



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

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



NOV 27 2018

Date

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

Dear Mr. Ninnis:

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

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

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

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

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

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

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

Sincerely,



Jeff Drongesen  
Environmental Program Manager

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



# JACKSON VALLEY IRRIGATION DISTRICT

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

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

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

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

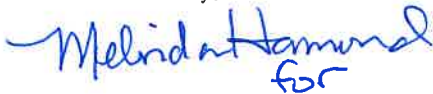
The Jackson Valley Irrigation District (JVID) Board recently met and discussed the Goose Hill RV Park Project application and the concerns that they believe need to be addressed during the TAC review process starting on June 17<sup>th</sup>, 2020. The District's concerns are as follows:

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

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

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

Sincerely,



George Lambert  
Board President

**BOARD OF DIRECTORS**

George Lambert, President

Connie Jess, Vice President

Richard Brand

Ed Gonzalez

Todd Ohm



Planning Department <planning@amadorgov.org>

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

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

Wed, Dec 4, 2019 at 3:10 PM

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

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

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

Lindsey Clark

Fiscal Officer

Amador Fire Protection District

[810 Court Street](#)

[Jackson, CA 95642](#)

209-223-6391-phone

209-223-6646-fax

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

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# JACKSON VALLEY IRRIGATION DISTRICT

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

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

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

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

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

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

Respectfully,

Steven Fredrick  
JVID General Manger

**BOARD OF DIRECTORS**

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

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 10

P.O. BOX 2048, STOCKTON, CA 95201

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

PHONE (209) 948-7325

FAX (209) 948-7164

TTY 711

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

December 16, 2019

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

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

Dear Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Application Referral for Zone Change, General Plan Amendment, Use Permit for the proposed Recreational Vehicle Park in Amador County. The applicant proposes to develop a Recreational Vehicle Park at the site of the Goose Hill construction aggregate mine in the Buena Vista area of lone. The property consists of about 105 acres of which 40 acres will be occupied by the recreational facility and the remaining 65 acres will be agricultural open space and wildlife habitat with the current approved reclamation plan. There is a proposed 7000 square foot (sq. ft) clubhouse and office space, several 305 sq. ft toilet/shower outbuildings, sewage will be disposed onsite via engineered septic systems. There will be living quarters on-site for staff limited to one unit. When complete, the applicant hopes to create a commercial park for 100 transitory recreational vehicles for rotating occupancy. The proposed project type is to be located at 6080 Jackson Valley Road, approximately 2.5 miles south of State Route 88 (SR 88) and the SR 88 / Jackson Valley Road intersection.

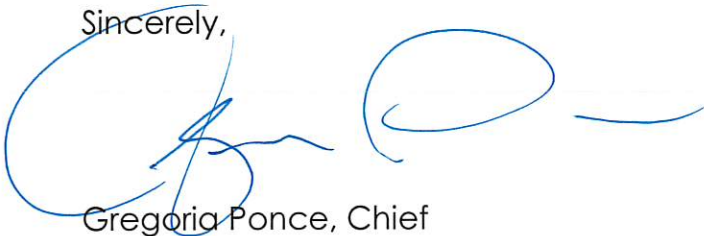
The California Department of Transportation (Caltrans) is providing comments regarding the proposed Recreation Vehicle Park, consisting of 105-acres, at the request of the Gerry Ninnis, just prior to the issuance of Zone Change, General Plan Amendment, and Use Permit by the Amador County Community Development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

