



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

PHONE: (209) 223-6380
FAX: (209) 223-6254
WEBSITE: www.amadorgov.org
E-MAIL: planning@amadorgov.org

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

Early Consultation Application Referral

TO:

ACTC	Transportation and Public Works Department
AFPD	Waste Management Department
Amador Air District	Buena Vista Band of Me-Wuk Indians**
Amador LAFCO	Calaveras Band of Mi-Wuk Indians**
Amador Transit	Chicken Ranch Rancheria of Me-Wuk Indians**
Amador Water Agency	Ione Band of Miwok Indians**
Building Department	Jackson Rancheria Band of Miwok Indians**
Cal Fire	Nashville Enterprise Miwok- Maidu-
Caltrans, District 10	Nishinam Tribe**
CDFW, Region 2	Shingle Springs Band of Miwok Indians**
County Counsel	United Auburn Indian Community of the Auburn
Environmental Health Department	Rancheria**
Sheriff's Office	Washoe Tribe of Nevada and California**
Surveying Department	

DATE: February 17, 2022
FROM: Krista Ruesel, Planning Department

PROJECT: Use Permit Application UP-22; 2-3 for Gardens of Noor Cemetery. The 46-acre parcel is zoned R1A, Single-family Residential and Agriculture and has an MRZ, Mineral Resource Zone General Plan Designation. Proposed improvements include parking for up to 100 cars, a proposed 20,000 sq. ft. religious building and 50,000 gravesites at the maximum build-out in 2122. APN: 001-220-013

Applicant: Mounir Kaddoura
Property Owner: Brett Carlson
Supervisory District: 2
Location: 857 Carbondale Rd., Ione

REVIEW: As part of the preliminary review process, this project is being sent to State, Tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project application for completeness during its regular meeting on Thursday, **March 3, 2022 at 1:00 p.m.** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.



PLANNING DEPARTMENT
Community Development Agency

County Administration Center
 810 Court Street - Jackson, CA 95642132
 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 MOUNIR KADDOURA

Mailing Address 3550 WATT AVE # 140
SACRAMENTO CA 95821

Phone Number 925 584 1664

Assessor Parcel Number 001220013000

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 _____

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: \$ 1829 = (11069 UPAPP + 710 CEQA + 50 Admin)
 Environmental Health Review Fee: \$ 240
 Public Works Agency Review Fee: \$ 500
 Amador Fire Protection District Fee: \$ 176. pd 2/16/22
8. Complete an Environmental Information Form.
9. Sign Indemnification Form.

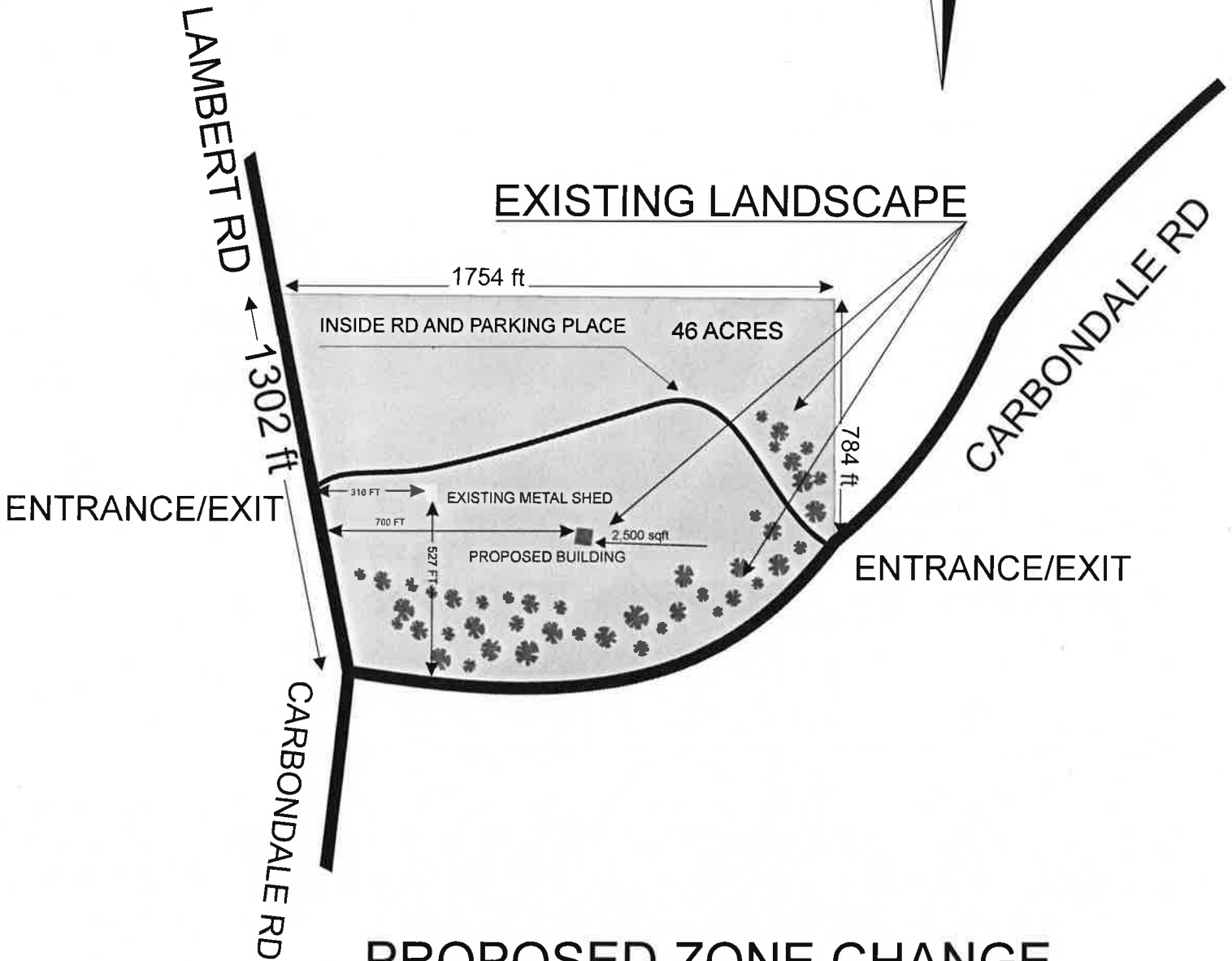
Mounirkad@yahoo.com

PROJECT PLOT MAP

46 Acres



EXISTING LANDSCAPE



PROPOSED ZONE CHANGE
FOR CEMETERY

MOUNIR KADDOURA

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Gardens of Noor Cemetery

Date Filed: _____ File No. _____

Applicant/

Developer Mounir Kaddoura Landowner Brett Carlson

Address 3550 Watt Ave # 140, Sac 95821 Address 857 Carbondale Rd, Ione Ca 95640

Phone No. 925 584-1664 Phone No. _____

Assessor Parcel Number(s) 001220013000

Existing Zoning District Agriculture, residential RIA

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 _____

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.

