



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
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

**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- Nishinam Tribe**
Caltrans, District 10	Shingle Springs Band of Miwok Indians**
CDFW, Region 2	United Auburn Indian Community of the Auburn Rancheria**
County Counsel	Washoe Tribe of Nevada and California**
Environmental Health Department	
Sheriff's Office	
Surveying Department	

**DATE:** July 21, 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 3,000 sq. ft. worship 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, **August 4, 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 \_\_\_\_\_

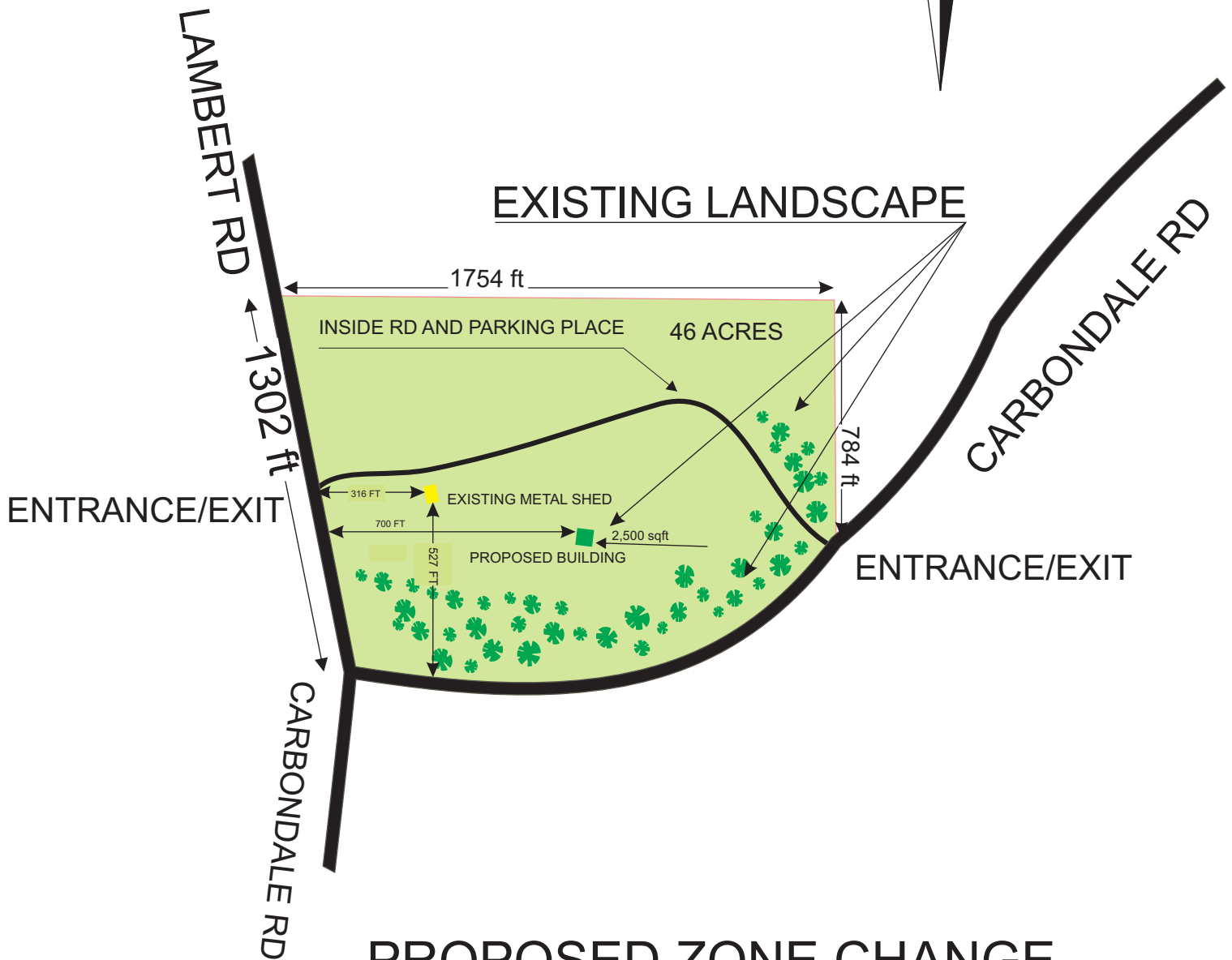
2. Attach a letter explaining the purpose and need for the Use Permit.
3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
4. If Applicant is not the property owner, a consent letter must be attached.
- \_\_\_\_\_ 5. Assessor Plat Map (can be obtained from 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: \$ \_\_\_\_\_  
Environmental Health Review Fee: \$ \_\_\_\_\_  
Public Works Agency Review Fee: \$ \_\_\_\_\_  
Amador Fire Protection District Fee: \$ \_\_\_\_\_
- \_\_\_\_\_ 8. Complete an Environmental Information Form.
- \_\_\_\_\_ 9. Sign Indemnification Form.

# PROJECT PLOT MAP

46 Acres



## EXISTING LANDSCAPE



## PROPOSED ZONE CHANGE FOR CEMETERY

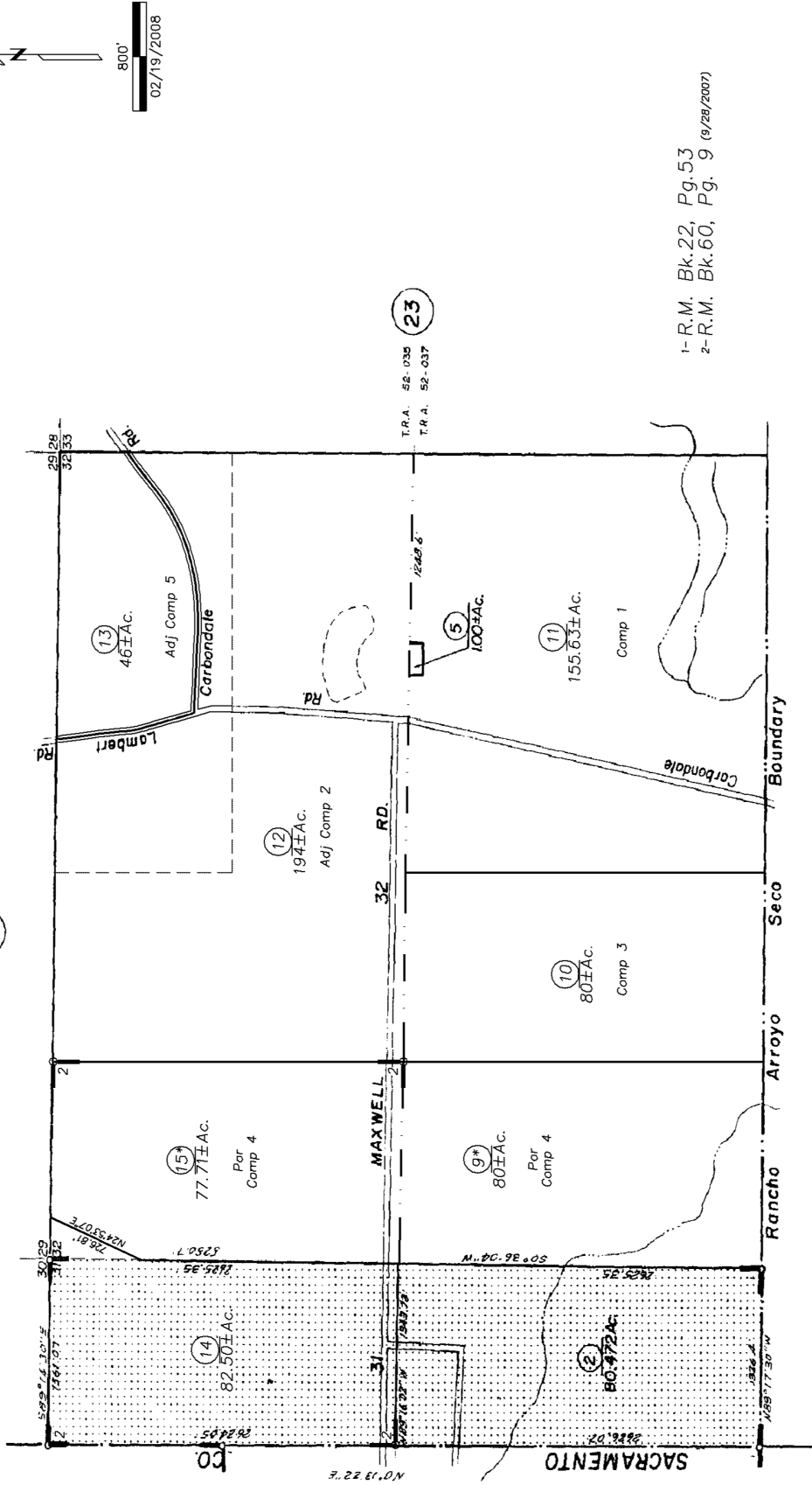
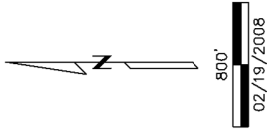
MOUNIR KADDOURA

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

1-22

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2008-2009 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.



23

1-R.M. Bk.22, Pg.53  
2-R.M. Bk.60, Pg. 9 (9/28/2007)

19

5  
2

\*Parcel split by TRA line

15

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

Assessor's Map Bk. 1 , Pg. 22  
County of Amador, Calif.

**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

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

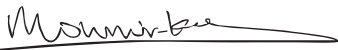
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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 7/8/2022

  
\_\_\_\_\_  
(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:

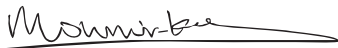
1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent 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:



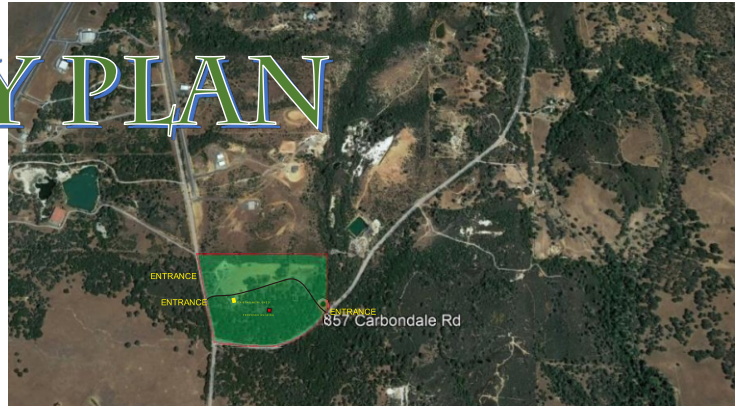
Signature

Owner (if different than Applicant):

Signature

# CEMETERY PLAN

Gardens of Noor Cemetery  
Ione, California  
APN: 001220013000  
July 2022



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.

