkbox"/> Noise                       | <input type="checkbox"/> Population / Housing             | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Recreation                  | <input type="checkbox"/> Transportation                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                         | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION**

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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*Signature*

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*Date*

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## EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analyses Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a) the significance criteria or threshold, if any, used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I. AESTHETICS.</b> Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>II. AGRICULTURE AND FORESTRY RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>III. AIR QUALITY.</b> Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES. Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>V. CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VI. ENERGY. Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>VII. GEOLOGY AND SOILS. Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**VIII. GREENHOUSE GAS EMISSIONS.** Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**IX. HAZARDS AND HAZARDOUS MATERIALS.** Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**X. HYDROLOGY AND WATER QUALITY.** Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XI. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XII. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIII. NOISE. Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XIV. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>XV. PUBLIC SERVICES. Would the project:</b>				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XVI. RECREATION.**

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XVII. TRANSPORTATION.** Would the project:

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XVIII. TRIBAL CULTURAL RESOURCES.**

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XIX. UTILITIES AND SERVICE SYSTEMS.** Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XX. WILDFIRE.** If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE.**

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**D. R. KETRON, PE**

Mining & Civil Engineering  
P.O. Box 12  
VOLCANO. CA 95689  
[dketron@volcano.net](mailto:dketron@volcano.net)

August 16, 2020

Krista Ruesel  
Amador County Planning Dept.  
810 Court Street  
Jackson, CA 95642

Re: Goose Hill RV Park

Dear Ms. Ruesel:

In response to your letter of June 22 concerning comments from the Technical Advisory Committee subsequent to the meeting of June 17, I wish to make the following comments. Numeration is consistent with that in your letter.

1. **Comprehensive Site Plan:** A site plan reflecting updates and revisions addressing the items in your letter has been prepared by Toma and Associates and is submitted for your review.
2. **Proof of access to Goose Hill Ranch Road:** The right of access is contained in a deed, a copy of which has been provided to you.
3. **Cultural Resources Study:** A study has been prepared by a qualified individual and submitted to the Planning Department. Please note that any "high" cultural resources sensitivity must be in error in that the site has been mined several times for gold and construction aggregates. The report confirms this and adequately addresses the issue.
4. **Domestic Water Supply:** The two options are being pursued: that of an on-site private water system meeting requirements for public water system, or expanding the plant for the Jackson Valley domestic water supply. It is recognized that the State is discouraging small independent water supply systems. However this project has a single use point and will not serve others outside the project area. In addition, the feasibility of expanding the current domestic water plant is to be investigated and prior to construction the issue will be resolved. It must be recognized that these two options exist and domestic water will be available through the chosen source.



5. Sewage Disposal: SJB Consultants have been retained to investigate and design a sewage treatment and effluent disposal system. Treatment will most likely be restricted to digestion in a conventional septic tank system. Further investigation will determine the need for effluent filtering and disposal area design.
6. Water Retention Ponds: The subject ponds are really mis-named. The ponds are intended to be simple depressions that will capture rain water and perhaps creek overflow and retain it for groundwater recharge and natural development of riparian habitat. There will be no control on water flows or retention. It is intended that the area will be suitable for limited cattle grazing and a wildlife refuge.

Please note that the area has been subjected to several periods of mining operations. The original was likely during or near the California Gold Rush where the creek basin was turned over in the search of alluvial gold. There likely was a second phase of mining for gold of the fringe and more remote areas, and this later phase of mining the previously-disturbed alluvial deposits for their value as construction aggregates. This development plan is intended to reclaim the property to a higher and beneficial use subsequent to mining as required by the state Surface Mining and Reclamation Act.

I trust you find these responses along with the materials submitted by others to adequately address your concerns. Should you have additional comments, please feel free to call or write at your convenience.

Sincerely,



D. R. Ketron





Krista Ruesel <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>

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## Gerry Ninnis Project

1 message

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**Sylvia Mireles** <[smireles@amadorgov.org](mailto:smireles@amadorgov.org)>

Mon, Aug 24, 2020 at 11:15 AM

To: Krista Ruesel <[kruesel@amadorgov.org](mailto:kruesel@amadorgov.org)>, Planning Department <[planning@amadorgov.org](mailto:planning@amadorgov.org)>

Cc: Environmental Health <[ACEH@amadorgov.org](mailto:ACEH@amadorgov.org)>

Hi Krista,

Any serving of food or beverages to the public, aside from water and black coffee - would need to meet the requirements for a food facility as governed by the CA Retail Food Code 2020 - Health and Safety Code Divison 104, Part 7.