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

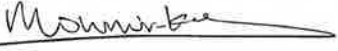
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 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 2/16/2021


(Signature)

For _____

INDEMNIFICATION

Project: Gardens of Noor Cemetery

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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

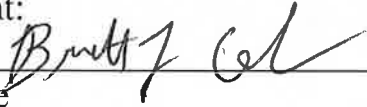
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

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.

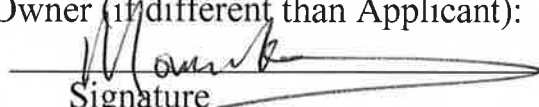
Applicant:

Signature



Owner (if different than Applicant):

Signature



Letter of Consent

To: Ms. Krista Ruesel
Amador County Planning Department
810 Court Street
Jackson, CA 95642-2132

October 25, 2021

Re: 857 Carbondale Rd.
Ione, CA 95640
APN: 001-220-013-000

I, Brett L. Carlsen, give consent to Mounir Kaddoura to act on my behalf to acquire the necessary permit(s) to establish a cemetery at 857 Carbondale Rd., Ione, CA 95640.

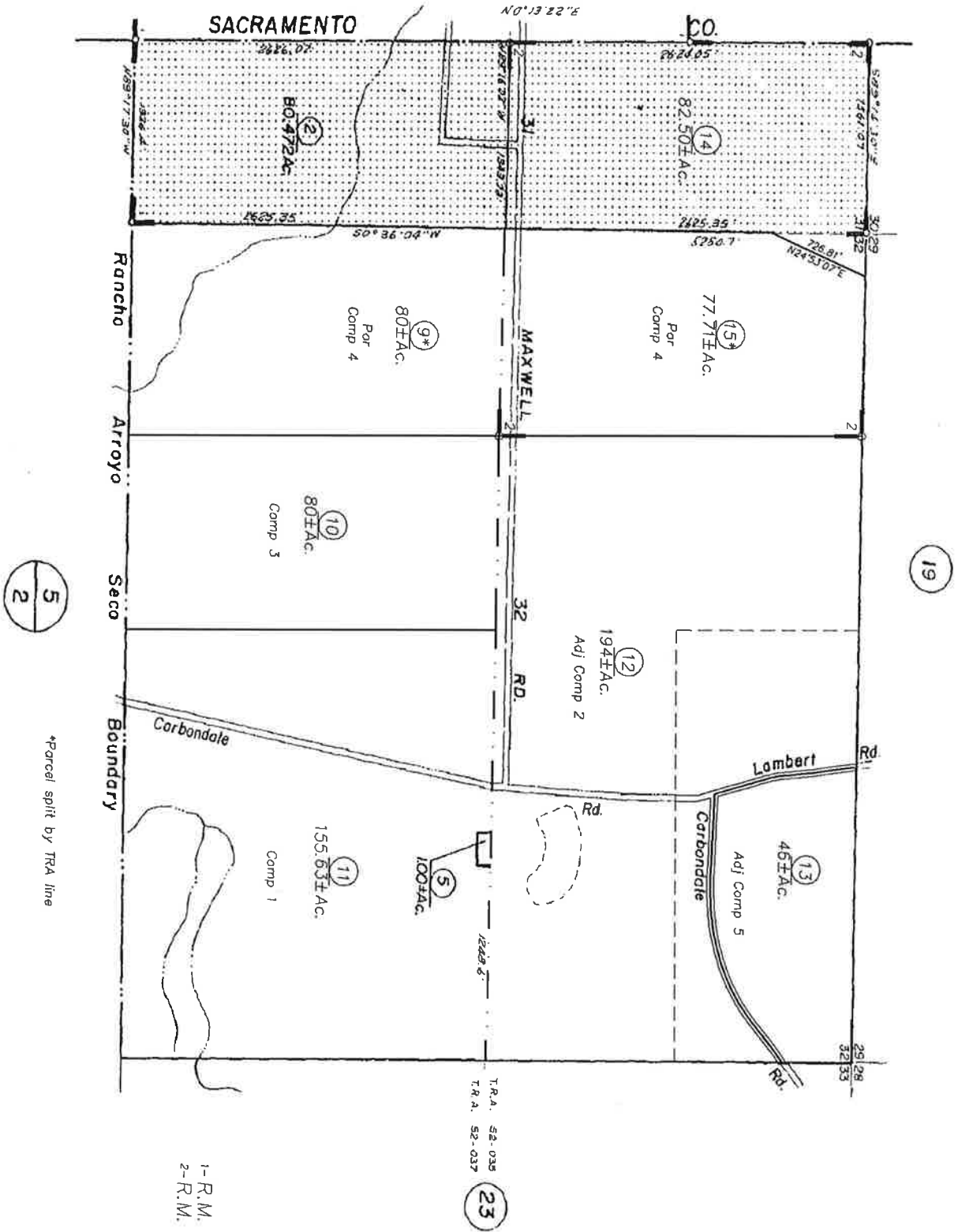


Brett L. Carlsen

POR. SEC. 31; ALL SEC. 32, T. 7N., R. 9E., M.D.B. & M.

NOTE: This map was properly tax assessment. It is assumed that as described in its deed, it is being assessed. No liability for the accuracy of the assessment is intended hereon.

Some effective 009 roll year are subject to adoption July 1.



*Parcel split by TRA line

1-R.M. Bk. 22, Pg. 53
 2-R.M. Bk. 60, Pg. 9 (9/28)

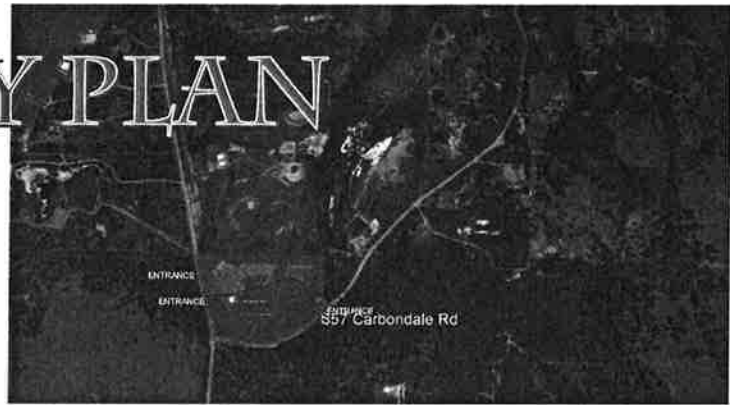
NOTE—Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 1
 County of Amador, Ca

15

CEMETERY PLAN

Gardens of Noor Cemetery
Ione, California
APN: 001220013000
October 2021



Prepared for: Amador County

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1. EXECUTIVE SUMMARY

The proposed cemetery site is at 857 Carbondale Rd, Ione Ca 95640. The land will be developed as “Gardens of Noor Cemetery”. This Plan is for the development of 46 acres for the proposed cemetery. This Plan is required for the application for a use permit. The purpose of this Plan is to illustrate development of the Gardens of Noor Cemetery over a 100-year timeframe.