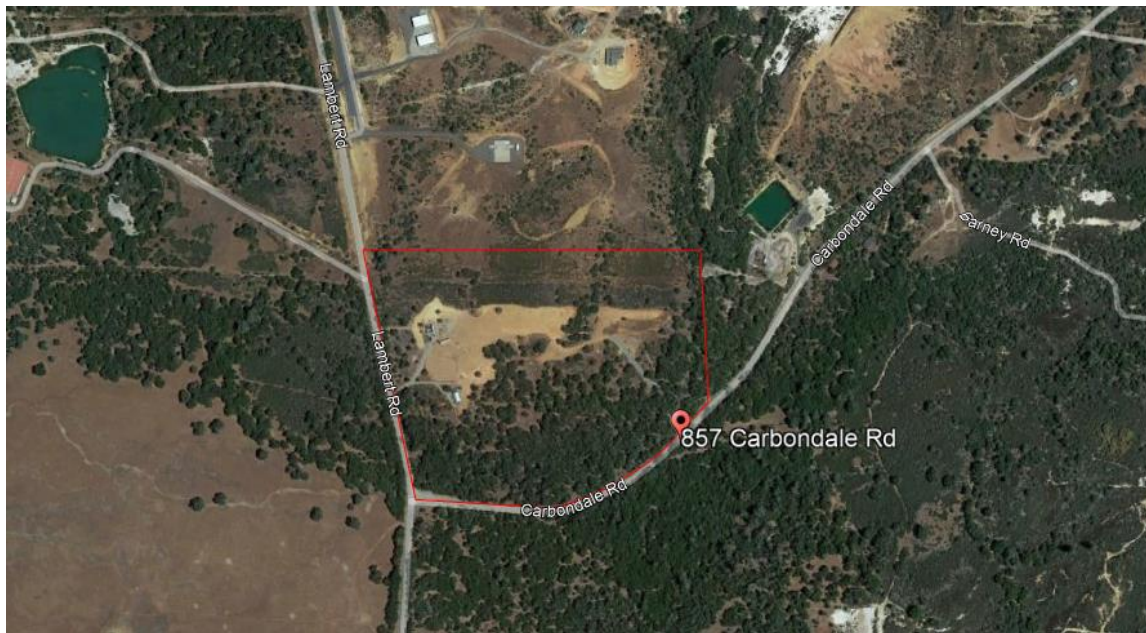
## 2. INTRODUCTION

### 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**

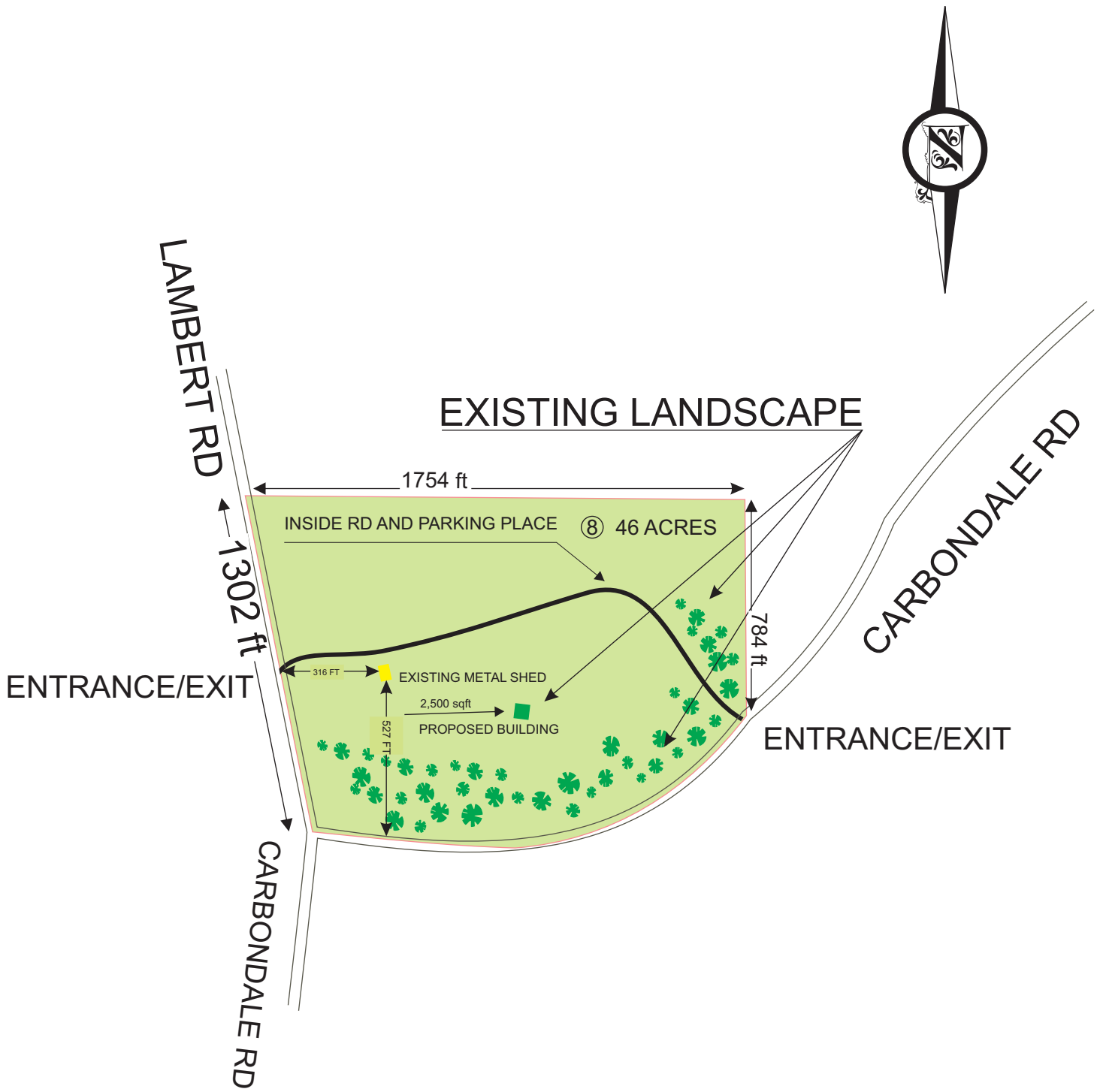


Figure 2: View of Proposed Cemetery Site With proposed Improvements



Figure 3: Additional Site Photos

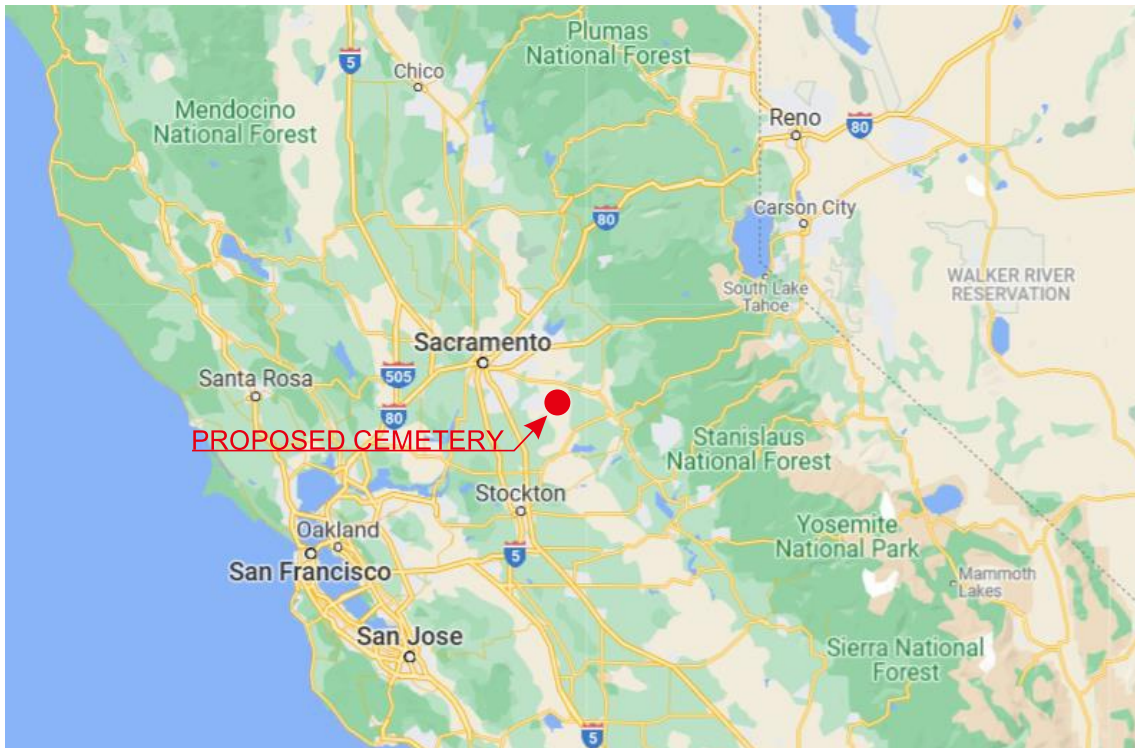


Figure 4: Additional Site Photos

## 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 3,000 sqft worship 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 and 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*

The cemetery will have a natural cover. Two sections with area approximately 7,500 sqft will be developed in the first stage with turf cover. Developed sections will have turf only upon request of purchasing party.

