



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- 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: May 18, 2023

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 driveway parking for up to 100 cars, and a parking lot with 35 permanent spaces, and permanent restrooms. Proposed number of funerals is 100 events annually with a limit of 50 attendees. APN: 001-220-013

Applicant: Mounir Kaddoura
Supervisorial District: 5
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, **June 1, 2023 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.

Project Application



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

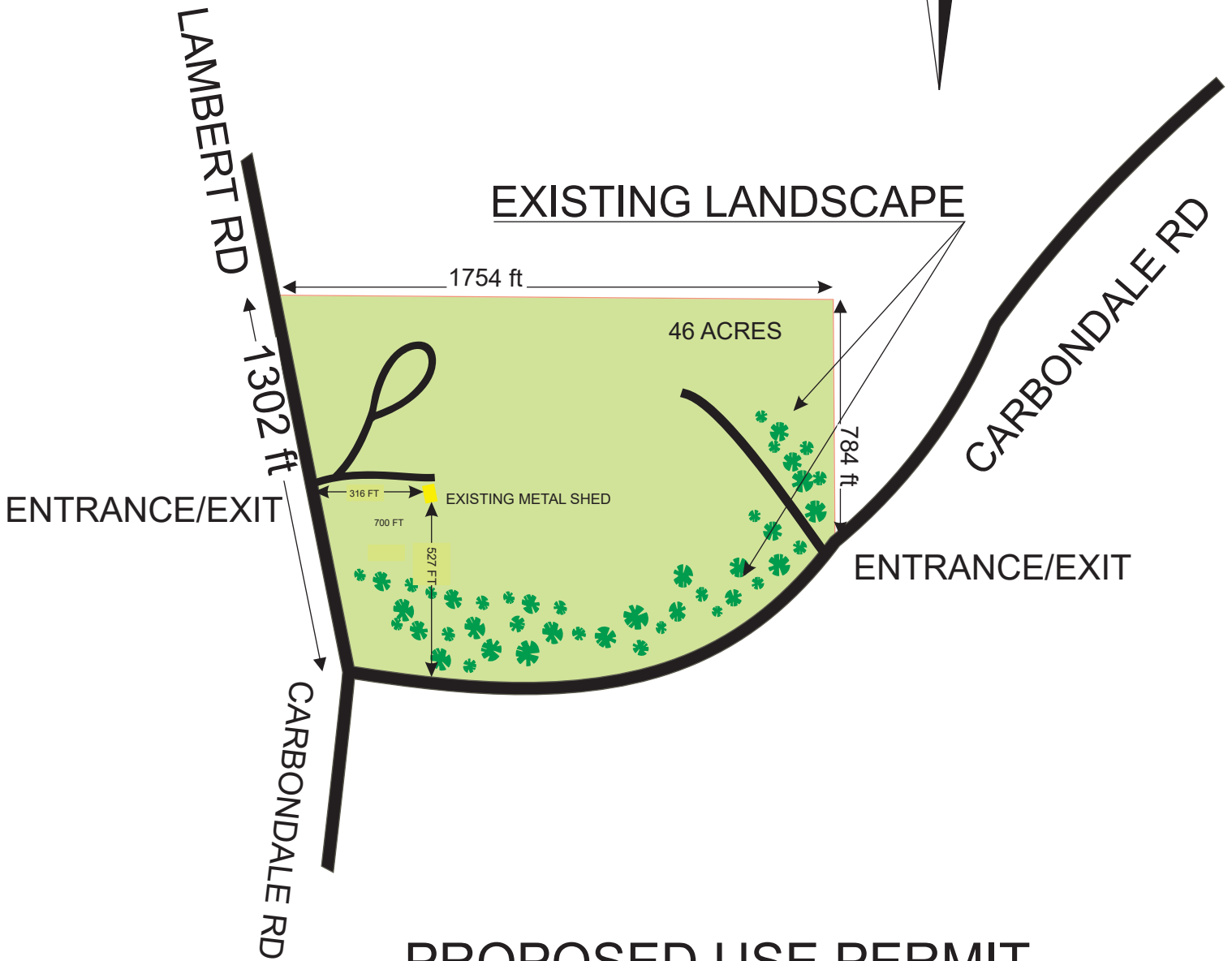
Use Permit Applied For:

- 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



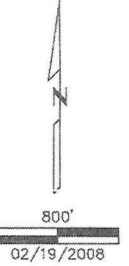
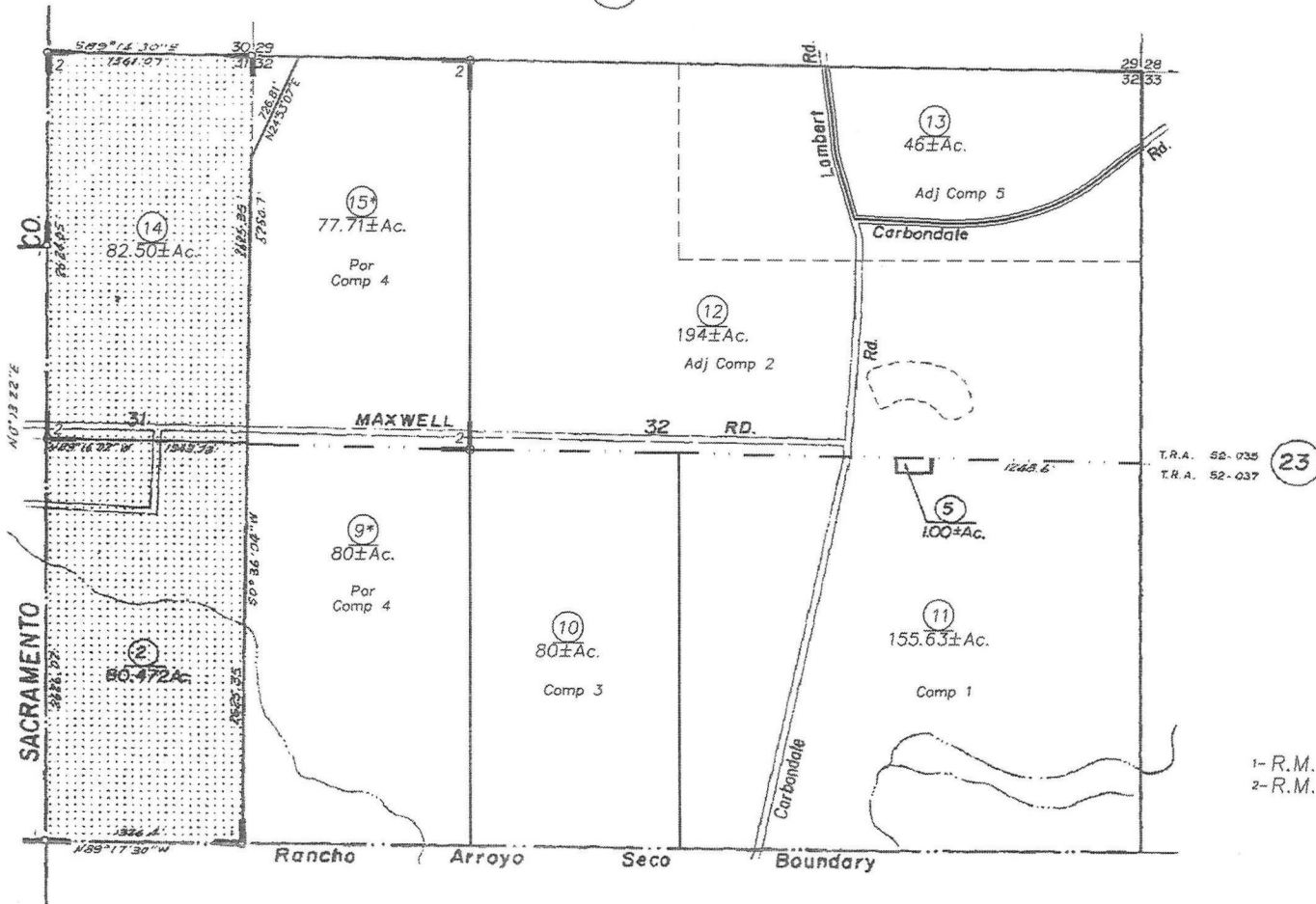
PROPOSED USE PERMIT
FOR CEMETERY

MOUNIR KADDOURA

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

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.



5
2

*Parcel split by TRA line

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

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

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

15

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 RIA, Single Family Residential and Agriculture

Existing General Plan MRZ, Mineral Resource Zone

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

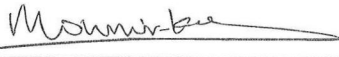
- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of 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 06/03/2022



(Signature)

For _____

GARDENS OF NOOR CEMETERY PLAN



**Gardens of Noor Cemetery
16630 Lambert Rd
Ione, CA 95640
APN: 001220013000**

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1. EXECUTIVE SUMMARY

The proposed cemetery site is at 16630 Lambert Rd, Ione, Ca 95640. The land will be developed as "Gardens of Noor Cemetery." This Plan is for the development of 1/2 acre of the 46 acres as a cemetery. This Plan is required for the use permit application. The purpose of this Plan is to illustrate the development of the Gardens of Noor Cemetery.

2. INTRODUCTION

2.1 Background

Mounir Kaddoura is interested in developing a cemetery at 16630 Lambert Rd, Ione, CA 95640. The Plan includes different areas for burials, a parking lot with special needs individuals parking, and restrooms.

2.2 Physical Settings and Constraints

Located at 16630 Lambert Rd Carbondale Rd, Ione, CA 95640, APN: 001220013000, the Gardens of Noor is on a 46-acre site. The site has a 1500 sqft steel building that used for storage will not be used for uses associated with the cemetery. The gravel road can accommodate 100 car parking, and the site will have a parking lot to fit 35 cars. Figures 1 to 3 show the property location's vicinity map and perimeter.

The anticipated group size attending funerals will be 50 people per funeral event. The anticipated events will be 100/year maximum. The property has water from the Amador Water Agency with 400 gallons/day which will be sufficient for funeral services. A permit is applied for for a well on the property by Rumsey Lang Well Drilling and Pump Inc. 4241 Business Dr. Suite #A, Cameron Park, CA 95682. Phone Number (530) 677-5361.