2. INTRODUCTION

2.1 Background

Mounir Kaddoura is interested in developing a cemetery on the 857 Carbondale Rd, Ione Ca 5640. The plan includes areas for burials and a building for religious functions.

2.2 Physical Settings and Constraints

Located on 857 Carbondale Rd, Ione Ca 95640, APN: 001220013000, the Gardens of Noor is a 46 acre site of flat land. The site has a 1500 sqft barn. The gravel road can accommodate 100 car parking. The site is connected to city water and electricity.



Figure 1: View of Proposed Cemetery Site

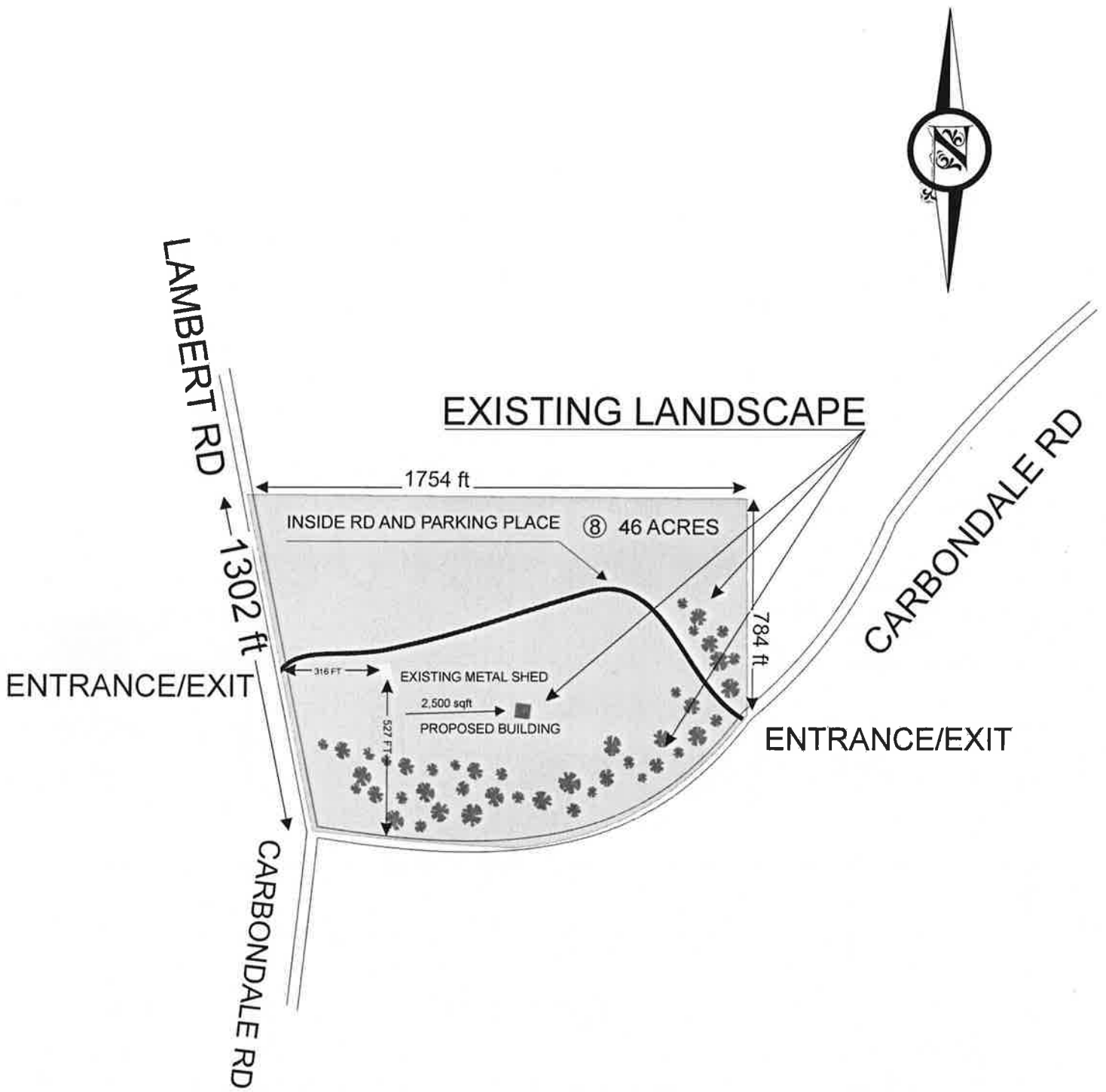


Figure 2: View of Proposed Cemetery Site With proposed Improvements

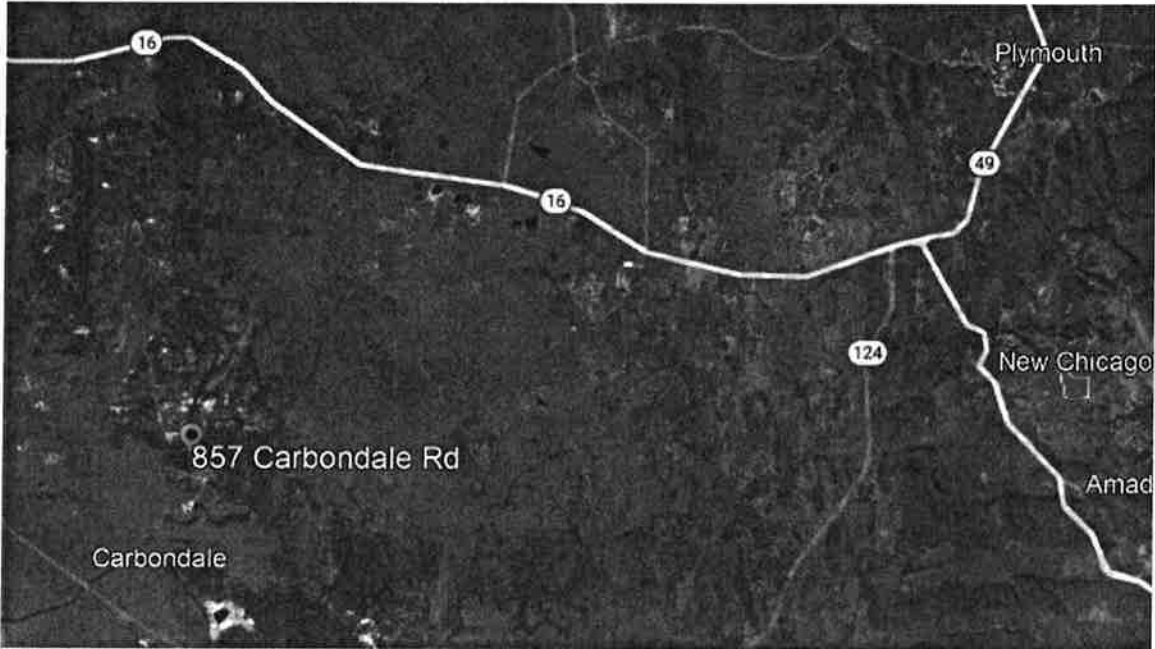


Figure 3: Additional Site Photos



Figure 4: Additional Site Photos

2.3 Design Layout

The primary design objective for the Gardens of Noor is to provide a burial place for the growing Muslim community in Amador County, Sacramento County, Placer County and surrounding areas.