#### *Advantages Disadvantages*

- Allows more comfort to visitors who wish to sit at a burial May be perceived as a wasteful due to water restrictions
- Allows for use of the local water district's recycled water
- Requires frequent maintenance (mowing, fertilizer, etc.)
- Softens the landscape – appeals to the iconic image of the Cemetery
- Mitigates heat island 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>
<b><i>Land Use and Planning</i></b>	
Consistency with the existing zoning	Land Use Consistency Assessment
<b><i>Aesthetics</i></b>	
Consistency with visual character and/or quality of the project site and surrounding area	Visual Simulations
	Frontage improvements such as plantation and landscape setbacks.
<b><i>Traffic</i></b>	
Increase in traffic	An increase of an average of 50 Vehicles per week



RECORDING REQUESTED BY:

Pasion Title  
Placer Title Company  
Branch Number: 90

WHEN RECORDED MAIL TO:

Mounir Kaddoura  
3550 Watt Ave. #140  
Sacramento, CA 95821

**Amador Recorder**  
**Kimberly L. Grady**  
**DOC - 2022-0003961**  
Account: Placer Title Co  
Friday, April 29, 2022 14:43  
Total Paid: \$594.50

counter1/1 - 3

Order No: P-517865

**Grant Deed**

(Please fill in document title(s) on this line)

- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1(a)(1) due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1(a)(1). Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1(a)(2) due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1(a)(1) for the following reasons:

NOTE: The following exemptions may not be acceptable for use in all counties:

- Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on (date) as document number of Official Records, or,
- Exempt from fee per GC27388.a due to the maximum fees having been paid on documents in the transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees having been paid on documents in this transaction(s) recorded previously on (date) as document number(s) of Official Records, or,
- Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on (date) as document number(s).

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION  
(Additional recording fee applies)

\_\_\_\_\_  
(Signature)                      Print Name: \_\_\_\_\_                      Date: \_\_\_\_\_

**RECORDING REQUESTED BY**

Placer Title Company  
Escrow Number: P-517865  
Branch: 90

**AND WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO**

Mounir Kaddoura  
3550 Watt Ave. #140  
Sacramento, CA 95821

A.P.N.: 001-220-013-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$566.50 City Transfer Tax: \$0.00

**Monument Fee \$10.00**

Unincorporated Area  City of \_\_\_\_\_

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, **Brett L. Carlsen, an unmarried man**

Hereby GRANT(S) to **Mounir Kaddoura, an unmarried man**

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

Dated: April 21, 2022

Brett L. Carlsen  
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 ) ss.

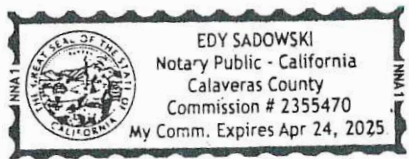
On April 22, 2022 before me,

Edy Sadowski  
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 Edy Sadowski

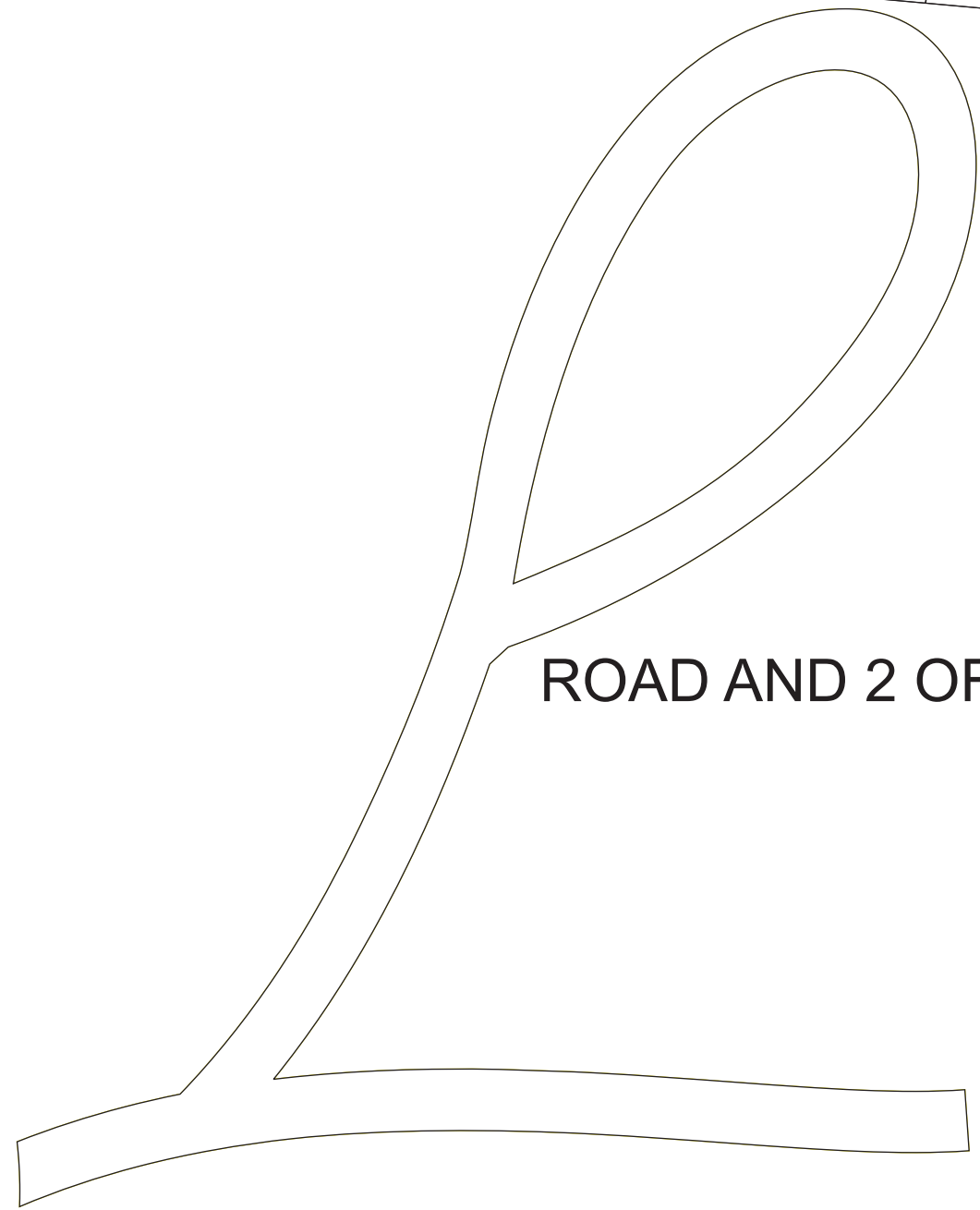
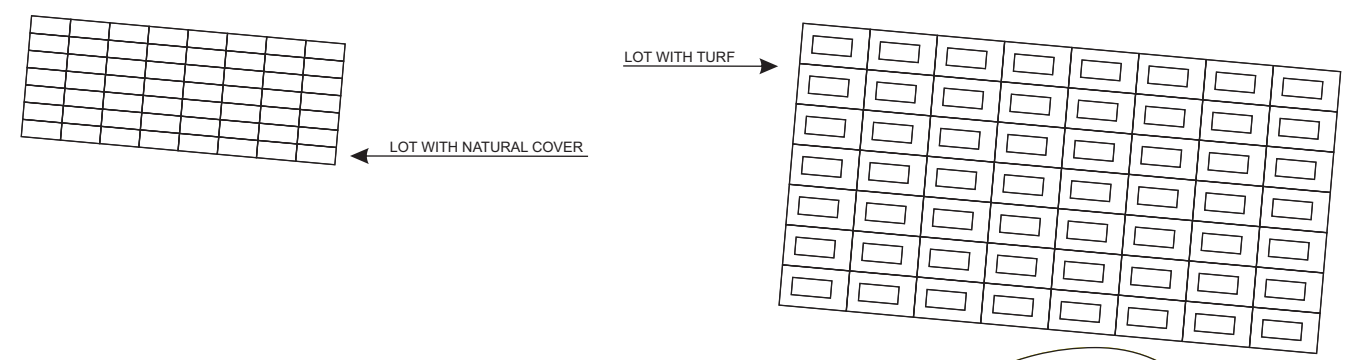






x

FUNCTIONAL SUPERVISOR	CALCULATED/DESIGNED BY	REVISOR
	CHECKED BY	DATE
DIVISION OF DESIGN	DESIGNED BY	REVISOR
	CHECKED BY	DATE



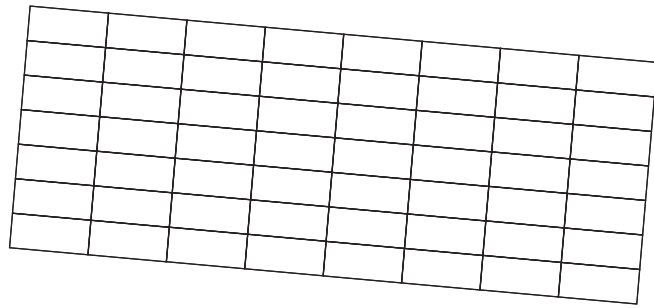
# ROAD AND 2 OF FOUR PROPOSED GRAVE SITES

ADDRESS:	COUNTY:	SHEET No.	TOTAL SHEETS
REGISTERED CIVIL ENGINEER		DATE	
PLANS APPROVAL DATE		No.	
		Exp.	
<small>THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.</small>			