Figure 1: View of Proposed Cemetery Site



Figure 2: Property Vicinity Map

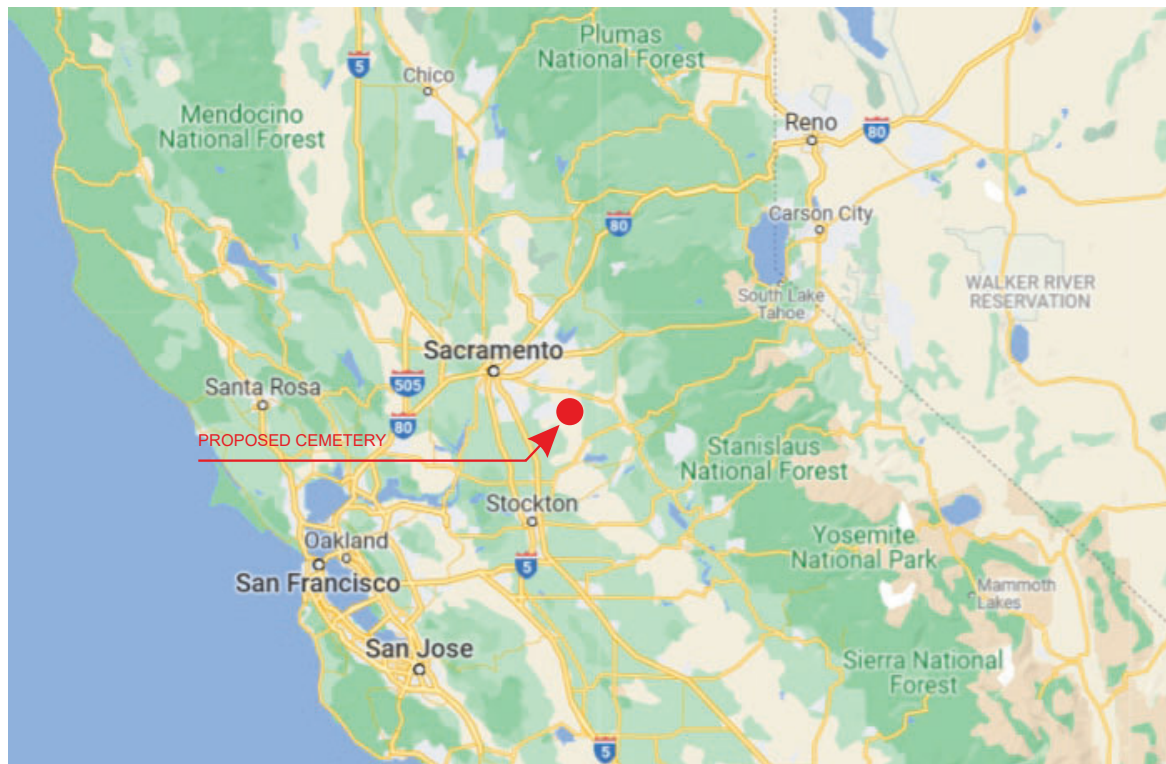


Figure 3: Additional Property Vicinity Map

2.3 Design Layout

The primary objective of the Gardens of Noor Cemetery is to provide a burial place for the growing Muslim Community in Amador County, Sacramento County, Placer County, and surrounding areas. The cemetery plan layouts are in Appendix I.

3. LANDSCAPE ARCHITECTURE

3.1 Site Design

The Gardens of Noor cemetery encompasses approximately 46 acres of property.

3.2 Entrance Area

The main entrance to the cemetery is from 16630 Lambert Rd, and the other property entrance is on 857 Carbondale Rd. There are oak trees on the land. The gravel road from the entrance will provide additional parking spaces for about 100 cars.

3.3 Burial Options

The cemetery has a combination of burial facilities to meet the preferences of all clients. The cemetery will have enough gravesites to serve the Muslim community. The graves will have various sizes to accommodate customers' preferences. Some graves will be 4-foot by 8-foot plots and have upright ledger markers. The single Adult Grave may contain the following: Cemetery layout plan is in Appendix I.

- Five (5) caskets containing human remains; 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 where a casket containing human remains has been buried, provided space is available.

4. PLANTING AND IRRIGATION

4.1 Ground Cover

The cemetery locations of the property will have a natural cover. The first stage of the cemetery, a 21,780 sqft area, will be developed.

4.2 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 as 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.

5. SITE CHARACTERISTICS

5.1 Landscape Lighting

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

6. SECURITY

The cemetery's perimeter will be bordered by a 5-foot fence along Carbondale Rd and Lambert Rd or inside the land. A manual swing gate and lock will control the cemetery visitor entrances, and a manual rolling gate and lock will control the maintenance entrance of the cemetery locations. Electric operating gates and a Number Plate Recognition Camera will be explored later.

7. POTENTIAL ENVIRONMENTAL IMPACT

- The project environmental impact is anticipated to be minimal.
- There will increase of traffic estimated to be 25 cars per week.
- Frontage improvements such as plantation, fence, and landscape.

APPENDIX I

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 Ione 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 Ione or Amador Fire Protection District).