3. LANDSCAPE ARCHITECTURE

3.1 Site Design

The Gardens of Noor cemetery encompasses approximately 46 acres property.

Entrance Area

The main entrance to the cemetery is from Carbondale Rd. Another entrance is on Lambert Rd. There are trees on the land. The gravel road from the entrance will accommodate the anticipated parking needs for about 100 cars.

Burial Options

The cemetery has a combination of burial facilities to meet the preferences of all clients. At full build-out, the cemetery will have a 20,000 sqft religious building and would supply around 50,000 gravesites enough to serve the anticipated needs of Muslim community for the next 100 years. Of the 50,000 grave burials planned for the cemetery, 50 percent will be 4 foot by 8 foot plots with grass markers or a single Adult Grave may contain:

- A casket containing human remains of one person; or
- Two (2) still-born remains in addition to a casket containing adult human remains; or
- 24" x 12" infant container may be buried at the head end of a single grave in which a casket containing human remains has been buried, provided space is available.

3.2 Planting and Irrigation

Turf

Advantages Disadvantages

- Allows more comfort to visitors who wish to sit at a burial.
- May be perceived as a wasteful due to water usage.
- Requires frequent maintenance (mowing, etc.)
- Softens the landscape – appeals to the public.
- Mitigates heat inland effect
- Permeable

Climate based strategy

According to US Climate Data, Amador County's climate accounts for 35.4 inches of precipitation annually. The planting design of the Gardens of Noor Cemetery utilizes native low water use plants as well some adapted non-invasive trees, shrubs, groundcovers, and perennials. These plants reflect the character of Amador County and meet the necessary demand of low water usage.

4. SITE CHARACTERISTICS

Landscape Lighting

Due to the operational hours of the cemetery, exterior landscape Lighting is limited. Lighting for other features throughout the site including the main building, cemetery entrance and decorative accent lighting are optional.

Security

The perimeter of developed area of the cemetery will bordered by a 5 foot fence along Carbondale Rd and Lambert Rd or inside the land. The cemetery visitor entrances will be controlled by a manual swing gate and lock. The maintenance entrance will be controlled by a manual rolling gate and lock. Options for automatic gates or Automatic Number Plate Recognition Camera opening electric gates are available.

5. ENVIRONMENTAL CONSTRAINS

The tables below identify the summary of environmental constraints:

<i>Summary of Potential environmental Constraints</i>	<i>Impact Analysis/Mitigation Strategy</i>
<i>Land Use and Planning</i>	
Consistency with the existing zoning	Land Use Consistency Assessment
<i>Aesthetics</i>	
Consistency with visual character and/or quality of the project site and surrounding area	Visual Simulations
	Frontage improvements such as plantation and landscape setbacks.
<i>Traffic</i>	
Increase in traffic	An increase of an average of 50 Vehicles per week

MOORE BIOLOGICAL CONSULTANTS

January 21, 2022

Mr. Mounir Kaddoura
3550 Watt Avenue, Bldg. 140
Sacramento, CA 95821

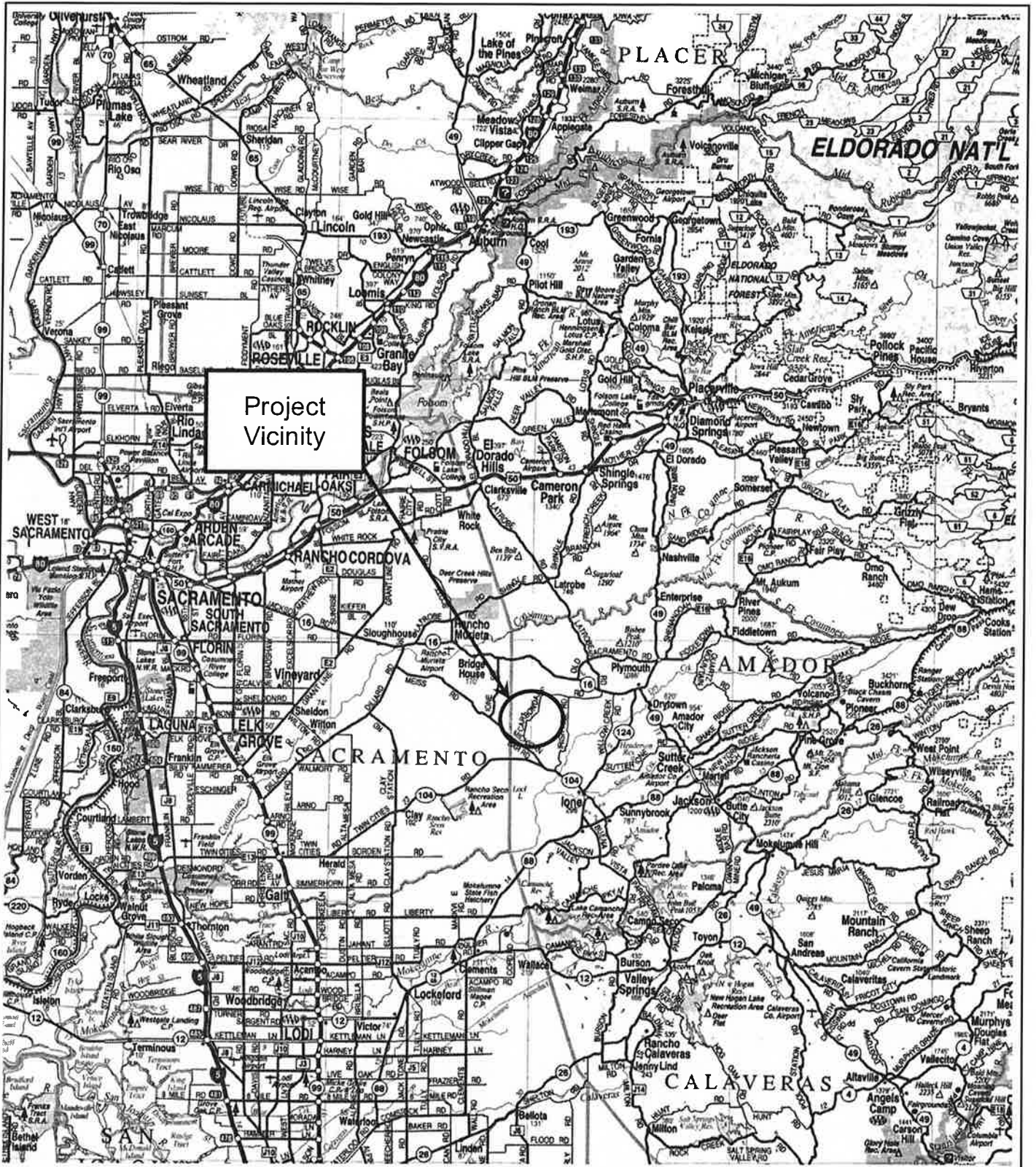
Subject: "GARDENS OF NOOR CEMETERY", AMADOR COUNTY,
CALIFORNIA: OAK WOODLAND REVIEW

Dear Mounir:

Thank you for asking Moore Biological Consultants to assist with this 40.5+/- acre site near Lone, in Amador County, California (Figures 1 and 2). The primary objective of our work was to delineate oak woodlands and other vegetation communities in the site in support of development of the site as a cemetery. This report details our methods and results of the habitat mapping and provides conceptual mitigation measures to offset potentially significant impacts to oak woodlands from the proposed project.