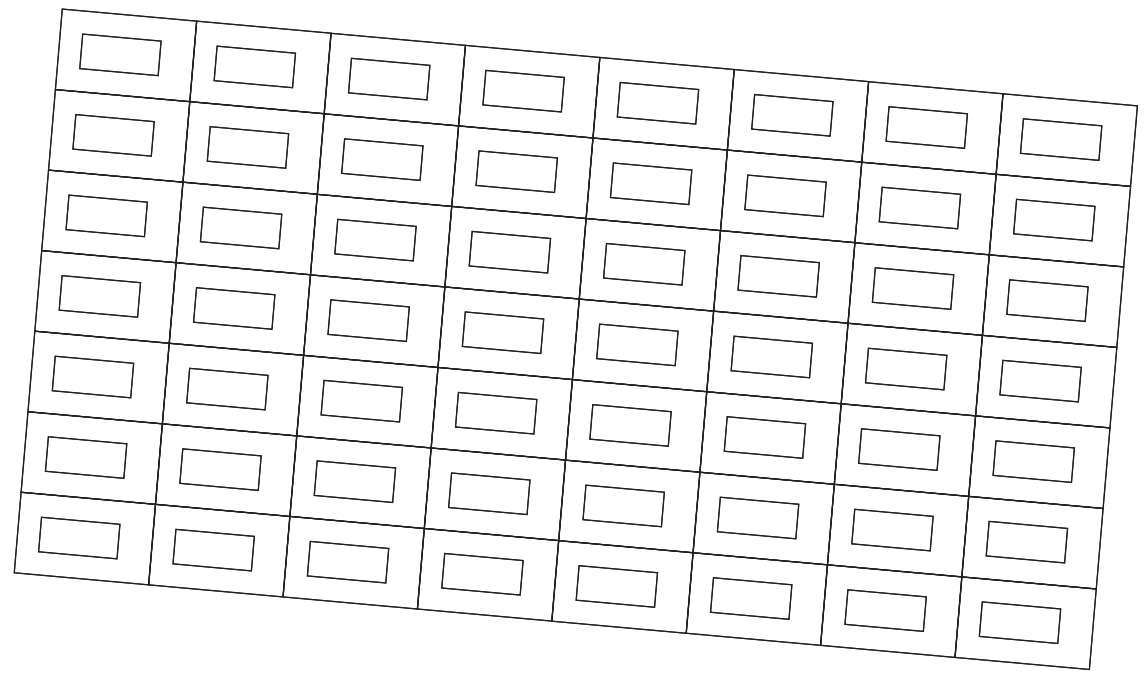
x

FUNCTIONAL SUPERVISOR	CALCULATED/DESIGNED BY	REVISOR
	CHECKED BY	DATE
DIVISION OF DESIGN		

ADDRESS:	COUNTY:	SHEET No.	TOTAL SHEETS
REGISTERED CIVIL ENGINEER		DATE	
PLANS APPROVAL DATE			
<small>THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.</small>			



**LOT WITH NATURAL COVER**



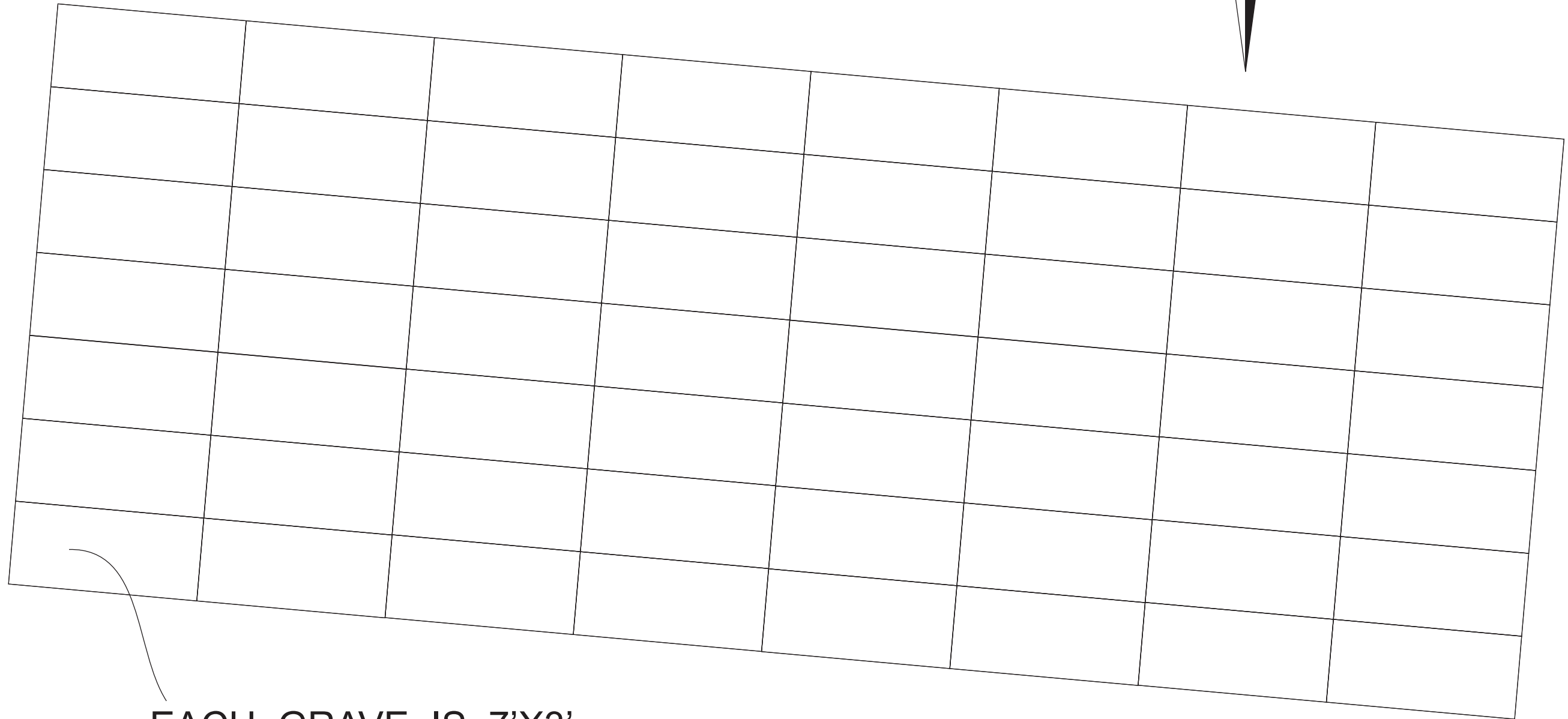
**LOT WITH TURF**

**2 MORE OF FOUR PROPOSED GRAVE SITES**



x

# 56'X45'



EACH GRAVE IS 7'X3'

LOT WITH NATURAL COVER

ADDRESS:	COUNTY:	SHEET No.	TOTAL SHEETS
REGISTERED CIVIL ENGINEER		DATE	
PLANS APPROVAL DATE		No.	
		Exp.	
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.			