Sylvia

**SYLVIA MIRELES**

Registered Environmental Health Specialist  
Amador County Environmental Health Department  
[810 Court Street, Jackson, CA 95642](#)  
Main (209) 223-6439 | Desk (209) 223-6717

## **FOOD SERVICE REQUIREMENTS:**

An operation that stores, prepares packages, serves, vends, or otherwise provides food or beverages for human consumption at the retail level aside from water and black coffee needs to meet the requirements for a food facility as governed by the CA Retail Food Code 2020, Health and Safety Code Division 104, Part 7.

### **CHAPTER 13. Compliance and Enforcement ARTICLE 1 Plan Review and Permits**

§114380 (a) A person proposing to build or remodel a food facility shall submit complete, easily readable plans drawn to scale, and specifications to the enforcement agency for review, and shall receive plan approval before starting any new construction or remodeling of a facility for use as a retail food facility.

(b) Plans and specifications may also be required by the enforcement agency if the agency determines that they are necessary to ensure compliance with the requirements of this part, including, but not limited to, a menu change or change in the facility's method of operation.



California Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
North Central Region  
1701 Nimbus Rd. Suite A  
Rancho Cordova, CA 95670  
(916) 358-2900  
[www.wildlife.ca.gov](http://www.wildlife.ca.gov)

EDMUND G. BROWN, Jr., Governor  
CHARLTON H. BONHAM, Director



NOV 27 2018

Date

Gerry Ninnis  
Goose Hill Rock  
PO Box 220  
Plymouth, CA 95669

Dear Mr. Ninnis:

**Final Lake or Streambed Alteration Agreement  
Notification No. 1600-2018-0175-R2  
Jackson Creek; Goose Hill Culvert**

CDFW had until November 21, 2018 to submit a draft Lake or Streambed Alteration Agreement (Agreement) to you or inform you that an Agreement is not required. CDFW did not meet that date. As a result, by law, you may now complete the project described in your notification without an Agreement.

Please note that pursuant to Fish and Game Code section 1602, subdivision (a)(4)(D), if you proceed with this project, it must be the same as described and conducted in the same manner as specified in the notification and any modifications to that notification received by CDFW in writing prior to November 21, 2018. This includes completing the project within the proposed term and seasonal work period and implementing all avoidance and mitigation measures to protect fish and wildlife resources specified in the notification. If the term proposed in your notification has expired, you will need to re-notify CDFW before you may begin your project. Beginning or completing a project that differs in any way from the one described in the notification may constitute a violation of Fish and Game Code section 1602.

Also note that while you are entitled to complete the project without an Agreement, you are still responsible for complying with other applicable local, state, and federal laws. These include, but are not limited to, Fish and Game Code sections 2080 *et seq.* (species listed as threatened or endangered, or a candidate for listing under the California Endangered Species Act); section 1908 (rare native plants); sections 3511, 4700, 5050, and 5515 (fully protected species); section 3503 (bird nests and eggs); section 3503.5 (birds of prey); section 5650 (water pollution); section 5652 (refuse disposal into water); section 5901 (fish passage); section 5937 (sufficient water for fish); and section 5948 (obstruction of stream).

Finally, if you decide to proceed with your project without an Agreement, you must have a copy of this letter and your notification with all attachments available at all times at the work site.

Gerry Ninnis  
Notification No. 1600-2018-0175-R2  
Page 2 of 2

If you have any questions regarding this letter, please contact Gabriele Quillman, Environmental Scientist, at (916) 358-2955 or by email at [gabriele.quillman@wildlife.ca.gov](mailto:gabriele.quillman@wildlife.ca.gov).