Ms. Krista Ruesel  
December 16, 2019  
Page 2

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

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

Sincerely,



Gregoria Ponce, Chief  
Office of Rural Planning

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





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

December 18, 2019

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

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

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

Dear Project Applicant(s),

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

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

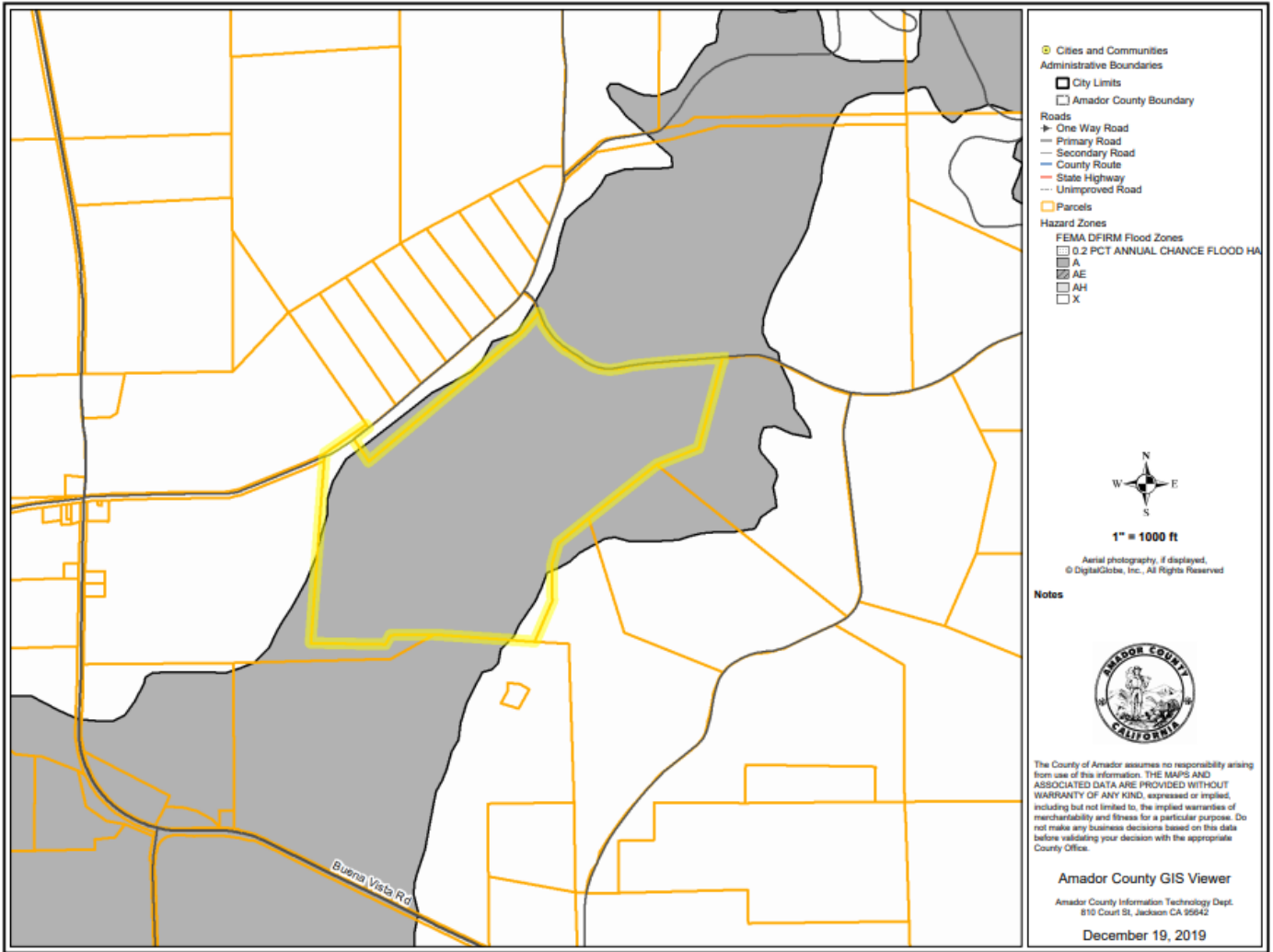
Upon receipt of the above item(s) we will schedule another TAC meeting to continue the processing of your application.