FUNCTIONAL SUPERVISOR	CALCULATED/DESIGNED BY	CHECKED BY	REVISOR BY	DATE REVISOR
<b>DIVISION OF DESIGN</b>				

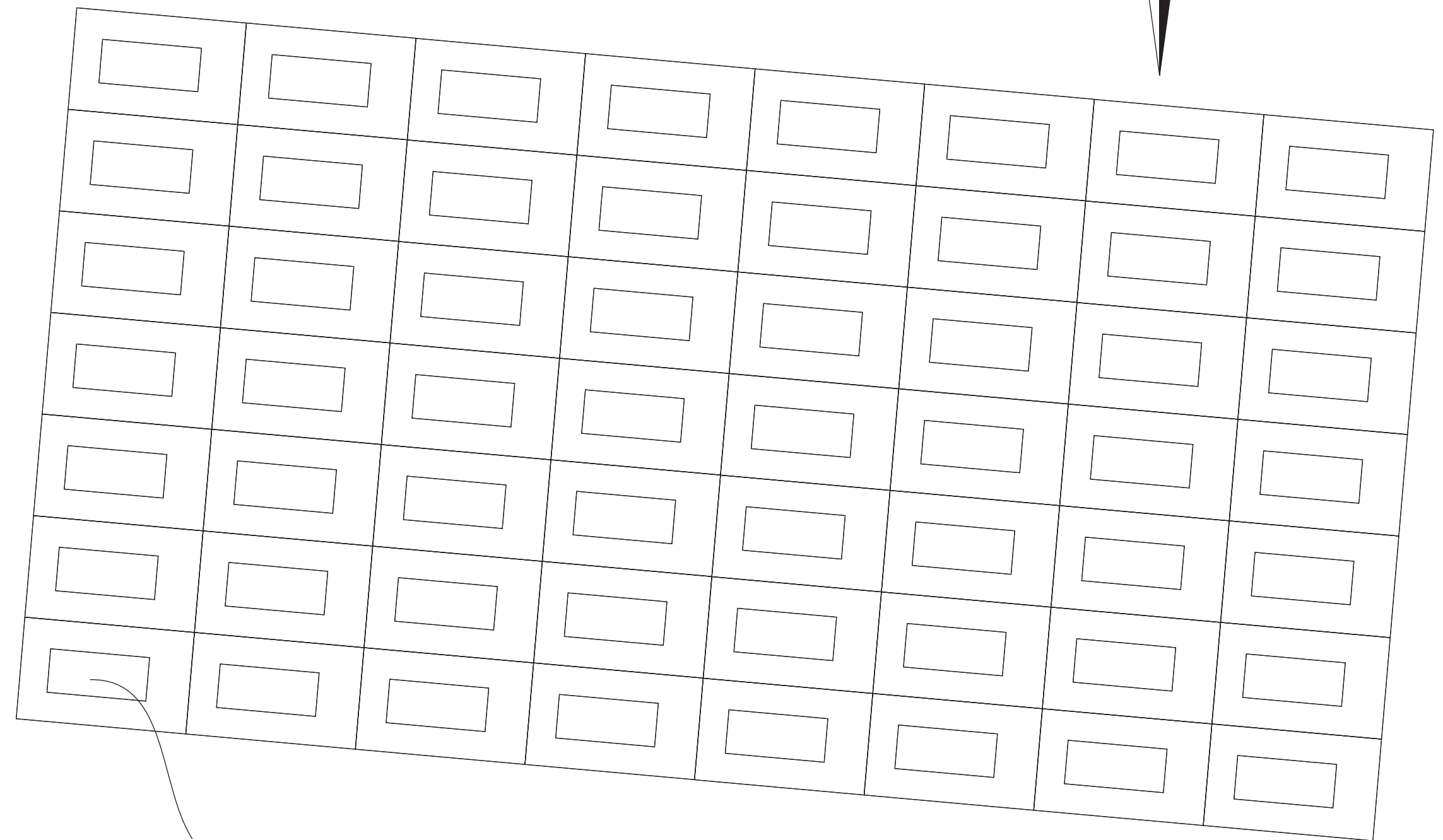


FUNCTIONAL SUPERVISOR		CALCULATED/DESIGNED BY	REVISOR
DIVISION OF DESIGN		CHECKED BY	DATE REVISOR

ADDRESS:	COUNTY:	SHEET No.	TOTAL SHEETS
REGISTERED CIVIL ENGINEER		DATE	
PLANS APPROVAL DATE			
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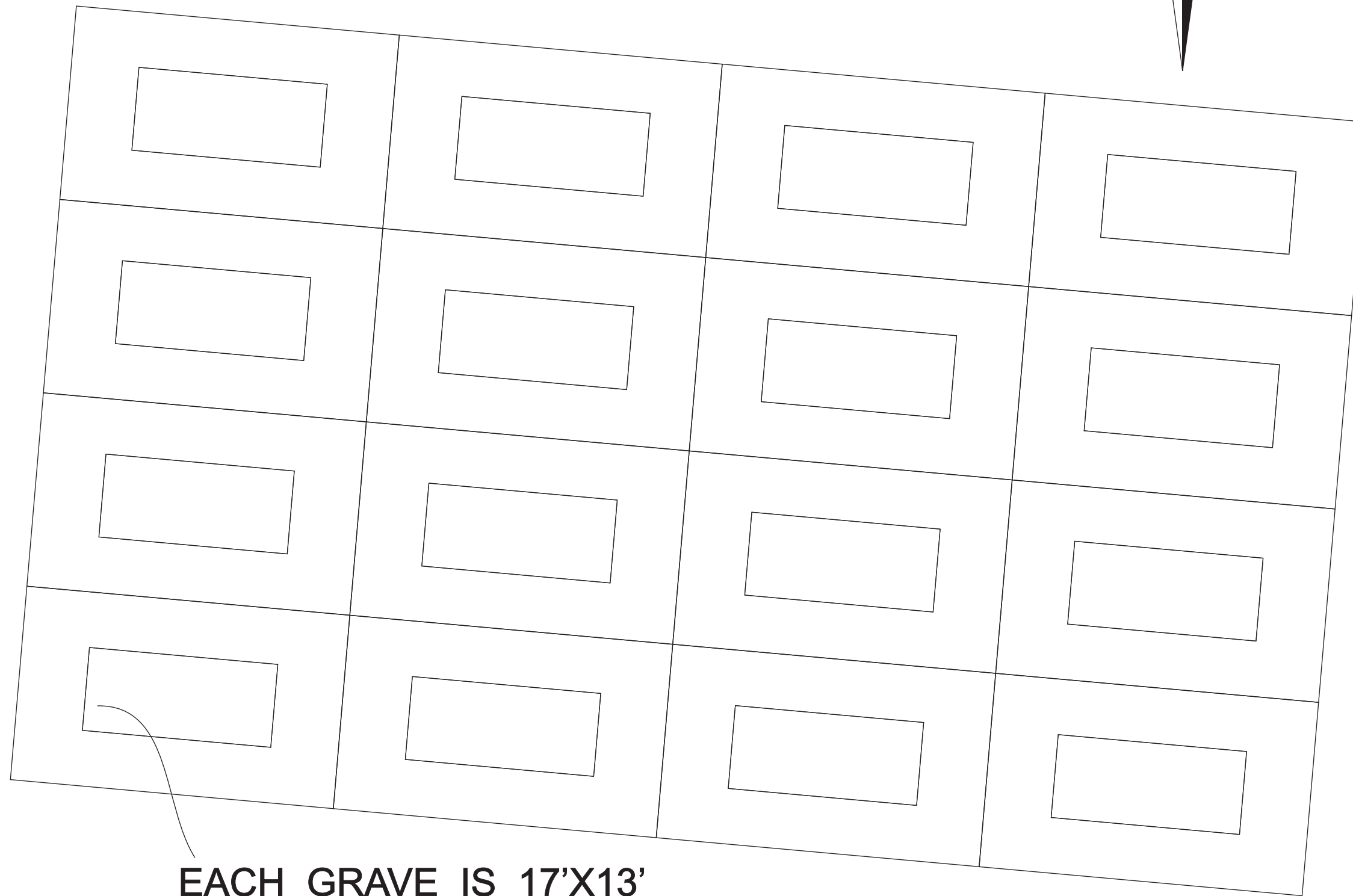
96'X49'



EACH GRAVE IS 12'X7'

LOT WITH TURF

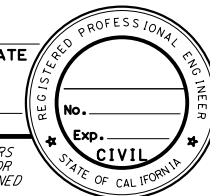
# 68'X52'



EACH GRAVE IS 17'X13'

LOT WITH NATURAL COVER

ADDRESS:	COUNTY:	SHEET No.	TOTAL SHEETS
REGISTERED CIVIL ENGINEER	DATE	No. _____ Exp. _____	
PLANS APPROVAL DATE			
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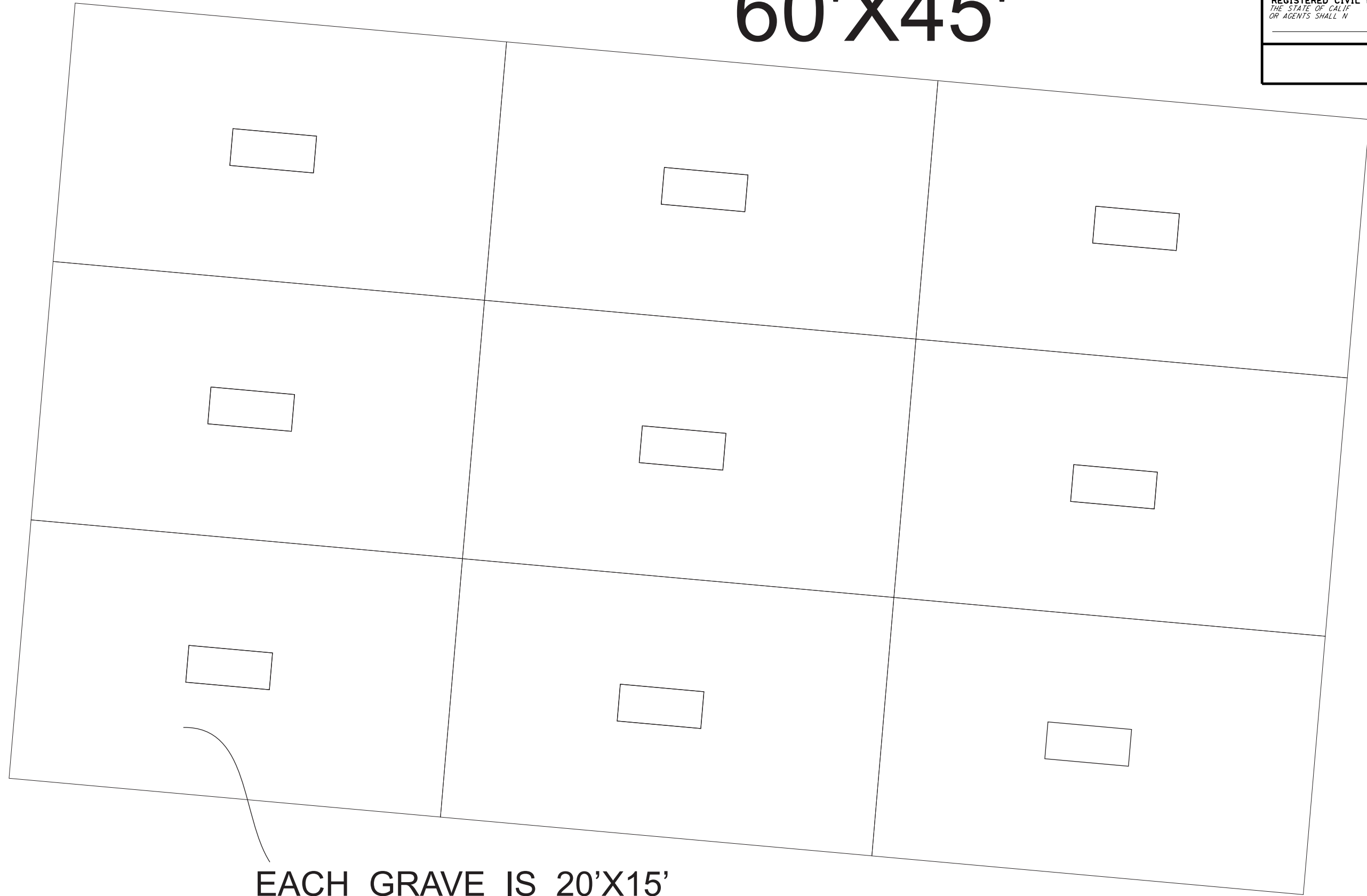


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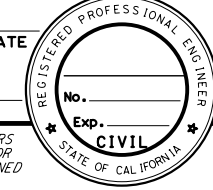


EACH GRAVE IS 20'X15'