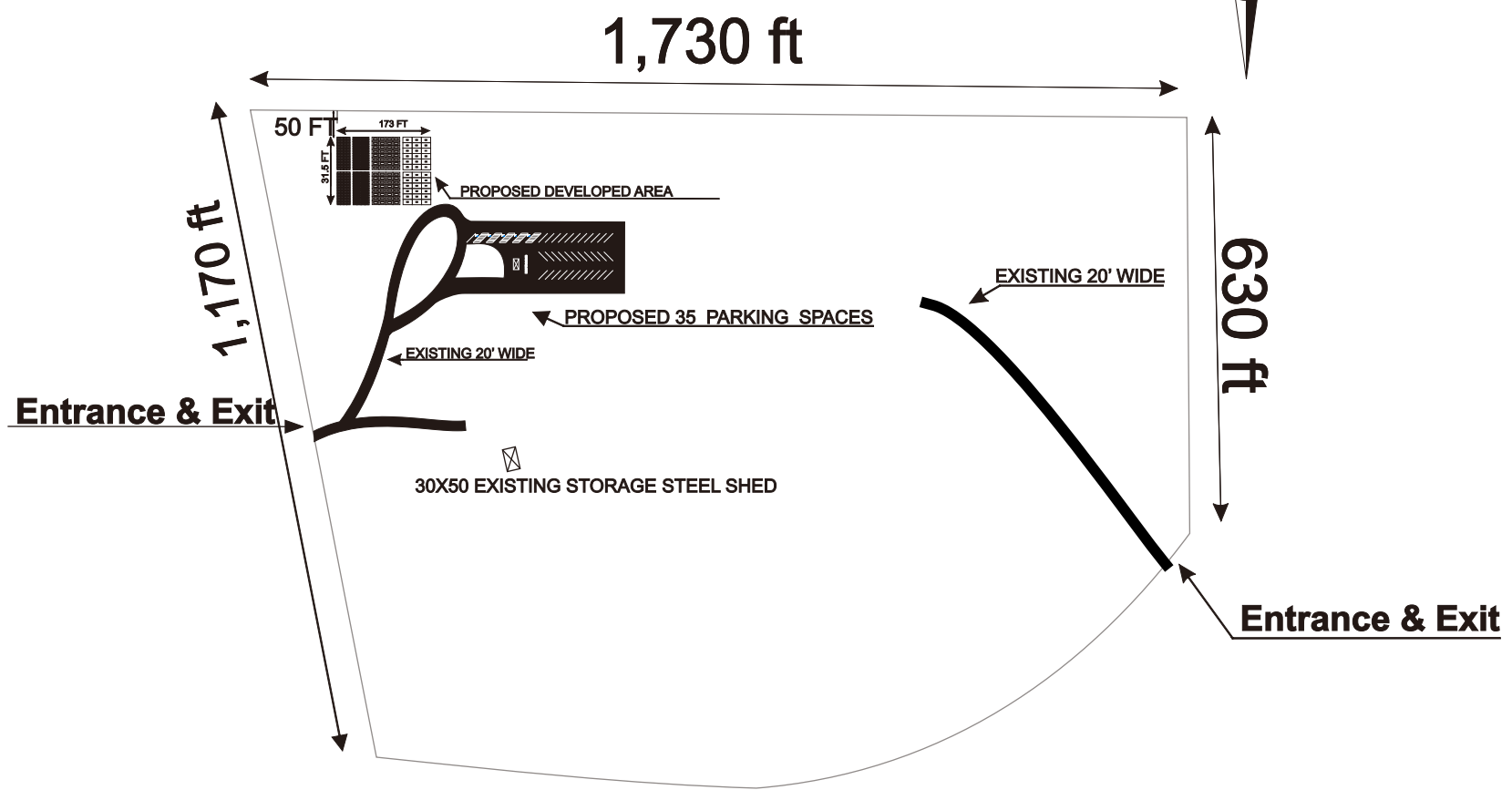
Our Customer Service Department can quote prices for any items, fees, or deposits listed above. If you have further questions, please feel free to contact the Agency at your convenience.

Kind Regards,

Lucas Carthew
Assistant Engineer
Amador Water Agency

FUNCTIONAL SUPERVISOR	DESIGNED BY	REVISIONS
DIVISION OF DESIGN	CHECKED BY	DATE
	DESIGNED BY	REVISIONS
	CHECKED BY	DATE

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>			

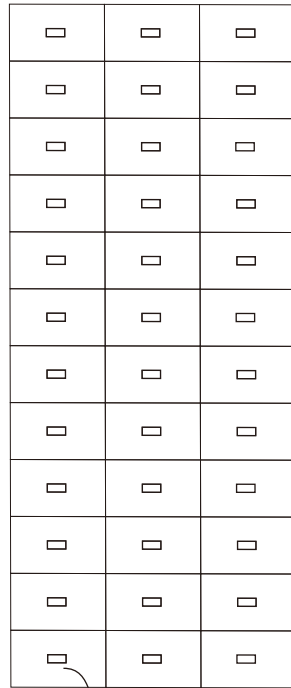


PLAN NOT TO SCALE

5,445 sqft



ADDRESS:	COUNTY:	SHEET NO.	TOYAL 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>			



EACH GRAVE SITE IS 21'X12.5'

4

PLAN NOT TO SCALE

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

Comments



Fwd: Gardens of Noor Cemetery

5 messages

Scott Meyer <smeyer@amadorgov.org>
To: Debra Larson <dlarson@amadorgov.org>
Cc: Krista Ruesel <kruesel@amadorgov.org>, Chuck Beatty <CBeatty@amadorgov.org>

Tue, Feb 7, 2023 at 7:19 AM

This project will be coming up again at a future TAC meeting. I thought I would send it to you to keep you in the loop. Scott

----- Forwarded message -----

From: **Mounir** <mounirkad@yahoo.com>
Date: Mon, Feb 6, 2023 at 5:24 PM
Subject: Gardens of Noor Cemetery
To: Scott Meyer <smeyer@amadorgov.org>, Abdikarim Ali <timir2@gmail.com>, Mounir <mounirkad@yahoo.com>

Please m

MOUNIR KADDOURA
Bachelor of Science Degree in Civil Engineering
NOOR MORTUARY AND A. ARTS AND MONUMENTS

(925) 584-1664

On Friday, August 5, 2022 at 10:19:57 AM PDT, Amador County Planning Department <planning@amadorgov.org> wrote:

Hi Mounir,

To summarize yesterday's meeting, you will be resubmitting the project application with a revised scope. This will require you supply the following items:

1. Revised proposal with building removed
2. Site plan showing the location of the parking area, and proposed number of spaces.
3. In light of the comments by AWA, I would recommend not suggesting turf due to the water constraints of the property. If you choose to include it, you will need to calculate how many sq. ft. of irrigated turf you would need so that we can gauge the water requirements to irrigate it.
4. Number of guests maximum at any event at one time, and number of events per week/month/year. This may be phrased as "___ scheduled events (funerals) with up to ___[50]___ guests per week/month, and up to ___ scheduled events with up to ___[400]___ guests per year--" or something of the like. Please be specific and set parameters so we may get a reasonable idea of what the proposed visitation schedule and events schedule would be like. We are looking for maximums and averages regarding visitation.
5. Please show bathroom locations on the site plan.
6. In the resubmitted application, please remove references to "city water." The water service provider in the area is Amador Water Agency. It has been verified that the existing services are not sufficient to supply to the property and you will be required to provide well service to supply water or supplement AWA systems.
7. There is no sewer service and you will need to have engineered septic to accommodate for sewage disposal. In order to move forward, you will need to supply a preliminary septic system design capable of treating waste for maximum proposed visitors. This needs to be prepared by an engineer qualified to design such systems.
8. Please revise and recalculate the number of gravesites relative to the number of funerals and capacity. 50,000 is not realistic with the amount of funerals you proposed, unless there will be graves occupied without funerary services. If that is the case, please state so.
9. Please give a more thorough narrative regarding everyday operations. When and what types of work would be performed, and we would like to know hours of operation of heavy machinery and number of on-site employees.