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

Sincerely,

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

Property Map





Krista Ruesel <kruesel@amadorgov.org>

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## Goose Hill Culvert CDFW Authorization

2 messages

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

Wed, Jan 15, 2020 at 11:12 AM

Hi Krista,

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

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

Thank you,

Ian Boyd

Environmental Scientist

Timberland Conservation Program

North Central Region (Region 2)

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

[Rancho Cordova, CA 95670](#)


P: 916-932-3035

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

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

CALIFORNIA DEPARTMENT OF  
**FISH and WILDLIFE** 

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

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

Wed, Jan 15, 2020 at 11:18 AM

Thank you so much!

Have a wonderful day,

Krista

**Krista Ruesel**

Planner|Amador County Planning Department

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

[Quoted text hidden]



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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January 16, 2020

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

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

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

Dear Project Applicant(s),

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

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

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

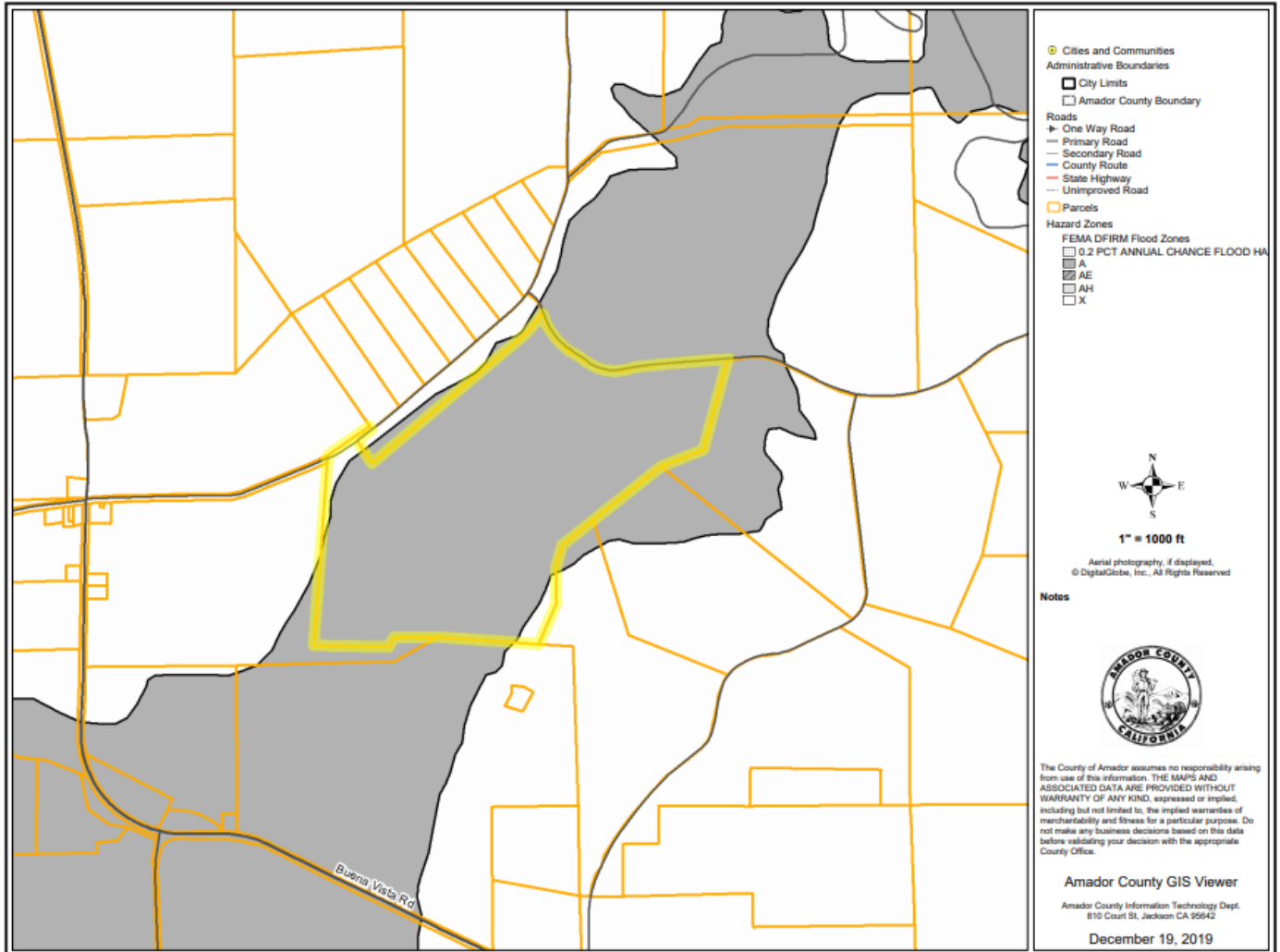
If you have any questions concerning this matter, feel free to contact this office.