Sincerely,



Jeff Drongesen  
Environmental Program Manager

ec: Gabriele Quillman, Environmental Scientist  
[gabriele.quillman@wildlife.ca.gov](mailto:gabriele.quillman@wildlife.ca.gov)



# JACKSON VALLEY IRRIGATION DISTRICT

---

6755 Lake Amador Drive  
Ione, California 95640  
(209) 274-2037  
office@jvid.org

June 11<sup>th</sup>, 2019

Amador County Technical Advisory Committee (TAC)  
810 Court Street  
Jackson CA, 95640

**RE: Application by Gerry Ninnis for Zone Change APN: 012-040-049 and proposed Recreational Vehicle Park Project. Technical Advisory Committee Meeting June 17<sup>th</sup>, 2020.**

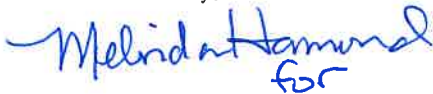
The Jackson Valley Irrigation District (JVID) Board recently met and discussed the Goose Hill RV Park Project application and the concerns that they believe need to be addressed during the TAC review process starting on June 17<sup>th</sup>, 2020. The District's concerns are as follows:

1. **Water Supply:** The proposed potable water supply for the project appears to be two on-site water wells. We encourage the County to thoroughly analyze the capability of these proposed water wells to supply adequate water for the life of the project in terms of water quantity, water quality, and groundwater sustainability. JVID wants to express concern regarding groundwater usage, while JVID operates a new potable water system, it is not capable of serving this project. The JVID potable water system was designed to serve existing residential properties in our District that were identified as having a health concern due to an impaired source of raw water for in-home use. Additionally, the terms of the grant funding to construct the new system did not allow for oversizing of system components to serve any significant new development. Thus, it is essential that the on-site water supply is adequate for the project's life and is also sustainable. In regards to sustainability, we encourage the project proponent and the County to consult with the Amador County Groundwater Management Authority (ACGMA). This is a new entity that has been created under the direction of the Sustainable Groundwater Management Act (SGMA) of 2014 to oversee groundwater sustainability issues in Amador County. JVID is an acting member of this Authority, and as the application process moves forward, it will most likely be a concern that will have to be addressed by this Authority.
2. **Jackson Creek Dam Inundation Zone:** This concern was highlighted in a previous letter to the TAC committee and continues to be a concern that will need to be addressed.
3. **Wastewater Disposal:** There is some concern regarding on site sewer and wastewater disposal through conventional methods. As you may know, JVID discharges irrigation water into

the Jackson Creek which is used by farmers for irrigation purposes. JVID would like a detailed analysis of the relationship between the wastewater disposal method and irrigation water within the creek transportation system and if there could be an effect on the water quality.

4. Landscape Irrigation Water: We are not clear on what water source is being proposed for on-site irrigation water. The project lies within the District and presumably, could hook up to JVID's irrigation water source. However, JVID's irrigation water supply has been deemed as an impaired source for human consumption. Utilization of this water for landscape irrigation could be problematic since it would be challenging to avoid visitors coming into contact with this impaired source in a public campground setting without proper notifications and warnings not to consume the water.

Sincerely,



George Lambert  
Board President

**BOARD OF DIRECTORS**

George Lambert, President

Connie Jess, Vice President

Richard Brand

Ed Gonzalez

Todd Ohm



Planning Department <planning@amadorgov.org>

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## TAC Referral Memo: Ninnis- ZC-19;11-2, GPA-19;11-1, and UP-19; 11-2 Recreational Vehicle Park, for December 18, 2019

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**AFPD Headquarters** <afpdhdq@amadorgov.org>

Wed, Dec 4, 2019 at 3:10 PM

To: Amador County Planning Department <planning@amadorgov.org>

Cc: Cook Nicole <ncook@amadorgov.org>, Larry Stanton <lstanton@amadorgov.org>, Wally Jukes <wjukes@co.amador.ca.us>

Please ensure condition of annexation into CFD-2006-1 is put on the use permit. Thanks.

Lindsey Clark

Fiscal Officer

Amador Fire Protection District

[810 Court Street](#)

[Jackson, CA 95642](#)

209-223-6391-phone

209-223-6646-fax

This communication may contain legally privileged and confidential information sent solely for the use of the intended recipient, and the privilege is not waived by the receipt of this communication by an unintended and unauthorized recipient. If you are not the intended recipient of this communication you are not authorized to use it in any manner, and must either immediately destroy it or return it to the sender. Please notify the sender immediately by telephone at (209) 223-6391 if you received this communication in error."