Please make these revisions and resubmit at which point we may reschedule a TAC meeting to review the application for completeness.

Thank you,

Krista Ruesel, Planner

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

Abdikarim Ali <timir2@gmail.com>
To: Scott Meyer <smeyer@amadorgov.org>
Cc: Mounir <mounirkad@yahoo.com>, Krista Ruesel <kruesel@amadorgov.org>

Tue, Feb 7, 2023 at 10:27 PM

Hi Krista,
just to follow up on our phone conversation today, Scott Meyers of the Environmental Health Department told me not to continue the Septic System Design of the project until we get approved for the use permit.

In the email below that you sent to Mounir on August 5, 2022, you listed all of the items Mounir needs to submit with the use permit application to the Amador County Planning office (Your office). Item number 7 of the list in your email was to provide a Preliminary Septic System Design but since Scott told us not to proceed with the Septic System Design before we obtain the use permit and I understand that you are okay with it from what you told me today.

I will work with Mounir to put together the application package with the remaining items on the list and submit it to your office as soon as possible.

Scott: Could you please confirm to Krista that our phone conversation yesterday and follow-up email that you want us to put on hold the Septic System Design of the planned Gardens of Noor Cemetery?

Thank you Krista and Scott for your assistance and help.

[Quoted text hidden]

--

Best Regards,
Abdikarim Ali

Scott Meyer <smeyer@amadorgov.org>
To: Abdikarim Ali <timir2@gmail.com>
Cc: Mounir <mounirkad@yahoo.com>, Krista Ruesel <kruesel@amadorgov.org>

Wed, Feb 8, 2023 at 7:07 AM

Hi Abdikarim,

Good morning to all of you.

My new Director here in Environmental Health will now be helping you through the Use Permit and TAC process.

I will still be your contact regarding any and all sewage disposal plan reviews and questions.

I hope everyone has a great day today.

Thank you.
Scott

[Quoted text hidden]

Scott Meyer <smeyer@amadorgov.org>
To: Abdikarim Ali <timir2@gmail.com>, Chuck Beatty <CBeatty@amadorgov.org>
Cc: Mounir <mounirkad@yahoo.com>, Krista Ruesel <kruesel@amadorgov.org>

Wed, Feb 8, 2023 at 7:24 AM

Scott: Could you please confirm to Krista that our phone conversation yesterday and follow-up email that you want us to put on hold the Septic System Design of the planned Gardens of Noor Cemetery?

Hello Again Everyone,

I would like to confirm with all parties involved, that my office would like to put a hold on any Septic System Design Submittal for the planned Gardens of Noor Cemetery?

Once the Use Permit process is complete and a Use Permit for the proposed project has been approved you can then submit your proposed sewage disposal design for the approved project to this office for review.

Soil profiles on the parcel have recently been conducted. The soil logs and records are on file with this office.

Thank you.
Scott

[Quoted text hidden]

Krista Ruesel <kruesel@amadorgov.org>
To: Scott Meyer <smeyer@amadorgov.org>
Cc: Abdikarim Ali <timir2@gmail.com>, Chuck Beatty <CBeatty@amadorgov.org>, Mounir <mounirkad@yahoo.com>

Wed, Feb 8, 2023 at 9:42 AM

Sounds good everyone, thank you.

Looking forward to seeing the resubmission,

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

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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. ***

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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



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



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

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

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>

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.

Greetings,

Please see attached submittal of Use Permit Application UP-22;2-3 Kaddoura Cemetary, to be reviewed by the Technical Advisory Committee on **Thursday, March 3, 2022 at 1:00 PM** in the Board of Supervisors Chambers in the Amador County Administration Center, located at [810 Court St., Jackson, CA 95642](#). The Technical Advisory Committee will review the project for completeness.

Thank you,

Krista Ruesel, Planner

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



Planning Department <planning@amadorgov.org>

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



use permit for 857 Carbondale Rd lone ca

2 messages

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

(925) 584-1664

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

Wed, May 18, 2022 at 2:07 PM

Hi Michelle,

By any chance, has Mounir gotten this to you as well? I advised him to contact you regarding the water and sewage requirements for the project.

Thanks,

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

[Quoted text hidden]



Dear Mosque, I visited with you yesterday regarding the

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](tel:19500) ronwoodhouse33@gmail.com



Planning Department <planning@amadorgov.org>

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

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

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

[Quoted text hidden]



AMA-104-PM 1.07 Gardens of Noor Cemetery

2 messages

Bauldry, Paul@DOT <paul.bauldry@dot.ca.gov>
To: Amador County Planning Department <planning@amadorgov.org>
Cc: "Ponce, Gregoria@DOT" <gregoria.ponce@dot.ca.gov>

Mon, Aug 1, 2022 at 3:32 PM

Hello Krista,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Use Permit (UP) 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 previously commented on this project on March 1, 2022.

Based on the current project description, Caltrans has no additional comments at this time. However, Caltrans requests to be included in the review process for the commercial driveway improvements for the encroachment to State Route 104.