Project Overview

The project site is situated northeast of the intersection of Carbondale Road and Lambert Road in a relatively natural area of western Amador County, California (Figure 3 and photographs in Attachment A). There is a graded road that extends generally east to west through the site from Carbondale Road to Lambert Road and a large barn in the west part of the site, just south of the road. The site primarily consists of oak woodlands and chaparral. Portions of the site have been subject to disturbance from vegetation clearing and thinning of the woodlands. A large area in the north part of the site was recently cleared for potential home site development that was not completed.



Source: California State
Automobile Association

**Moore Biological
Consultants**

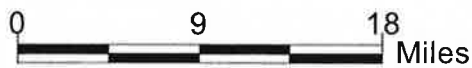


FIGURE 1

PROJECT VICINITY



Type	Acres
Oak Woodland (OW)	24.54
Chaparral (C)	7.57
* Ruderal Grassland (RG)	8.44
Total	40.55

*Ruderal grassland habitat includes graded areas, roads, and other disturbed/developed areas.



Study Area
 Vegetation Types

Map Date: 01/07/2022
Aerial Source: Google Earth (06/03/2021)

Moore Biological Consultants

Vegetation Types

Carbondale Cemetery

Amador County, CA

The proposed project is phased development of the site in cemetery uses. Cemetery development would primarily involve construction of a building for religious functions, intensive development of burial plots in the grassland and chaparral portions of the site, and minor grading for development of burial plots and access roads to clusters of plots in the oak woodlands in the site. There is abundant space for parking along the existing road.

The initial phases of cemetery burial plots will be in open graded areas or chaparral in the north part of the site. Future phases of the cemetery may be sited in the oak woodlands, consisting of patches of one or more plots situated in relatively open areas in the woodland understory. Thinning of the oak woodlands in parts of the site is also envisioned to create open areas for burial plots as well as to promote defensible space by removing ladder fuels and overly dense understory vegetation.

Mapping of Oak Woodlands

Moore Biological Consultants conducted a site visit and prepared a map of oak woodlands and other vegetation communities in the site. The field survey and quantification methods and results are presented below.

Methods

A field survey was conducted on December 3, 2021. The survey consisted of walking around the site with scaled aerial photographs in hand and identifying polygons of various vegetation communities. Woodland areas with at least 10% canopy cover of oaks were classified as oak woodlands; areas dominated by shrubs were classified as chaparral. Areas lacking woody vegetation were classified as ruderal grassland and some of the grassland areas in the site have been graded and developed areas were also included in this habitat type.

Representative photographs were also taken in each vegetation community. Following the field survey, the hand-drawn polygons were digitized and compiled into a map.

Results

GENERAL SETTING: The 40.5+/- acre site is near Lone, in Amador County, California (Figure 1). The site is within Section 32, within Township 7 North, Range 9 East of the USGS 7.5-minute Carbondale topographic quadrangle (Figure 2). The site is at an elevation of approximately 230 to 270 feet above mean sea level, sloping gently to the southwest.

Land uses in this part of Amador County are a mixture of open space used for livestock grazing and open areas of foothill woodlands, chaparral and grasslands. Lambert Road borders the west edge of the site and the south and east edges of the site is bordered by Carbondale Road. The north edge of the site is bordered by chaparral vegetation. There are oak woodlands to the east, west, and south of the site (Figure 3).

VEGETATION TYPES: The project site consists of a mosaic of three notably different vegetation communities (Figure 3 and photographs in Attachment C). The site contains 24.5+/- acres of oak woodland vegetation, 7.6+/- acres of chaparral, and 8.4+/- acres of disturbed areas that are best described as “ruderal” (i.e., disturbed and weedy) grasslands. There are also dirt and graveled roads, a barn, and a few structures and/or storage sheds in the ruderal grassland areas.

Oak Woodland: The “Interior live oak series” (Sawyer and Keeler-Wolf, 1995) best describes the mixed oak woodland vegetation in the project site and the overall oak woodland overstory canopy cover is approximately 90%. (Figure 3 and photographs in Attachment C). Interior live oak (*Quercus wislizenii*) was

the only oak species observed in the oak woodlands; no valley oaks (*Quercus lobata*) were observed. There are a few California foothill pine (*Pinus sabiniana*) are intermixed with the oaks.

The oak woodlands in the site vary in tree sizes, tree densities, and presence or absence of a shrub understory. A few of the larger oaks in the site have a diameter-at-breast-height (DBH) of approximately 24 inches, but most of the oaks are multi-stemmed trees with most of the branches having a DBH of 8 inches or less. Common manzanita (*Arctostaphylos manzanita*), whiteleaf manzanita (*Arctostaphylos viscida*), and chamise (*Adenostoma fasciculatum*) are the dominant shrubs in the understory of parts of the oak woodlands.

Chaparral: The “Whiteleaf manzanita series” (Sawyer and Keeler-Wolf, 1995) best describes the shrub-dominant chaparral vegetation community in the project site (Figure 3). A majority of the chaparral vegetation is located along the north edge of the site. The remaining areas of chaparral primarily border the outer fringes of the oak woodlands. Dominant species in the chaparral include common manzanita, whiteleaf manzanita, with lesser amounts of chamise and buckbrush (*Ceanothus cuneatus*).

Ruderal Grassland: The “California annual grassland series” (Sawyer and Keeler-Wolf, 1995) best describes the non-native dominated annual grassland in the site. Soft chess brome (*Bromus hordeaceus*), annual dogtail (*Cynosurus echinatus*), foxtail barley (*Hordeum murinum*), and medusahead grass (*Elymus caput-medusae*) are the dominant grasses in the site. Common grassland species such as bull thistle (*Cirsium vulgare*), rose clover (*Trifolium hirtum*), Italian thistle (*Carduus pycnocephalus*), and filaree (*Erodium botrys*) are intermixed within the grasses. These same grassland species occur in the understories of the oak woodlands and chaparral communities, and in small open areas in the oak woodlands and chaparral communities that were considered too small to delineate as separate grassland polygons.