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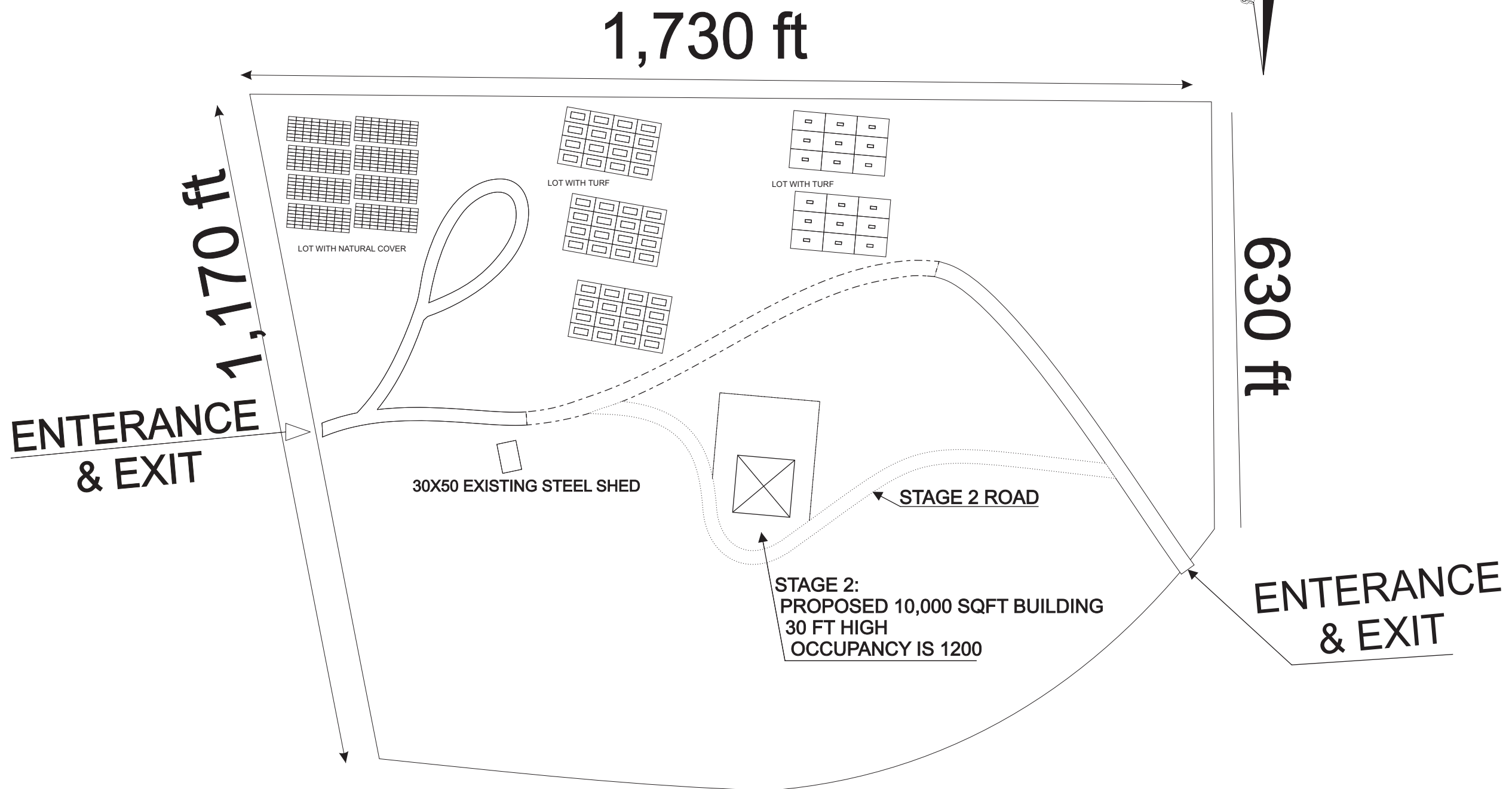
● STAGE 2 PROPOSED 10,000 SQFT BUILDING 30 FT HIGH WITH OCCUPANCY OF 1200

LAST REVISION      DATE PLOTTED => 8-APRIL-2021      TIME PLOTTED => 4-8-2022



FUNCTIONAL SUPERVISOR	CALCULATED/DESIGNED BY	REVISOR	DATE
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● STAGE 2 PROPOSED 10,000 SQFT BUILDING 30 FT HIGH WITH OCCUPANCY OF 1200 PEOPLE

# MOORE BIOLOGICAL CONSULTANTS

January 21, 2022

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

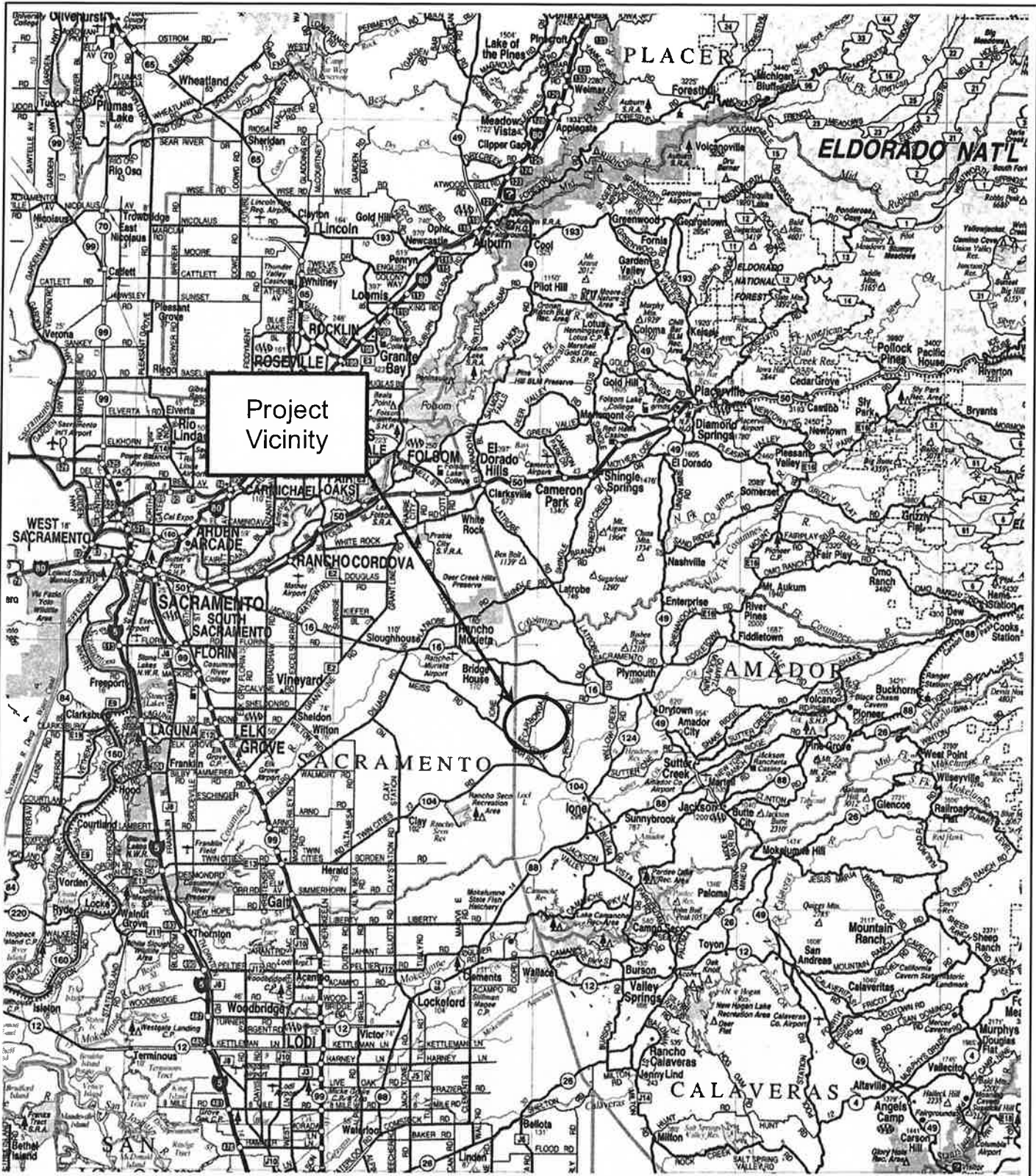
Subject: "GARDENS OF NOOR CEMETERY", AMADOR COUNTY,  
CALIFORNIA: OAK WOODLAND REVIEW

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.

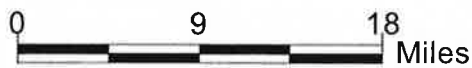
## **Project Overview**

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.



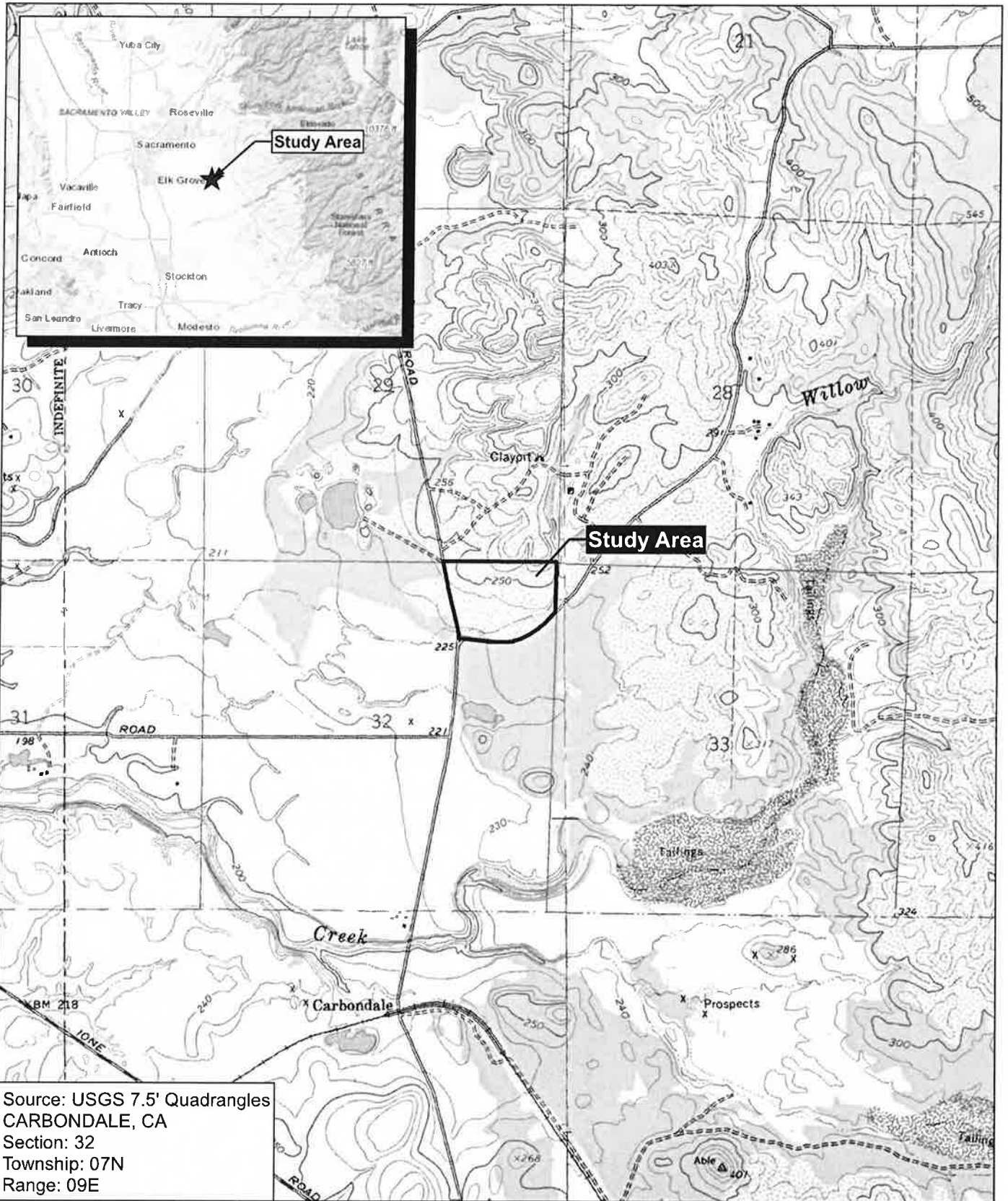
Source: California State  
Automobile Association