Sincerely,

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



# Property Map





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

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## FD Requirements for the RV lot

1 message

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

Thu, Jun 18, 2020 at 1:29 PM

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

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

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

--

*Patrick Chew*

Deputy Fire Marshal

**Amador Fire Protection District**

[810 Court Street](#)

[Jackson, CA 95642](#)

Cell 209-304-2250

Office 209-223-6391

Fax 209-223-6646

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

"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."



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

June 22, 2020

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

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

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

Dear Project Applicants,

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

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

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

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

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

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

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

Sincerely,

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

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

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

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



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

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

**APPENDIX G**

**ENVIRONMENTAL CHECKLIST FORM**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION**

On the basis of this initial evaluation:

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

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

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

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

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

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*Signature*

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*Date*

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## EVALUATION OF ENVIRONMENTAL IMPACTS

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



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

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

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

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

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

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

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

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

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

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

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

**XVI. RECREATION.**

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

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

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

**XVIII. TRIBAL CULTURAL RESOURCES.**

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

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

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

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

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

**XXI. MANDATORY FINDINGS OF SIGNIFICANCE.**

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

**D. R. KETRON, PE**

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

August 16, 2020

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

Re: Goose Hill RV Park

Dear Ms. Ruesel:

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

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

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

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

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

Sincerely,



D. R. Ketron







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

---

## Gerry Ninnis Project

1 message

---

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

Mon, Aug 24, 2020 at 11:15 AM

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

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

Hi Krista,

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

Sylvia

**SYLVIA MIRELES**

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

## **FOOD SERVICE REQUIREMENTS:**

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

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

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

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



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

August 24, 2020

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

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

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

Dear Project Applicant(s),

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

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

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

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

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

Sincerely,

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

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

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

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

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

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

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

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



# JACKSON VALLEY IRRIGATION DISTRICT

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

August 28, 2020


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

RECEIVED  
RECEIVED  
SEP 09 2020  
AMADOR COUNTY  
PLANNING DEPARTMENT

Dear Mr. Ninnis,

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

Sincerely,

  
Steven Fredrick, General Manager  
Jackson Valley Irrigation District

## BOARD OF DIRECTORS

George Lambert, President

Connie Jess, Vice President

Richard Brand

Ed Gonzalez

Todd Ohm



**D. R. KETRON, PE**

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

(209 296-7778

September 21, 2020

**RECEIVED**

**SEP 23 2020**

**AMADOR COUNTY  
PLANNING DEPARTMENT**

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

Re: Ninnis-Goose Hill Park GPA

Dear Ms. Reusel:

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

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



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

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

Sincerely,

  
D. R. Ketron

cc: Gerry Ninnis







Planning Department <planning@amadorgov.org>

---

## Goose Hill RV Park UP/GPA/ZC for TAC

---

**Jeffry Gardner** <jgardner@amadorgov.org>

Fri, Oct 2, 2020 at 8:15 AM

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

Waste Management is good at this point. You have outlined they are subject to commercial waste regulations. I don't think we need to elaborate any more at this point.

