



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

EARLY CONSULTATION PROJECT REFERRAL MEMO

TO:

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

DATE: October 26, 2023

FROM: Krista Ruesel, Planning Department

PROJECT: **Goose Hill RV Park Project-** Zone Change from "X," Special Use District, to "PD," Planned Development District (**ZC-19; 11-2**), General Plan Amendment from A, Agricultural, to SPA, Special Planning Area General Plan Designation (**GPA-19;11-1**), and Use Permit for a 125-space Recreational Vehicle Park with associated uses (**UP-19;11-2**). The RV Park uses would include three shower/restroom units, two restroom units, a two-story 8,020 sq. ft. clubhouse including a manager's residence, office, lounge area, meeting hall, convenience store, storage, and a restaurant for public use. The project site occupies 40-acres of the 105.21-acre parcel. (APN: 012-040-049)

Applicant: Gerry Ninnis; **Representative:** Basecamp Environmental, Inc.

Property Owner: Gerry Ninnis

Supervisorial District: 2

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

REVIEW:

Project information can be found at: <https://www.amadorgov.org/departments/planning/current-projects>. As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for completeness during its regular meeting on **November 2, 2023 at 1:00 p.m.** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California.

If the application is found to be complete, future TAC meetings will be scheduled to determine the appropriate environmental document and address environmental impacts for project approval per CEQA Guidelines, as well as determine conditions for project approval for recommendation to the Planning Commission. In the case that an Environmental Impact Report (EIR) shall be required for this project, a Notice of Preparation shall be distributed and an official comment period initiated, including circulation of the project to state and local agencies.

Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).