Project Impacts to Oak Woodlands

The proposed project will involve the conversion of oak woodlands to other uses (i.e., the complete removal of the oak woodlands), primarily for the construction of the building and associated access road to the building. The new building and associated access road are expected to involve the removal of less than 2 acres of oak woodlands. With respect to the extent of oak woodlands on the site, and in the context of extensive areas of oak woodlands in the project vicinity, the conversion of less than 2 acres of oak woodlands to cemetery uses is viewed as less than significant.

Development of cemetery plots in the oak woodlands and fuelwood reduction in the oak woodlands will be patchy and not involve clearing large areas of woodlands. Consequently, the project is expected to result in modification to the woodland rather than the conversion of oak woodlands. Cemetery development will involve clearing small patches in the oak woodlands, removal of some of the trees, and landscaping with turf and drought tolerant plants in some areas. Fuelwood reduction consisting of thinning dense woodlands (i.e., removing some trees), trimming lower branches of the oaks, and clearing understory shrubs is also envisioned. No more than a 50% reduction of the overall oak woodland overstory canopy cover is anticipated, with no single area greater than 0.25 acres being cleared for development of burial plots. With the patchy layout and preservation of a relatively dense oak woodland overstory, the overall character of the oak woodland habitat would remain.

Project Impacts to Oak Woodlands and Recommended Mitigation Measures

The acreage of oak woodlands that would be impacted by the proposed project has not been quantified beyond the estimated 2 acres that will be cleared for the building and access road to the building, which is viewed as a less than

significant impact.

It is recommended that burial plots in the oak woodlands be situated no closer than 5 feet from the trunk of any oak with a DBH greater than 12 inches. It is also recommended that burial plot development should not involve excavation in excess of 50% of the area under the canopy of any oak tree with a DBH greater than 12 inches.

We hope this information is helpful. Please call me at (209) 745-1159 with any questions.

Sincerely,



Diane S. Moore, M.S.
Principal Biologist

Reference

Sawyer, J.O. and T. Keeler-Wolf. 1995. A Manual of California Vegetation. California Native Plant Society, Sacramento. California.

Attachment A

Site Plan

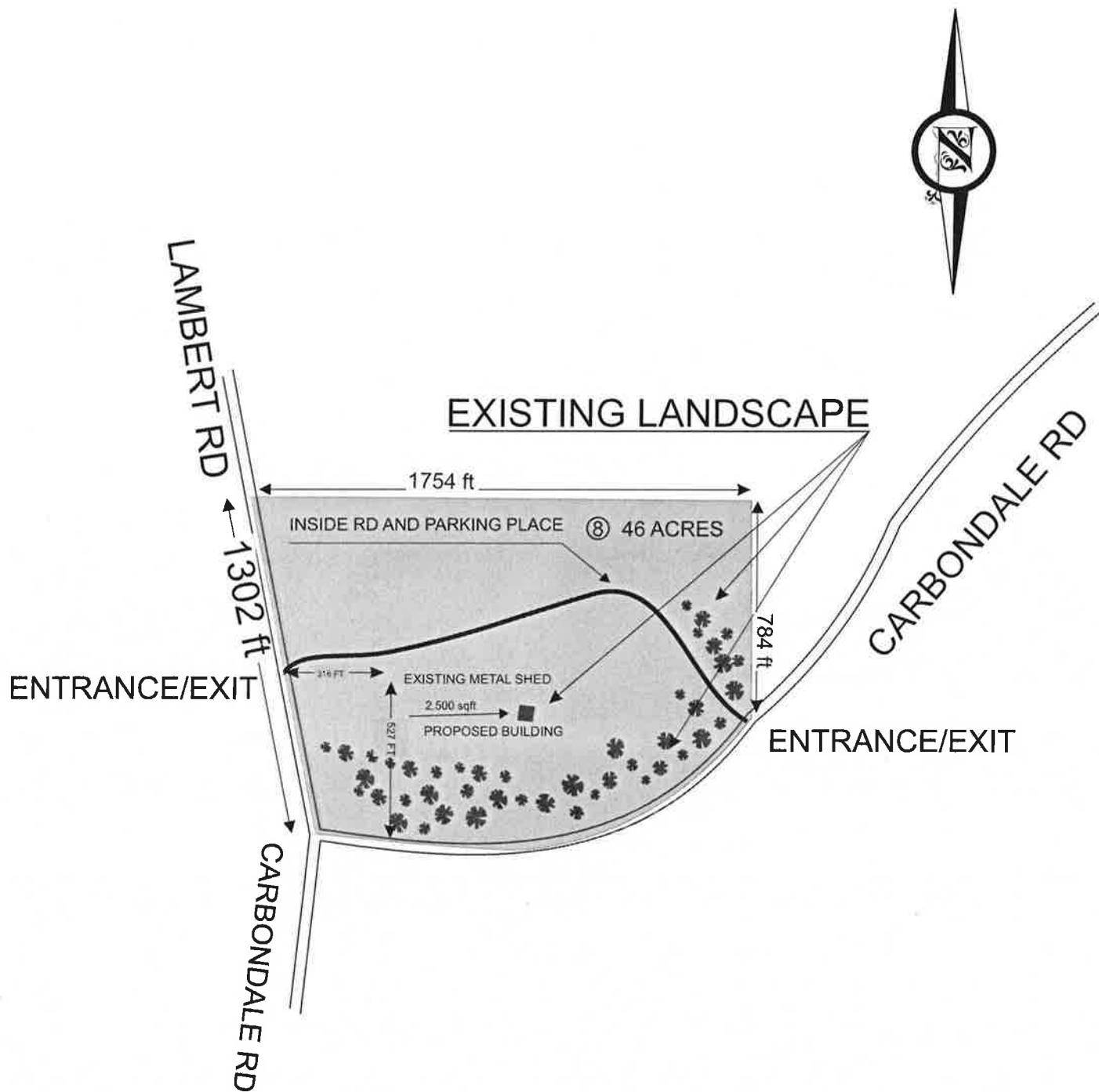


Figure 2: View of Proposed Cemetery Site With proposed Improvements

Attachment B

Photographs



Area of dense woodland in the south part of the site, looking southwest; 12/03/21.
Thinning the oak woodlands (i.e., removing some trees and trimming lower branches) in parts of the site would reduce the potential for intense fires.



Vegetation in the approximate central part of the site, looking southwest; 12/03/21. This portion of the site consists of a mixture of chaparral and oak woodland habitats. Many of the oaks in the site have multiple relatively small stems.



Patch of oak woodlands in the north-central part of the site, looking southwest; 12/03/21. Thinning the shrubs and oak saplings of the oak woodland understory in parts of the site would reduce the potential for intense fires.



Oak woodlands in the central part of the site, looking south; 12/03/21. The understory in this part of the site is relatively open.