**Jeff**

**Jeff Gardner**

**Director of Solid Waste/Safety Coordinator**

Amador County

Waste Mgmt. and Recycling Dept. (209) 223-6429

810 Court Street

Jackson, CA 95642

"Think Green" and " Practice Safe Work Habits"

On Thu, Oct 1, 2020 at 11:29 AM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

## **RV Park Solid Waste and Recycling**

### **Chapter 7.76**

#### **ORDINANCE COMPLYING WITH THE CALIFORNIA SOLID WASTE AND RECYCLING ACCESS ACT OF 1991**

##### **7.76.010 Purpose.**

The lack of adequate areas for collecting and loading recyclable materials that are compatible with surrounding land uses is a significant impediment to diverting solid waste and constitutes an urgent need for state and local agencies to address access to solid waste for source reduction, recycling and composting activities. This chapter has been developed to meet that need and thus to comply with the California Solid Waste and Recycling Access Act of 1991 (Public Resources Code Section 42900 et seq.). (Ord. 1370 §1(part), 1994).

##### **7.76.020 Definitions.**

A. "Development project" means any of the following:

1. A project for which a building permit is required for a commercial, industrial or institutional building or a residential building having five or more living units where solid waste is collected and loaded;
2. Any new public facility or substantial improvements to an existing public facility where solid waste is collected and loaded.

B. "Recycling area" means space allocated for the collecting and loading of recyclable materials which is accessible and convenient for those who deposit as well as those who collect and load any recyclable materials placed therein. (Ord. 1370 §1(part), 1994).

##### **7.76.030 General requirements.**

Any development project for which an application is submitted after the effective date of this chapter shall include a recycling area; provided, however, that no additional recycling area shall be required where Amador County's recycling program is being carried out compatibly with solid waste collection. (Ord. 1370 §1(part), 1994).

##### **7.76.040 Developer to bear costs.**

Any costs associated with adding a recycling area to existing development projects shall be the responsibility of the developer of the property. (Ord. 1370 §1(part), 1994).

##### **7.76.050 Design and location of recycling areas.**

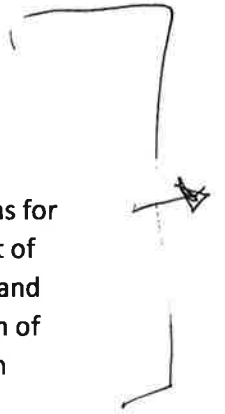
A. The design, construction and location of recycling areas shall not be in conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation or safety.

B. Recycling areas or the bins or containers placed therein shall provide protection against adverse environmental conditions, such as rain, which might render the collected materials unmarketable.

C. Any and all recycling areas shall be located so they are at least as convenient for those persons who deposit, collect and load the recyclable materials placed therein as the location(s) where solid waste is collected and loaded. Whenever feasible, recycling areas shall be adjacent to solid waste collection areas. (Ord. 1370 §1(part), 1994).

**As a 75 unit RV Park, it will be subject to commercial waste and recycling regulations.**

Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the park, screened from open view and located within two hundred (200) feet of each RV parking space. Solid waste containers shall have tight-fitting lids, covers or closable tops, and shall be durable, rust-resistant, water-tight, rodent-proof and washable. There shall be a minimum of four cubic feet of solid waste receptacle per space. Solid waste shall be handled and disposed of in accordance with County Ordinance No. 1370, and its successors.



200' from each RV space.

organic recycling. in a few years required for recycling as commercial



Planning Department <planning@amadorgov.org>

---

## TAC Referral- Goose Hill RV Park (ZC, GPA, UP)

---

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

Tue, Oct 20, 2020 at 2:31 PM

To: Amador County Planning Department <planning@amadorgov.org>, Patrick Chew <pchew@amadorgov.org>

Annexation into the CFD applies

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]



Krista Ruesel <kruesel@amadorgov.org>

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## Goose Hill TAC Comment

1 message

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**Amador LAFCO** <amador.lafco@gmail.com>  
To: kruesel@amadorgov.org