**Moore Biological  
Consultants**



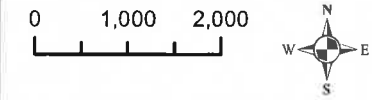
**FIGURE 1**

**PROJECT VICINITY**



**Figure 2**

Moore Biological  
 Consultants



Map Date: 01/06/2022

**USGS**

**Carbondale Cemetery**

Amador County, CA



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

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

**Vegetation Types**  
**Carbondale Cemetery**  
 Amador County, CA

Study Area  
 Vegetation Types



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

Moore Biological  
 Consultants

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**

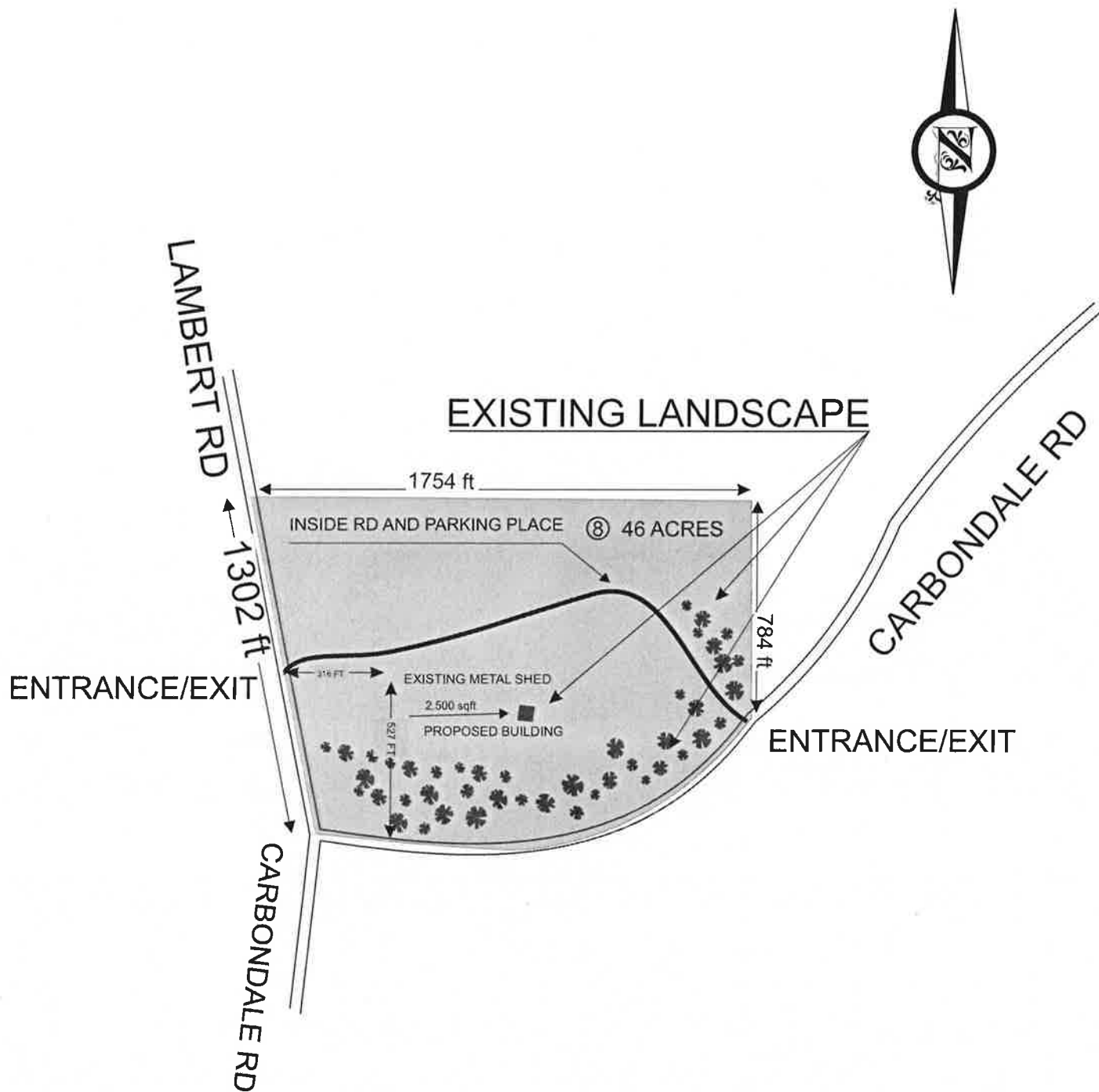


Figure 2: View of Proposed Cemetery Site With proposed Improvements

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.

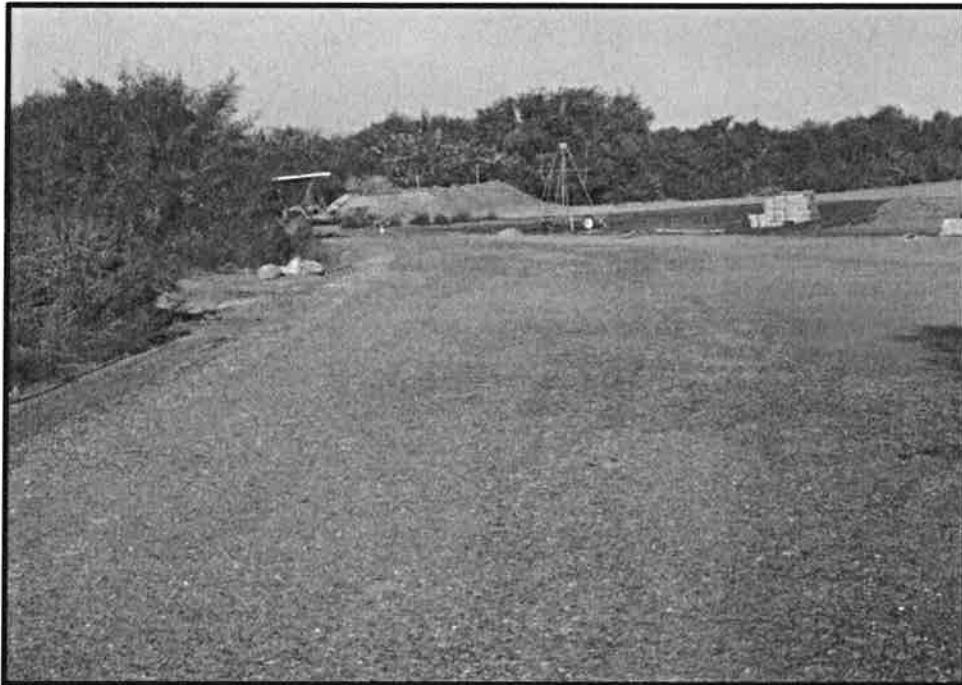


Open area in the north part of the site, looking west from the central-north part of the site; 12/03/21. Recently graded areas in the site were essentially void of vegetation during the field survey.





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.



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](mailto:rvela@amadorgov.org)*



Krista Ruesel <kruesel@amadorgov.org>

---

## AMA-104-PM 1.07 Early Consultation Application Referral Gardens of Noor Cemetery

---

**Bauldry, Paul@DOT** <paul.bauldry@dot.ca.gov>  
To: Krista Ruesel <kruesel@amadorgov.org>  
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Tue, Mar 1, 2022 at 1:28 PM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Early Consultation Application Referral for the Gardens of Noor Cemetery.

The property is located approximately 3.92 miles from State Route (SR) 104 near the town of Lone. The Assessor's Parcel Number is 001-220-013.

Caltrans has no additional comments at this time. However, Caltrans requests for all future development at this location to be included in the review process.

Thank you,

**Paul Bauldry**

Caltrans District 10

Office of Rural Planning

Division of Planning, Local Assistance, and Environmental

1976 E. Dr. Martin Luther King Jr Blvd.

[Stockton CA 95205](#)

Telework # 209.670.9488



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

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Tran, Harvey@Wildlife <Harvey.Tran@wildlife.ca.gov>

Thu, Mar 3, 2022 at 11:51 AM

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

Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>, "Wilson, Billie@Wildlife" <Billie.Wilson@wildlife.ca.gov>, "Barker, Kelley@Wildlife" <Kelley.Barker@wildlife.ca.gov>, "Thomas, Kevin@Wildlife" <Kevin.Thomas@wildlife.ca.gov>

To Whom It May Concern:

The California Department of Fish and Wildlife (CDFW) appreciates the opportunity to comment during the Early Consultation for the Gardens of Noor Cemetery (Project). CDFW is responding to the Early Consultation as a Trustee Agency for fish and wildlife resources (Fish & G. Code, §§ 711.7 & 1802, and CEQA Guidelines, §§ 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 et seq.) and/or a California Endangered Species Act (CESA) Permit for incidental take of Endangered, Threatened, and/or Candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The Project would construct a cemetery located on [857 Carbondale Rd., Ione](#) in Amador County. The 46-acre parcel will have 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. The Project will remove at least 2 acres of oak woodland habitat and an unknown acreage of chaparral and ruderal grassland habitat.

CDFW recommends the following items be addressed in the planning of the Project:

### Comment 1: Nesting birds

Aerial imagery (Google Earth) of the Project area shows mature trees located on the site. There are multiple trees located in the south portion of the parcel in the oak woodland. These trees can provide potential nest habitat to migratory birds and raptors during the avian nesting season of February 1 to August 31. CDFW recommends the applicant review and consider Fish and Game Code sections 3503, 3503.5, 3515, 4150 and 4152, which provide protection to nongame birds, migratory birds, birds of prey, their nests and eggs. Because potential habitat for nesting birds and birds of prey may be present within the Project area, the proposed Project should disclose all future potential activities that may incur a direct or indirect take to nongame nesting birds within the Project footprint and its close vicinity. Appropriate avoidance, minimization, and/or mitigation measures to avoid take should be included in the future project planning. Measures to avoid the impacts should include species specific work windows, biological monitoring, installation of noise attenuation barriers, etc.