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](#)

From: [Bauldry, Paul@DOT](mailto:Bauldry,Paul@DOT)
To: [Krista Ruesel](mailto:Krista.Ruesel)
Cc: [Ponce, Gregoria@DOT](mailto:Ponce,Regoria@DOT)
Subject: AMA-104-PM 1.07 Early Consultation Application Referral Gardens of Noor Cemetery
Date: Tuesday, March 1, 2022 1:29:01 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



Krista Ruesel <kruesel@amadorgov.org>

Garden of Noor Cemetery at 857 Carbondale Rd (APN:001220013000)

1 message

Abdikarim Ali <timir2@gmail.com>

Mon, Dec 19, 2022 at 12:31 PM

To: "kruesel@amadorgov.org" <kruesel@amadorgov.org>, "smeyer@amadorgov.org" <smeyer@amadorgov.org>, "planning@amadorgov.org" <planning@amadorgov.org>

Cc: Mounir <mounirkad@yahoo.com>, Abdikarim Ali <timir2@gmail.com>

Hi Krista and Scott,

My name is Abdikarim Ali and I am a licensed Civil Engineer in the state of California. I got hired by Mr. Kaddoura to work on the subject project. I met with you and Scott last Friday at the county office. I met with Mr. Kaddoura (the new property owner) over the weekend to find out what he plans to build on the land.

At the present, he only wants a bathroom that will accommodate 50-75 people who might be present during the burial ceremony. Therefore, I would like to move forward to get done all of the requirements of building one to two bathrooms on the property.

Scott, Could you please make an appointment to do the profile as soon as possible?

Please let us know if you need anything from us.

Thanks,

--

Best Regards,
Abdikarim Ali



Krista Ruesel <kruesel@amadorgov.org>

Garden of Noor Cemetery at 857 Carbondale Rd (APN:001220013000)

5 messages

Abdikarim Ali <timir2@gmail.com>

Mon, Dec 19, 2022 at 12:31 PM

To: "kruesel@amadorgov.org" <kruesel@amadorgov.org>, "smeyer@amadorgov.org" <smeyer@amadorgov.org>, "planning@amadorgov.org" <planning@amadorgov.org>

Cc: Mounir <mounirkad@yahoo.com>, Abdikarim Ali <timir2@gmail.com>

Hi Krista and Scott,

My name is Abdikarim Ali and I am a licensed Civil Engineer in the state of California. I got hired by Mr. Kaddoura to work on the subject project. I met with you and Scott last Friday at the county office. I met with Mr. Kaddoura (the new property owner) over the weekend to find out what he plans to build on the land.

At the present, he only wants a bathroom that will accommodate 50-75 people who might be present during the burial ceremony. Therefore, I would like to move forward to get done all of the requirements of building one to two bathrooms on the property.

Scott, Could you please make an appointment to do the profile as soon as possible?

Please let us know if you need anything from us.

Thanks,

--
Best Regards,
Abdikarim Ali

Amador County Planning Department <planning@amadorgov.org>

Tue, Dec 20, 2022 at 4:27 PM

To: Abdikarim Ali <timir2@gmail.com>

Cc: "kruesel@amadorgov.org" <kruesel@amadorgov.org>, "smeyer@amadorgov.org" <smeyer@amadorgov.org>, Mounir <mounirkad@yahoo.com>

I added this inquiry to our project file. I'll be present at the EH inspection as well if you have any questions for me planning-wise.

Thanks,

Krista

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

[Quoted text hidden]

Abdikarim Ali <timir2@gmail.com>

Wed, Dec 21, 2022 at 11:50 AM

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

Cc: kruesel@amadorgov.org, smeyer@amadorgov.org, Mounir <mounirkad@yahoo.com>

Thank you Krista

Sent from my iPhone

On Dec 20, 2022, at 4:27 PM, Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

Amador County Planning Department <planning@amadorgov.org>

Wed, Dec 21, 2022 at 4:20 PM

To: Abdikarim Ali <timir2@gmail.com>

Cc: "kruesel@amadorgov.org" <kruesel@amadorgov.org>, "smeyer@amadorgov.org" <smeyer@amadorgov.org>, Mounir <mounirkad@yahoo.com>

To clarify, a prerequisite for any building, well, septic, or encroachment permits on the subject parcel for anything other than a single-family dwelling, is a Conditional Use Permit issued by the Amador County Planning Commission following adequate environmental review, public notice, and a public hearing.

The application for a Conditional Use Permit for the Garden of Noor Cemetery remains incomplete (deficiencies list attached), has not been through environmental review, and has not been approved by the Planning Commission. As such, permits for portions of the project cannot be approved.

Thanks,
Chuck Beatty
Planning Director

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

[Quoted text hidden]

Scott Meyer <smeyer@amadorgov.org>

Wed, Dec 21, 2022 at 7:29 PM

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

Cc: Abdikarim Ali <timir2@gmail.com>, "kruesel@amadorgov.org" <kruesel@amadorgov.org>, Mounir <mounirkad@yahoo.com>

Hello to all concerned parties,

I agree with the Planning Director, Mr. Beatty. To be perfectly clear. No onsite sewage disposal design approvals or on-site sewage disposal permits will be issued until the Conditional Use Permit for the proposed Garden of Noor Cemetery has been approved and completed.

Thank you all.

Scott Meyer
R.E.H.S.

[Quoted text hidden]



Planning Department <planning@amadorgov.org>

Religious Center and 50,000 burial sites

1 message

Stacy Rhoades <srhoades@ione-ca.com>
To: "planning@amadorgov.org" <planning@amadorgov.org>

Tue, Mar 28, 2023 at 11:17 AM

County of Amador,

I support the Airport ordinance of no schools, no church's or commercial public gatherings near airports.