Thu, Oct 22, 2020 at 4:02 PM

See attached.  
Please contact me if you have any questions

--

Roseanne Chamberlain  
Amador LAFCO Executive Officer  
(209) 418-9377

---

 **TAC comment Goose Hill RV(ZC etc.)doc.doc**  
111K

# AMADOR LAFCO



## LOCAL AGENCY FORMATION COMMISSION

---

P.O. BOX 22-1292 ♦ SACRAMENTO, CA 95822  
810 COURT STREET ♦ JACKSON, CA 95642-95334 ♦ (209) 418-9377

October 22, 2020

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

RE: APN 012-040-049, Zone Change , General Plan Amendment, Special Use Permit

Dear Ms. Ruesel:

Thank you for the opportunity to review and comment on the proposed changes at the Goose Hill minesite, APN 012-040-049. The parcel is entirely contained within the boundaries of the Jackson Valley Irrigation District (JVID). JVID is empowered to provide potable water services and is the appropriate water service provider. A public facility with a large volume of water users (guest and staff showers, rest room facilities, food service facilities, etc.) as described in the application should be required to connect to reliable public water source. While Jackson Valley Irrigation district has some limitations on connections to new development, the applicants will need to entertain service from Jackson Valley Irrigation District.

Groundwater useage via private wells may soon be monitored and limited under the new Groundwater Management Agency, a JPA among Jackson Valley Irrigation District, Amador Water Agency, and Amador County which regulates use of groundwater in the Cosumnes Basin. Please ensure these agencies review and provide comment about this project's potential groundwater demand, if water or landscape irrigation is provided via private wells in the long term.

The property is not within the boundaries of a public provider of wastewater services. Public facilities with a large volume of water users (RV sites, resident manager/caretaker, guest and staff showers, rest room facilities, food service facilities, etc.) as described in the application will generate a potentially significant volume of wastewater. These issues and their impacts may need to be addressed in an environmental review document and mitigated appropriately.

The application states that up to 100 Recreational Vehicles will occupy the planned RV park site. This constitutes a potentially significant demand for fire protection and emergency services. Camping areas elsewhere in the county have demonstrated call volumes for emergency and medical services that are not insignificant and do result in a financial impact on service providers. I also note that Jackson Valley Fire Protection District has some documented deficiencies as described in Amador LAFCO's municipal services review. Provision of adequate services and equitable financial support for those services should be considered in the approval process.

Sincerely,

A handwritten signature in cursive script, appearing to read "Roseanne Chamberlain". The signature is written in black ink and is positioned below the word "Sincerely,".

Roseanne Chamberlain, Executive Officer





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

March 16, 2021

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

Attention: Dianne Moore  
cc: [moorebiol@softcom.net](mailto:moorebiol@softcom.net)

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

Dear Project Applicant(s),

Prior to resubmission, the Community Development Agency has prepared a list of requirements for the project application. This is the minimum required information required in order to move the project forward. It is highly likely that through the evaluation process, additional studies will be needed.

I have also included the code requirements for "PD," Planned Development Zoning District. This specific zoning district requires a project application in order to base the conditions of the Zone Change. The requirements for PD zoning are required by County Code section 19.24.038.

1. Statement of Water Availability. This is an Environmental Health Department requirement. They will be able to elaborate on the minimum requirements in order for TAC to be able to accept the application complete. These requirements will include that the applicant submit sufficient information for County staff to determine whether an EIR is needed, and what conditions are necessary and scope of the environmental study. .
2. Preliminary Biological Resource Assessment: This is a Planning Department requirement. The applicant must submit a preliminary survey/assessment documenting what is on site currently, and what potential impacts the proposed project would have on any and all existing biological resources on or off site. This report shall include a statement of potential impact(s) and any preliminary recommendations as far as proposed further studies necessary in the case that potentially significant impacts are identified. This is considered a baseline study to establish the current conditions of the property, including but not limited to the project site. If the proposed project (proposed RV Park and associated infrastructure) is determined by the qualified consultant to have no impact on specific or individual existing resources on the property, this should be stated explicitly within the report. This report will be the foundation for the County to complete the CEQA Initial Study. If through the Initial Study the County determines that an EIR will be required, this document will be supplementary to any other biological studies required through the EIR, or through the project's Mitigation and Monitoring Program and Conditions of Approval for the project.