### Comment 2: lone manzanita

A review of the California Natural Diversity Database (CNNDDB) revealed that the chaparral habitat 0.2 mile north of the parcel and 0.4 mile east of the parcel are within the presumed extant of the lone manzanita (*Arctostaphylos myrtifolia*). The occurrence dates for the nearby lone manzanita are 2019. Lone manzanita is listed as threatened under the federal Endangered Species Act (ESA) and is listed as 1B.2 by the California Native Plant Society. CDFW recommends the lead agency evaluate the potentially suitable chaparral habitat located on the north portion of the Project area and discuss how the development of the parcel would or would not impact suitable habitat for any threatened, endangered, candidate, sensitive, or special-status species. Early consultation with CDFW is recommended, since modification of the Project may avoid or reduce impacts to fish and wildlife resources.

To confirm the presence of rare plants, CDFW recommends conducting floristic surveys as described in CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (DFG 2009). These guidelines suggest rare plant surveys be conducted at the proper time of year when rare or listed species are both "evident" and identifiable. Our website provides additional information: [http://www.dfg.ca.gov/wildlife/nongame/survey\\_monitor.html](http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html)

### **Comment 3: Oak woodland**

Significant oak tree and oak woodland habitats exist within the Project area. These woodland associations are increasingly rare in California. In recognizing both the importance of oak woodlands and their continuing statewide loss, the California Legislature in 2002, passed the Oak Woodlands Conservation Act (Oak Act) Fish and Game Code §1360-1375. The legislative intent of this act is to support and encourage the voluntary, long-term, private stewardship and conservation of California's oak woodlands. The Oak Act encourages local land use planning that is consistent with the preservation of oak woodlands and provides incentives to protect and encourage farming and ranching that promotes healthy oak woodlands.

Any future environmental document for the Project should include a thorough discussion of the oak woodland habitats in the area and their distribution within the vicinity. This distribution data should be compared against the Project's proposed design plan to analyze the potential for adverse impacts on oak woodland resources. The Project's environmental document should analyze the potential direct, indirect, and cumulative impacts on wildlife and its habitat which may result from the Project's proposed removal of oak woodlands.

The Project's environmental document should also analyze the ways in which the Project can serve to provide protection to oak woodlands. CDFW recommends that a framework for compliance with the Oak Act to guide CEQA compliance for future development be analyzed by the environmental document for incorporation into the Project.

Please note that when acting as a responsible agency, CEQA guidelines section 15096, subdivision (f) requires CDFW to consider the CEQA environmental document prepared by the lead agency prior to reaching a decision on the Project. Addressing CDFW's comments and disclosing potential Project impacts on CESA-listed species and any river, lake, or stream; and providing adequate avoidance, minimization, mitigation, monitoring and reporting measures; will assist CDFW with the Early Consultation.

Thank you.

### **Harvey Tran**

Environmental Scientist

California Department of Fish and Wildlife

Region 2 - North Central Region

Habitat Conservation Program

(916) 358-4035

---

**From:** Amador County Planning Department <[planning@amadorgov.org](mailto:planning@amadorgov.org)>

**Sent:** Thursday, February 17, 2022 4:45 PM

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

**WARNING:** This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.



Planning Department <planning@amadorgov.org>

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## AB52 - TAC Project Referral - UP-22;2-3 Gardens of Noor Cemetery

---

**Anna Starkey** <astarkey@auburnrancheria.com>

Fri, Mar 4, 2022 at 10:38 AM

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

Thank you for providing the cultural study. The results are in line with what we show.

We have no further questions or concerns. Please include the previously attached mitigation measures for the TCR chapter and consider consultation to be closed.

[Quoted text hidden]

[Quoted text hidden]



APR 14 2022

Amador County Planning and Environmental Health,

AMADOR COUNTY  
PLANNING DEPARTMENT

After review of the Gardens of Noor Cemetery application and biological review, for APN 044-040-012 at 857 Carbondale Road in Lone, some items of concern come up. The applicant has certified the information in the application to be true and correct, yet a cursory review finds some of the applicant's and the applicant's biologist's responses factually inaccurate.

In the project's certified and signed environmental information form question 29 and 30 they are required to describe plants and animals on the property and adjacent properties. Other than an oak woodland review, information about the areas plants and animals are neglected, even though required.

The federally registered endangered plant *Eriogonum Apricum* (lone Buckwheat) and threatened plant *Arctostaphylos Myrtifolia* (lone Manzanita) are documented to occur in the area and immediately adjacent properties. They very likely occur on this project's property.

Regarding, *A. myrtifolia*, lone manzanita is restricted to Amador and Calaveras Counties. Its center of distribution is the large exposure of the lone Formation in western Amador County around the City of lone. Per the lone buckwheat and manzanita 5-Yr Review listed below, "The most robust population at the time of listing occurred in an area along Lambert Road. Currently the plants in the area between Lambert and Carbondale Roads are extremely unhealthy, but it is uncertain if it is due to disease or herbicide use associated with adjacent development (Swiecki et al. 2005, p. 10)." This project appears to be located in the center of the most robust population of this threatened species.

This project proposes to remove acres of chaparral on the site, including manzanita, as documented, pictured and requested in the Moore Biological report included in the application. They include the removal of acres of manzanita and grasses, likely including the species listed above, as part of their project description. How a professional biologist could review vegetation on the site and fail to include this very pertinent information is confounding. The removal or take of plants that are listed as threatened or endangered species is a federal crime under the Endangered Species Act.

As described, significant and unavoidable impacts to known and documented, threatened and endangered species are not only likely, but are likely specifically being requested by the applicant. County approval of the applicant's project as described would likely bring significant liability to all involved.

Consultation with and permits from the US Fish and Wildlife are likely required for this project, or any project on this site to proceed. Significant and detailed environmental review should be required of any project on this property.

Additional Resources:

Species Profile for lone manzanita(*Arctostaphylos myrtifolia*)

<https://ecos.fws.gov/ecp/species/1806>

Species Profile for lone (incl. Irish Hill) buckwheat(*Eriogonum apricum* (incl. var. *prostratum*)) (fws.gov)

<https://ecos.fws.gov/ecp/species/8301>

lone buckwheat and manzanita 5-Yr Review.doc (fws.gov)

[https://ecos.fws.gov/docs/tess/species\\_nonpublish/1674.pdf](https://ecos.fws.gov/docs/tess/species_nonpublish/1674.pdf)



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## use permit for 857 Carbondale Rd lone ca

2 messages

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**Mounir** <mounirkad@yahoo.com>

Wed, May 18, 2022 at 9:54 AM

Reply-To: Mounir <mounirkad@yahoo.com>

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

Hello Christa

Please see letter bellow from Amador County Water.

Good Afternoon,

Thank you for taking the time to speak with me this afternoon. This email to summarize what we discussed during that phone call per your request. The water line that supplies the Eagles Nest area is undersized and susceptible to low pressure dips when demand is high, and as such, AWA has limited the size of meters which can be installed per parcel. This will limit APN 001-220-013 to a 5/8" meter, with one (1) Equivalent Dwelling Unit (EDU) of capacity. 1 EDU is approximately 400 gallons per average day. Each parcel in the Eagles Nest area is also required to have a backflow assembly installed consistent with AWA standards at owner expense to prevent backflow into the water main during times of low pressure. A list of approved backflow devices can be found in our Standard Design And Construction Specifications For Water Systems. You stated you also have plans to install a well on site to supplement water needs which would supply ~2gpm. Additionally, any fire protection needs required by the fire protection authority having jurisdiction will be required to be installed – this may be either City of Lone Fire Department or Amador Fire Protection District.

In order to move forward with water service to this parcel, the following items will be required prior to initiation of service:

1. Completed application to start water service.
2. Installation and certification of backflow preventer – certification to be provided to AWA.
3. Remitted Time and Materials deposit for installation of fire service line or for a hydrant(s) installation at this parcel and subsequent installation of said fire protection service line or hydrant(s), if required by fire authority having jurisdiction (City of Lone or Amador Fire Protection District).

Our Customer Service Department can quote prices for any items, fees, or deposits listed above. If you have further questions, please feel free to contact the Agency at your convenience.

Kind Regards,

Lucas Carthew  
Assistant Engineer  
Amador Water Agency

**MOUNIR KADDOURA**

**Bachelor of Science Degree in Civil Engineering**

**NOOR MORTUARY AND A. ARTS AND MONUMENTS**



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## Dear Mosque, I visited with you yesterday regarding the

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**Ron Woodhouse** <ronwoodhouse33@gmail.com>  
To: planning@amadorgov.org

Thu, Jul 7, 2022 at 11:13 AM

Krista, my name is Ron Woodhouse, I live on Lambert Rd near the proposed Mosque and would like to be notified on any developments regarding the Mosque/Cemetery. I am against it. It does not serve this community and significantly will change the character of our rural environment. . The application for approval gives no details on the "religious building" other than a huge 20,000 sq ft building (why don't they call it a Mosque?), by far the largest in this corner of the county. How high will it be? Will it be lit up. How about noise (call to prayer), how about water and sewage, the negative impact of hundreds of people coming into our neighborhood, The impact on the roads, they claim only 50 cars a week will be using a 20,000 sq ft, 50 yd square bldg. They claim no impact on water drainage. That corner of Carbondale-Lambert floods and is closed every winter due to flooding. I have many more concerns, as do every neighbor I have talked to.. Again I am absolutely opposed to this project which does nothing but negatively impact the lives of the locals for a community of people that do not exist in this neighborhood, nor for miles around here. They mention serving the Muslim communities of Sacramento, El Dorado and Placer Counties. Build it there.. Thank you, Ron Woodhouse [19500 Lambert Rd, Lone, Ca ronwoodhouse33@gmail.com](mailto:ronwoodhouse33@gmail.com)



Planning Department <planning@amadorgov.org>

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## TAC Project Referral - UP-22;2-3 Gardens of Noor Cemetery and Religious Building

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**AFPD Headquarters** <afpdhdq@amadorgov.org>  
To: Amador County Planning Department <planning@amadorgov.org>  
Cc: Stacy Powrozek <spowrozek@amadorgov.org>

Wed, Jul 27, 2022 at 1:01 PM

CFD annexation condition applies.

Thank you,  
Nicole  
Amador Fire Protection District  
[810 Court Street](#)  
[Jackson, CA 95642](#)  
209-223-6391-phone  
209-223-6646-fax

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[Quoted text hidden]