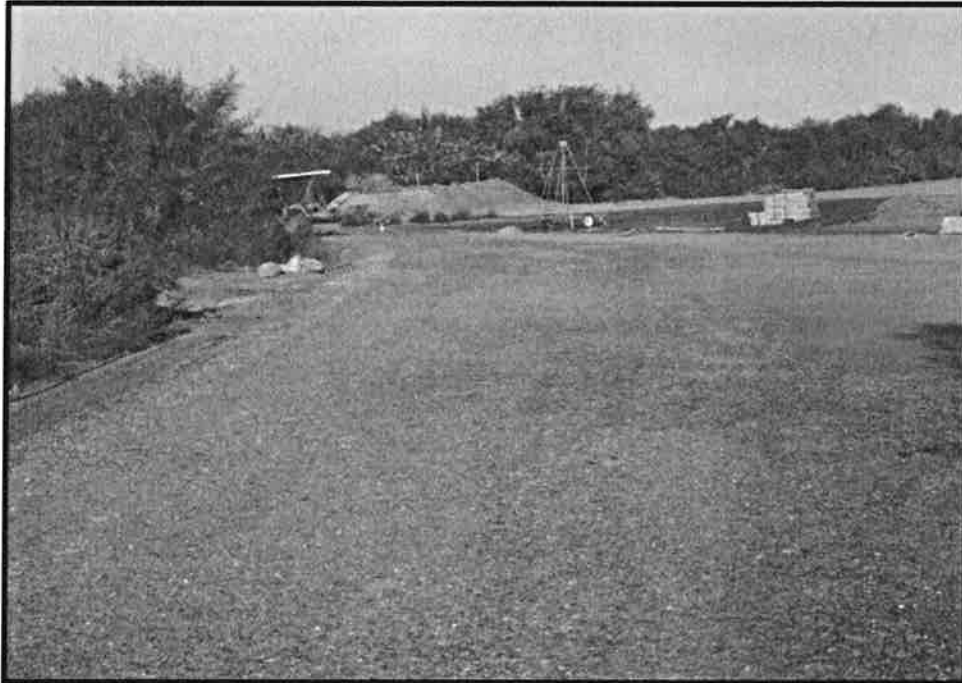
Previously graded area in the north part of the site, looking west from the northeast part of the site; 12/03/21. This area was previously envisioned for a home site and supported recently sprouted grasses and weeds during the survey.



Open area in the north part of the site, looking west from the central-north part of the site; 12/03/21. Recently graded areas in the site were essentially void of vegetation during the field survey.



Chaparral area in the northeast part of the site, looking west; 12/03/21. Chamise the dominant shrub in most of the chaparral in the site, with lessser numbers of manzanita.



Gravel access road in the southeast part of the site, looking northwest; 12/03/21. This road extends generally east to west through the site from Carbondale Road to Lambert Road.

RECORDING REQUESTED BY:

Old Republic Title Company

Escrow No.: 2123021759
APN: 001-220-013-000

P-182036

When Recorded Mail Document and Tax Statements to:

Brett L. Carlsen
16630 Lambert Road
Ione, CA 95640



Amador County Recorder
Kimberly L. Grady

DOC- 2017-0009996-00

Acct 4-Placer Title Co

Thursday, DEC 21, 2017 15:00

Tel Pd \$19.00

Nbr-0000303387

CT2/R1/1-3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is R & T Code 11911

(X) computed on full value of property conveyed, or

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

(X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Brett L. Carlsen, an unmarried man (who acquired title as Brett L. Carlsen, a married man as his sole and separate property)

hereby GRANT(S) to

Brett L. Carlsen, an unmarried man

that property in Unincorporated area of Amador County, State of California, described as follows:
See "Exhibit A" attached hereto and made a part hereof.

Date: December 14, 2017

Brett L. Carlsen

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 12/14/2017 before me, B. Higginbotham a Notary Public, personally appeared Brett L. Carlsen, 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: B. Higginbotham

Name: B. Higginbotham
(Typed or Printed)



(Seal)

Exhibit "A" Legal Description

The land described herein is situated in the State of California, County of Amador, unincorporated area, described as follows:

All that portion of the Northeast 1/4 of Section 32, T. 7N., R. 9E., M.D.M., Amador County California lying north of the centerline of Carbondale Road and East of the Centerline of Lambert Road.

APN: 001-220-013-000

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date 2/16/22 20.....

RECEIVED FROM Mounir Kaddoura

ADDRESS 3550 Watt Ave #140

Sacramento, CA 95821 DOLLARS (\$ 500⁰⁰)

For Use Permit Review UP 22; 2-3

ACCOUNT		How Paid ✓	
Amount Due		Cash	
Amount Paid	<u>500⁰⁰</u>	Check # <u>155</u>	
		Money Order	
		Credit Card	

Public Works Department
By L. Frost Deputy

Nº 94515

OFFICIAL RECEIPT
COUNTY OF AMADOR
Jackson, California

925-584-1664

Date 2-16-22 20.....

RECEIVED FROM Mounir Kaddoura

ADDRESS 3550 Water Ave Bldg. 140 Ste

One hundred seventy six dollars + tax (176.00) DOLLARS (\$ 176.00)

For (Cementary) clc-A-158
TAC APN 001-220-013 Dr permit rev

ACCOUNT		How Paid ✓	
Amount Due	176	Cash	
Amount Paid	176	Check	✓
		Money Order	

By AFPD
Nicole Department
Deputy

No 91475

OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date February 16, 2022

RECEIVED FROM Mounir Kaddoura

ADDRESS 3550 Watt Ave Bldg 140 ste Sacramento, CA 95821

One-thousand eight hundred and twenty-nine ⁰⁰ 00 DOLLARS (\$ 1829.00),

For Use Permt Application for UP-22; 2-3 Kaddoura
for Cemetery in RIA zoning. APN: 001-220-013

(\$1069 UP App + \$710 CEQA IS + \$50 Admin Fee = \$1829.00)

ACCOUNT		How Paid ✓	
Amount Due	\$1829.00	Cash	
Amount Paid	\$1829.00	Check	156
		Money Order	
		Credit Card	

By Planning Department
Justin Daniel Deputy

NO 93857

Mounir Kaddoura
3550 Watt Ave Bldg 140 ste
SACRAMENTO, CA 95821

157

60-7162/3222

2/1/6 30.75

PAY TO THE
ORDER OF

ACEH

\$ 240^{00/100}

Two hundred and forty dollars

DOLLARS

Security
Features
Dollars on
Back

CHASE

CHASE

FOR

Emman H.

Mounir K

MP



Planning Department <planning@amadorgov.org>

RE: Amador Water Agency Response to Early Consultation Application Referral for Use Permit Application UP-22; 2-3 for Gardens of Noor Cemetery

2 messages

Lucas Carthew <lcarthew@amadorwater.org>

Fri, Feb 18, 2022 at 4:17 PM

To: "planning@amadorgov.org" <planning@amadorgov.org>

Cc: Rick Ferriera <RFerriera@amadorwater.org>, Brandt Cook <bcook@amadorwater.org>

Planning Department,

Please accept this corrected letter. APN correction was made. If you have any further questions or concerns, please feel free to contact the Agency at your discretion.