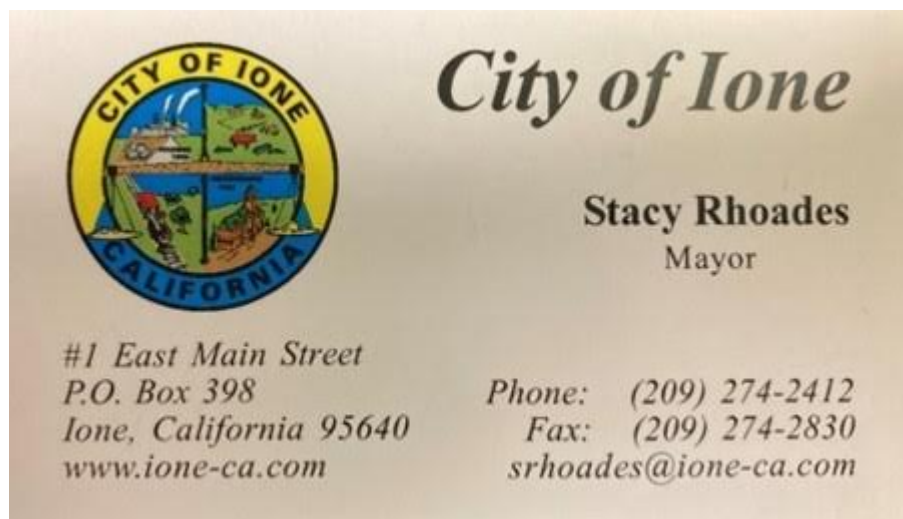
The proposed use permit for the 20,000 sq.ft Religious center with 50,000 burial plots at the corner of Lambert and Carbondale does not fit in our community.

I strongly oppose this.

Thank you for your consideration.

Stacy Rhoades

Mayor of Ione



Sent from [Mail](#) for Windows



Planning Department <planning@amadorgov.org>

Religious Center and 50,000 burial sites

1 message

Stacy Rhoades <srhoades@ione-ca.com>
To: "planning@amadorgov.org" <planning@amadorgov.org>

Tue, Mar 28, 2023 at 11:17 AM

County of Amador,

I support the Airport ordinance of no schools, no church's or commercial public gatherings near airports.

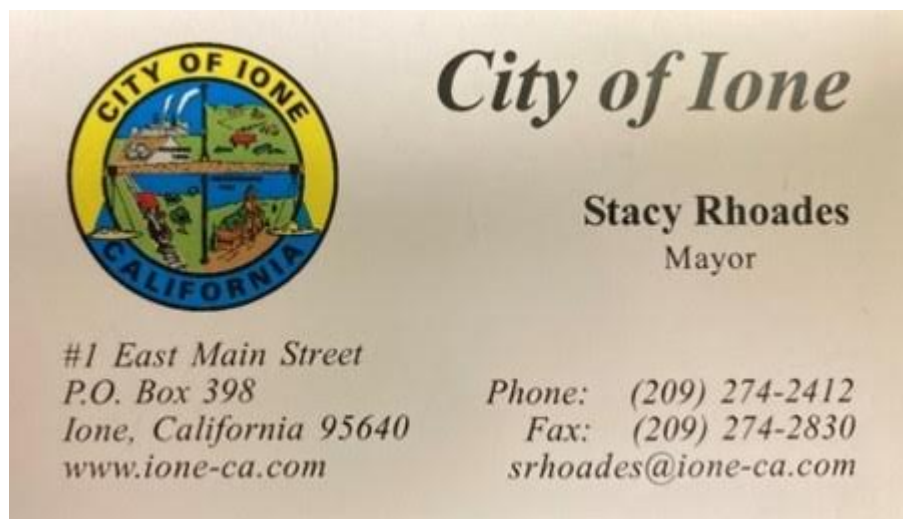
The proposed use permit for the 20,000 sq.ft Religious center with 50,000 burial plots at the corner of Lambert and Carbondale does not fit in our community.

I strongly oppose this.

Thank you for your consideration.

Stacy Rhoades

Mayor of Ione



Sent from [Mail](#) for Windows



Planning Department <planning@amadorgov.org>

Use Permit Application - Mosque

Stephanie H Anderson <stephani@icloud.com>
To: planning@amadorgov.org

Tue, Apr 11, 2023 at 9:56 AM

MAJOR CONCERN for Changes to lone

Have just learned that the Amador County Planning Department has received a Use Permit application for a 20,000 sq. ft. mosque and 50,000 burial plots at the corner of Carbondale and Lambert Roads. The current zoning is MRZ, mineral resource zone (mining) and AG-40 (agriculture).

Many problems:

- no water

- poor secondary county roads cannot handle the vast increased in traffic

- inappropriate land use conversion, impacts Eagle's Nest Airport.

The current Eagle's Nest Airport land use Ordinance that restricts schools, churches and the commercial assembly of persons within 1 mile of the airport.

I hope that our County Planning Department will deny this Use Permit as it will have a major negative impact to the town of lone where I am a resident.

Regards,
Stephanie Anderson



Eagle Nest Airport

1 message

Dorothy Cleveland <dcleveland95640@gmail.com>

Tue, Apr 11, 2023 at 11:14 AM

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

First off the Eagle Nest Airport has been in operation longer and no one should be allowed to encroach on their area.

The planning commission should automatically refuse any applications that encroaches on this airport .

Secondly but so very important. The roads through out the area are INCAPABLE of handling the traffic that would follow if you allow the permit.

Also the land already zoned shouldn't be up for a zoning change for a cemetery. As well as the Mosque.

Our planning commission can definitely protect our community. I ask you to take a stand for our community please. Depending on your support,

cordially yours,

Dorothy Cleveland



Planning Department <planning@amadorgov.org>

I want to let you know that I do not want to see a mosque or the cemetery come to our community. I would certainly bring in way more traffic than our already not so good roads can handle. Please vote not on the permit.