It is highly likely that supplementary reports may be required after the project application is determined to be complete as mitigation measures or expansion of the environmental document for the project. At the October meeting, the project applicant was informed that it is highly likely that this project will require an Environmental Impact Report under CEQA and that there will likely be potentially significant impacts to one or more resources on site, requiring further study.

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

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

Sincerely,

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



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

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

3. That the proposed uses do not significantly detract from the natural and scenic values of the site;

4. That adequate services are available for the proposed uses, including but not limited to water supply, sewage disposal, roads, and utilities.

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

3/16/21

THE AMADOR PLANNING DEPT.  
HAS MY PERMISSION TO INCLUDE  
DIANE MOORE IN CORRESPONDENCE  
PERTAINING TO R.V. PARK PERMIT.

*Dave Dennis*



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**ENVIRONMENTAL HEALTH DEPARTMENT**

PHONE: (209) 223-6439  
FAX: (209) 223-6228  
WEBSITE: [www.co.amador.ca.us](http://www.co.amador.ca.us)  
EMAIL: [ACEH@amadorgov.org](mailto:ACEH@amadorgov.org)

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

April 28, 2021

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

**Re: Goose Hill RV Park/6080 Jackson Valley Road, Ione, CA 95640**

Dear Mr. Ninnis:

This letter is written to address the subject of sewage disposal for the proposed Goose Hill RV Park. As of the date of this letter, the Amador County Technical Advisory Committee (TAC) has not found the application for the project to be complete.

An August 24, 2020 Planning Department letter itemized what information was needed in order for TAC to move the project forward. The Amador County Environmental Health Department (Department) is responsible for monitoring wastewater provisions of the project application. Item 4 of the August 2020 letter required that a design for wastewater treatment and disposal be submitted for the Goose Hill RV Park.

The proposed Goose Hill RV Park was last reviewed by the Amador County TAC on October 28, 2020. The project packet included a September 21, 2020 letter from Mr. Ketron which stated that "wastewater will be processed in accord with requirements promulgated by the Environmental Health Department and disposed in a leach field prepared and constructed for that purpose." However, no plans for a wastewater system were included in the packet considered for review. In the meeting minutes from October 28, Amador County Environmental Health Department staff stated there was still not enough information on proposed wastewater disposal to find the project complete.

Sections III(C)(4) and IV(A)(5) of the Amador County *Onsite Wastewater Treatment System Regulations*, require that the Amador County Environmental Health Department refer to the Central Valley Regional Water Quality Board any discharge that is to receive significant amounts of wastes dumped from RV holding tanks. The exclusion of systems receiving significant high strength RV waste from local programs is also consistent with Section 9.4.7 of the Water Resources Control Board's *Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems*.

You are therefore directed to retain the services of a qualified consultant, such as a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design, to design a sewage disposal system for the Goose Hill RV Park project. Plans must be submitted to the Amador County Environmental Health Department before the project application may be considered for completeness. While design approval and construction oversight is the responsibility of the

Mr. Gerry Ninnis

Page 2

Department, the Goose Hill RV Park wastewater system will be subject to the operational and waste discharge requirements of the Central Valley Regional Water Quality Control Board. Regional Board staff will therefore be copied on all design and construction records and correspondence.

Please contact me at (209) 223-6439 or (209) 223-6536 (direct) with any questions.

Sincerely,



Michelle Opalenik, Director  
Amador County Environmental Health Department

MO:mo

cc: Mr. Doug Ketron, Project Representative  
Mr. Steve Buckley, SJB Consulting



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## Ninnis Goose Hill Park Update from ACEH

2 messages

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**Michelle Opalenik** <mopalenik@amadorgov.org>

Mon, Sep 20, 2021 at 9:17 PM

To: Planning Department <planning@amadorgov.org>, Krista Ruesel <kruesel@amadorgov.org>

Cc: "Buckley, Stephen J" <steve@sjbconsulting.net>

Hello,

It is my understanding that to date, TAC has not found the UP application for the Goose Hill RV Park complete. In the last month, I have received and reviewed the following:

1) A "conditional conceptual" approval letter from JVID to absorb the proposed Goose Hill RV park under JVID's existing domestic water supply permit. While no where near the commitment of a "will-serve" letter (there are many many conditions to be met), this Aug 26, 2021 JVID correspondence does provide in writing , the applicant's intended path for securing water for the project.