Kind Regards,

Lucas Carthew

Assistant Engineer

Amador Water Agency

*** This is not a quote or an estimate. Rates and fees subject to change by future Board action. ***

From: Lucas Carthew

Sent: Friday, February 18, 2022 15:20

To: 'planning@amadorgov.org' <planning@amadorgov.org>

Cc: Rick Ferriera <RFerriera@amadorwater.org>; Brandt Cook (bcook@amadorwater.org) <bcook@amadorwater.org>

Subject: Amador Water Agency Response to Early Consultation Application Referral for Use Permit Application UP-22; 2-3 for Gardens of Noor Cemetery

Hello Amador County Planning Department,

Please see the attached document for AWA's response to the Early Consultation Application Referral for Use Permit Application UP-22; 2-3 for Gardens of Noor Cemetery. If you have any further questions or concerns, please feel free to contact the Agency at your discretion.

Kind Regards,

Lucas Carthew

Assistant Engineer

Amador Water Agency

*** This is not a quote or an estimate. Rates and fees subject to change by future Board action. ***

CONFIDENTIALITY NOTICE: This e-mail and any attachments are for the sole use of the addressee(s) and may be privileged, confidential and protected from disclosure. If you have received this message in error or are not the intended recipient, then we (1) advise you that any disclosure, copying, distribution, saving or use of this information is strictly prohibited, and (2) request that you delete this e-mail and any attachments and notify us by reply e-mail or telephone 209-223-3018.

Thank You,

Amador Water Agency [12800 Ridge Road, Sutter Creek, California 95685 www.amadorwater.org](https://www.amadorwater.org)



Early Consultation Application Referral AWA Response 021822.pdf

132K

Amador County Planning Department <planning@amadorgov.org>

Tue, Feb 22, 2022 at 8:44 AM

To: Lucas Carthew <lcarthew@amadorwater.org>

Cc: Rick Ferriera <RFerriera@amadorwater.org>, Brandt Cook <bcook@amadorwater.org>

Received, thank you.

Amador County Planning Department
810 Court Street
Jackson, CA 95642
(209) 223-6380
planning@amadorgov.org

[Quoted text hidden]



February 18, 2022

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

RE: Early Consultation Application Referral for Use Permit Application
UP-22; 2-3 for Gardens of Noor Cemetery
APN: 001-220-013

To Whom It May Concern:

On February 17, 2022, the Amador Water Agency (Agency, AWA) received an early consultation application referral for the Use Permit Application UP-22; 2-3 for Gardens of Noor Cemetery (Development) located 857 Carbondale Road, Lone, being APN 001-220-013, having been submitted to the County of Amador by Mounir Kaddoura on behalf of Brett L. Carlsen. The Agency has been informed that the County of Amador (County) is considering a Use Permit for the Development.

The Development is planned to be within the AWA operated Amador Water System (AWS), Lone Service Area (System). The Agency has the following comments regarding the Development:

- 1) The Development may apply for a "Determination of Water Availability" from the Amador Water Agency at any time.
- 2) Upon receipt of an approved Tentative Map/Use Permit approval from the County, the Development shall apply for a Conditional Will Serve from AWA. AWA will then advise the Development of the requirements to serve the Development and other specific facilities to be constructed prior to initiation of water service for the Development. Upon compliance with all of the terms of the Conditional Will Serve Commitment, the Development may apply for a Will Serve Commitment from AWA.
- 3) The Development will be required to obtain a "Water Certificate of Acceptance, Transfer and Will Serve Commitment" from the Agency, prior to recordation of the Development's Final Map or initiation of service to the Development.
- 4) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, City, County, Fire Department and AWA to adequately serve the Development, subject to AWA review and approval, without negatively impacting existing customers and rate payers. The Development will be responsible to obtain and pay for all permits, environmental reviews and certifications, licenses, acceptances, pay all associated fees, design,



construct, and make acceptable to the State, County, Fire Department and AWA all transmission, treatment, storage and distribution improvements needed to serve the Development, prior to initiation of service to the Development, as determined by AWA.

- 5) AWA has determined that currently reliable water treatment and storage capacity to serve the Development, and AWA's existing customers and commitments is severely limited in this System. AWA has fully allocated all treatment and storage capacity at the lone Water Treatment Plant (WTP) and is currently developing a plan to expand the existing WTP or to construct a new WTP. Water service to this Development may be contingent upon one of these options being implemented with sufficient capacity to serve the Development.
- 6) This parcel has one 5/8" meter providing service to it currently. Water meters off of the Eagles Nest distribution line are restricted to a maximum size of 5/8", being a capacity allotment of 400 gallons per day (gpd) at a maximum instantaneous flow rate of 20 gallons per minute (gpm). Future connections to this line may be subject to reimbursement agreement fee(s) for the Eagles Nest Estates Water Transmission Line. All other Agency fees would apply according to Agency rules, regulations and Water Code.

A "Developer Packet" with additional information and requirements may be downloaded from <https://amadorwater.org/connection-installation/> for your convenience. Please be aware that the contents of this packet are subject to change from time to time and are intended only as a guideline for Developers.

Please feel free to contact the Agency with any questions, comments, or concerns regarding the contents of this letter.

Kind Regards,

A handwritten signature in blue ink that reads "Lucas Carthew".

Lucas Carthew
Assistant Engineer

This is not a quote or estimate.

CC: File



TAC Project Referral - UP-22;2-3 Gardens of Noor Cemetery

Richard Vela <rvela@amadorgov.org>

Fri, Feb 18, 2022 at 10:36 AM

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

The Department of Transportation and Public Works has reviewed the submittal for Use Permit Application UP -22; 2-3 Kaddoura Cemetery and has the following comments:

1. If necessary, proposed encroachments onto Carbondale Road and Lambert Road will require encroachment permits and will need to be constructed per Standard Plans PW-3, PW-5B and PW-6A. These encroachments will need to be commercial driveway encroachments. The existing encroachments are most likely residential driveway encroachments but will be evaluated to see if they meet commercial driveway encroachment standards.
2. Traffic mitigation fees are to be collected for the proposed use. Currently, there is no classification for cemeteries in the current traffic mitigation fees table. However, the proposed land use will generate traffic. An appropriate traffic mitigation fee will be calculated for the proposed cemetery use. A traffic mitigation fee will be collected for the proposed 20,000 SF religious building at the time of building permit application.

On Thu, Feb 17, 2022 at 4:45 PM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

--

Richard R. Vela, P.E.

Director

Amador County Department of Transportation and Public Works

810 Court Street

Jackson, CA 95642

209-223-6429 Main

209-223-6457 Direct

rvela@amadorgov.org