1 message

Janice Foyil <janfoyl@gmail.com>

Tue, Apr 11, 2023 at 11:42 AM

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



Use Permit for Carbondale and Lambert Roads

1 message

Stacy Rhoades <stacy@hollapenosauce.com>

Tue, Apr 11, 2023 at 11:24 AM

To: planning@amadorgov.org

I will not be able to attend tonight's meeting but if you could read this for the record I would much appreciate it.

Planning Commissioners, staff and attendees:

Although I am the Mayor of Lone, I come to you as a private citizen and not as the mayor.

Before I get started, we need to level the field and bring everybody up to speed.

The Amador County Planning Department has received a Use Permit application for a 20,000 sq. ft. mosque and 50,000 burial plots at the corner of Carbondale and Lambert Roads.

The current zoning is MRZ, mineral resource zone (mining) and AG-40 (agriculture).

As you know, I am a huge advocate for protecting mining and agricultural properties.

Many problems: no water, poor secondary county roads that cannot handle the vast increase in traffic, and inappropriate land use conversion all impact Eagle's Nest Airport.

We need to support the current Eagle's Nest Airport land use Ordinance that restricts schools, churches and the commercial assembly of persons within 1 mile of the airport.

Thank for the opportunity to comment.

Stacy Rhoades



Planning Department <planning@amadorgov.org>

I want to let you know that I do not want to see a mosque or the cemetery come to our community. I would certainly bring in way more traffic than our already not so good roads can handle. Please vote not on the permit.

2 messages

Janice Foyil <janfoyl@gmail.com>

Tue, Apr 11, 2023 at 11:42 AM

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

Amador County Planning Department <planning@amadorgov.org> Tue, Apr 11, 2023 at 11:55 AM

To: Janice Foyil <janfoyl@gmail.com>

Thank you for your comments, Janice! They are part of the public record.

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

On Tue, Apr 11, 2023 at 11:42 AM Janice Foyil <janfoyl@gmail.com> wrote:

|



Please deny use permit affecting Eagle's nest and lone

4 messages

Alicia Forberg <aliciaforberg@hotmail.com>

Wed, Apr 12, 2023 at 8:55 AM

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

lone has fought to stay small. We've made huge sacrifices to keep lone small. We're losing a school. We've done without traffic signals and we put up with the extra cars. We have plenty of churches in our town and nearby in Martel and Jackson. Sacramento's problems are their own. Don't bring them here. Eagle's Nest has been minding their own business for decades. The best place to get clay for kilns is lone. Look at all the aggregate that comes out of lone. That is our contribution. We provide minerals and livestock. Ranches and hard work. FOOD. Leave us as we are!

Alicia Forberg

Amador County Planning Department <planning@amadorgov.org>

Wed, Apr 12, 2023 at 11:19 AM

To: Alicia Forberg <aliciaforberg@hotmail.com>

Hello,

What project is this regarding? Please specify so we may add the comments to the project record.

Thank you,

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

[Quoted text hidden]

Alicia Forberg <aliciaforberg@hotmail.com>

Wed, Apr 12, 2023 at 11:42 AM

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

Thank you! It's a use permit in lone to change the zoning to accommodate a 20,000 sq foot church and 50,000 burial plots.

Sent from my iPhone

On Apr 12, 2023, at 11:20 AM, Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

Amador County Planning Department <planning@amadorgov.org>

Wed, Apr 12, 2023 at 12:03 PM

To: Alicia Forberg <aliciaforberg@hotmail.com>

That project (Cemetery Use Permit) is currently withdrawn and is in the process of being resubmitted, but I will add your comments to the project record going forward.

Thanks,



Krista Ruesel <kruesel@amadorgov.org>

Garden of Noor Cemetery

2 messages

Abdikarim Ali <timir2@gmail.com>
To: Krista Ruesel <kruesel@amadorgov.org>

Wed, May 3, 2023 at 8:45 PM

Hi Krista,
I want to let you know that I no longer work for Mounir Kaddouura and his project. Please make a note of it.

Thank you and it was nice working with you and environmental folks.

Sent from my iPhone

Krista Ruesel <kruesel@amadorgov.org>
To: Abdikarim Ali <timir2@gmail.com>

Thu, May 4, 2023 at 8:13 AM

Alright thank you,

I'll remove your name from the project list.

Take care,

Krista Ruesel
Planner|Amador County Planning Department
(209)223-6803|kruesel@amadorgov.org

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**DEPARTMENT OF FORESTRY AND FIRE PROTECTION**

Amador – El Dorado Unit
Camino, CA 95709
(530) 644-2345
Website: www.fire.ca.gov



May 22, 2023

Project: UP - 22;2-3 Gardens of Noor Cemetery

APN: 001-220-013

Subject: CAL FIRE comments

The project listed above is within lands identified as SRA (State Response Area). CAL FIRE has prevention and suppression responsibilities in these areas including enforcement of development standards in accordance with the SRA Minimum Fire Safe Regulations. Below are comments related to this project and are the minimum standards for this project within the SRA. Local fire jurisdictions and county planning departments may have more restrictive requirements.

Addresses for Buildings.

All buildings shall be issued an address by the local jurisdiction which conforms to that jurisdiction's overall address system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

The size of letters, numbers, and symbols for addresses shall conform to the standards in the California Fire Code, California Code of Regulations title 24, part 9.

Gate Access

Gate entrances shall be at least two (2) feet wider than the width of the traffic lane(s) serving that gate and a minimum width of fourteen (14) feet unobstructed horizontal clearance and unobstructed vertical clearance of thirteen feet, six inches (13' 6").

All gates providing access from a Road to a Driveway shall be located at least thirty (30) feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on that Road.

**Jeff Hoag**

Battalion Chief - Amador El Dorado Unit
Wildfire Resiliency Program
2840 Mt. Danaher Rd Camino 95709
Cell: (530) 708-2725