[Quoted text hidden]





# JACKSON VALLEY IRRIGATION DISTRICT

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6755 Lake Amador Drive  
Ione, California 95640  
(209) 274-2037  
office@jvid.org

December 12<sup>th</sup>, 2019

Amador Technical Advisory Committee (TAC)  
810 Court Street  
Jackson CA, 95640

**RE: Application by Gerry Ninnis for Zone Change APN: 012-040-049 and proposed RV Park Project.**

The Jackson Valley Irrigation District (JVID) would like to officially submit comments regarding the Application and proposed Ninnis R.V. Park Project. JVID owns and operates a 22,000-acre-foot reservoir 2/3rds of a mile from the proposed project area that is regulated by the California Department of Safety of Dams (DSOD) and the Federal Energy Regulatory Commission (FERC). As a reservoir owner, there are many requirements and responsibilities that we must abide by to ensure the safety of the downstream public in the event of dam failure. Due to the size and height of Lake Amador Dam, it is listed with a “high hazard” classification. In the event of catastrophic failure, downstream residents could perish without quick notice and evacuation. It is JVID’s responsibility to inform and ensure that the downstream public is safe from such an event.

The proposed R.V. Park development is directly in the immediate inundation area of the reservoir; per the inundation studies, during a catastrophic dam failure, the park would have less than 15 minutes of notification and could be impacted by more than 20 feet of flood waters. The DSOD and FERC would likely place specific requirements on JVID to ensure the safety of the public at this park to prevent the loss of life. Some such conditions might be installing early warning notification systems, training, evacuation plans, evacuation routes, which are all some examples of potential requirements that the regulating authorities may place on JVID. JVID believes that they alone should not bear the costs of complying with such requirements because of a planned development that increases exposure. JVID is more than willing to work with Mr. Ninnis as the process moves forward to mitigate these concerns.

Respectfully,

Steven Fredrick  
JVID General Manger

**BOARD OF DIRECTORS**

George Lambert, President    Connie Jess, Vice President    Richard Brand    Ed Gonzalez    Todd Ohm

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 10

P.O. BOX 2048, STOCKTON, CA 95201

(1976 E. DR. MARTIN LUTHER KING JR. BLVD. 95205)

PHONE (209) 948-7325

FAX (209) 948-7164

TTY 711

[www.dot.ca.gov](http://www.dot.ca.gov)*Making Conservation  
a California Way of Life.*

December 16, 2019

Krista Ruesel, Planner  
Amador County  
Community Development Agency  
810 Court Street  
Jackson, CA 95642-2132

**AMA-88-PM 6.813**  
**Application Referral**  
**Zone Change ZC-19;11-2**  
**General Plan Amendment**  
**GPA-19; 11-1**  
**Use Permit UP-19; 11-2**

Dear Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Application Referral for Zone Change, General Plan Amendment, Use Permit for the proposed Recreational Vehicle Park in Amador County. The applicant proposes to develop a Recreational Vehicle Park 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 40 acres will be occupied by the recreational facility and the remaining 65 acres will be agricultural open space and wildlife habitat with the current approved reclamation plan. There is a proposed 7000 square foot (sq. ft) clubhouse and office space, several 305 sq. ft toilet/shower outbuildings, sewage will be disposed onsite via engineered septic systems. There will be living quarters on-site for staff limited to one unit. When complete, the applicant hopes to create a commercial park for 100 transitory recreational vehicles for rotating occupancy. The proposed project type is to be located at 6080 Jackson Valley Road, approximately 2.5 miles south of State Route 88 (SR 88) and the SR 88 / Jackson Valley Road intersection.

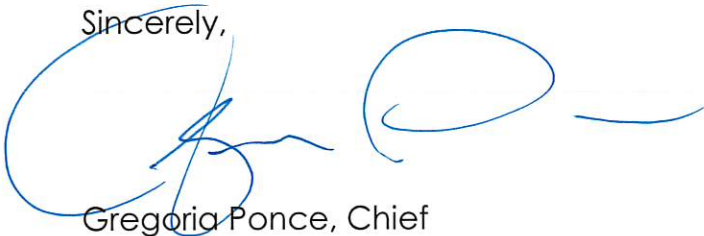
The California Department of Transportation (Caltrans) is providing comments regarding the proposed Recreation Vehicle Park, consisting of 105-acres, at the request of the Gerry Ninnis, just prior to the issuance of Zone Change, General Plan Amendment, and Use Permit by the Amador County Community Development Agency. The Department has the following comments:

Ms. Krista Ruesel  
December 16, 2019  
Page 2

- The proposed development should pay a "traffic impact mitigation fee". The cumulative impacts of this and other existing and proposed land use development in this area will contribute to the diminishing of the level of service on the State Highway System. The associated intersections traffic impact fees are to be collected toward future improvements at SR 88/Buena Vista Road, SR 88/Jackson Valley Road, and SR 88/Old Valley Road.
- There is no attached conceptual plan as stated in item 7 of the Supplemental Environmental Information.
- Regrading Reclamation Plan item 17 must not directly deposit into Jackson Creek or a Rapid Stability Assessment (RSA) may be required. The assessment is based on existing conditions, the emphasis is on the downstream effects of any change in hydrology caused by the project, including the capacity of the system and any potential erosion or instability of the channel.
- The project site does not appear to be in a FEMA 100-year floodplain as stated in item 29; please clarify and provide supporting documentation.

If you have any questions or would like to discuss these comments, please contact Michael Casas at (209) 948-7475 michael.casas@dot.ca.gov or me at (209) 948-7325 gregoria.ponce@dot.ca.gov.

Sincerely,



Gregoria Ponce, Chief  
Office of Rural Planning

c: John Gedney, Executive Director Amador County Transportation Commission  
Jered Reinking, Amador County Dept. of Transportation and Public Works



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

December 18, 2019

Gerry Ninnis  
P.O. Box 980  
Pine Grove, CA 95665

Doug Ketron  
P.O. Box 2  
Volcano, CA 95689  
[dketron@volcano.net](mailto:dketron@volcano.net)

RE: Ninnis-Goose Hill RV Park GPA-19;11-1, ZC-19;11-1, UP-19;11-2

Dear Project Applicant(s),

The Amador County Technical Advisory Committee met on December 18, 2019 to review the above referenced Project application for "completeness." That review found the project application incomplete, missing several items which are required in order to proceed with the review of this project. Items required are as follows:

1. Comprehensive Site Plan. Consistent with the requested zone change to "PD," Planned Development, the proposed use must be thoroughly expressed in order to become the land use limitations of the "PD" zoning meaning, zoning becomes defined by the project. A more thorough narrative to correctly inform the end uses of the site and accurately express the property owner/project proponent's wishes is required to make sure that the project is adequately represented. Some specific examples would be dimensions of the RV spaces, parking calculations, width of roads, locations of services and functions, floor plans and uses of proposed buildings, etc.)
2. Cultural Resources Study. The General Plan identified the project site as having a "high" cultural resources sensitivity. Please provide a Cultural Resources Study produced by a registered professional archeologist. (Also please note, this is considered separate from any potential Tribal Consultation which may be required over the course of this project.)
3. Flood Study (Flood Plain Study). Pursuant to Amador County Code Chapter 15.16 and California state law, a Flood Study is required to identify and establish flood elevations and other relevant factors that could impact development in an area of special flood hazard. I have included the map of the site with respects to the FEMA DFIRM Flood Zones from our GIS. The engineered flood plain study is required to show inundation zones with respects to the project presented as well as any other required elements of development as necessary. (Note, this is separate from any inundation with relation to catastrophic dam failure, as JVID noted. Any conditions imposed by JVID regarding the dam and inundation zones related to the dam would be determined later in the application process)
4. Proof of a valid 404 Streambed Alteration Permit from the CA Dept. of Fish and Wildlife for the existing unpermitted culvert on the property. This would resolve an outstanding permitting issue.
5. Fees for Environmental Health Review.
6. Fees for Public Works Review.
7. Economic Impact Analysis. The County needs a consent letter from the applicant to send out a request for qualifications (RFQ) for a licensed consultant. The project applicant will be billed for the service of the selected consultant.

Upon receipt of the above item(s) we will schedule another TAC meeting to continue the processing of your application.

If you have any questions concerning this matter, feel free to contact this office.

Sincerely,

Krista Ruesel  
Amador County Planning Department  
(209)223-6380 | [planning@amadorgov.org](mailto:planning@amadorgov.org)

# Property Map