2) A preliminary on-site wastewater design prepared by SJB Consulting for the proposed park. The Department has some technical comments for SJB and will meet with Steve Buckley in the coming days. In addition, SJB has itemized additional project details that must be hammered out by the applicant before it is possible to prepare a final design. HOWEVER, this submittal demonstrates the feasibility of providing for onsite sewage disposal for a RV park at this site.

Sincerely,

Michelle Opalenik

--

*Michelle Opalenik*

Michelle Opalenik, Director

Amador County Environmental Health Department

810 Court Street

Jackson, CA 95642

(209) 223-6439

(209) 223-6536 (Direct)

---

**Amador County Planning Department** <planning@amadorgov.org>

Thu, Sep 23, 2021 at 8:20 AM

To: Michelle Opalenik <mopalenik@amadorgov.org>

Received, thank you.

Amador County Planning Department

810 Court Street

Jackson, CA 95642

(209) 223-6380

[planning@amadorgov.org](mailto:planning@amadorgov.org)

[Quoted text hidden]





Planning Department <planning@amadorgov.org>

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## TAC Project Referral - Goose Hill RV Park (Ninnis); UP-19;11-2, ZC-19;11-2, and GPA-19;11-1 - Completeness

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AFPD Headquarters <afpdhdq@amadorgov.org>

Fri, Oct 22, 2021 at 4:22 PM

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

CFD Applies (unless covered under williamson act).

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

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

[Quoted text hidden]



# JACKSON VALLEY IRRIGATION DISTRICT

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

August 26, 2021

On August 11<sup>th</sup>, 2021, the Jackson Valley Irrigation District (JVID) by motion approved the below concept and the described conditions upon which it might incorporate the Proposed Goose Hill R.V. Park Water System into the JVID potable water system—State Water Board Water System No. 0300037.

## JVID “Concept Approval” for the Goose Hill R.V. Park Water System August 2021

- 1) Per the conditions of a final approved Amador County Use Permit, JVID will incorporate the Goose Hill RV Park water system into the JVID water system and will provide labor to operate water well system under the following general conditions:
  - JVID does not have capacity in its potable water system to serve the Park, thus a supplemental source is necessary for its operation.
  - Source of supply will be Park wells (minimum of two)
  - Wells to have documented minimum total capacity of 175 gallons per minute as documented by metered pump test (no air lift tests allowed).
  - Wells tested as also required by State DDW for quality and quantity.
  - Park potable supply system will be properly separated from JVID supply.
  - Park to include intertie to JVID such that – in an emergency – Park can pump back to JVID storage tank to full level.
  - If necessary, well source will be treated/disinfected as required to meet DDW standards.
  - Should there ever be a problem with Park wells (i.e., lack of supply, substandard water quality, etc.) Park will shut down completely until resolved.
  - Park water system cannot provide service beyond Park boundaries.
  - Park cannot expand beyond County use permit conditions, unless approved by both County and JVID.
  - Park water system will be designed as necessary to meet fire flow and potable system flows as required by Cal Waterworks Standards and the requirements of any local fire jurisdictions – including storage required for both.
  - Park water system to be operated by JVID under a contract.
  - Park will pay whatever a rate study determines is required to make the operation of the Park water system self-sufficient financially.

### BOARD OF DIRECTORS

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

- JVID customers will in no way harmed technically or financially by Park water system.
  - If wells become in operatable or “dry,” Park operator cannot and will not ask JVID for water from the JVID treated water system.
  - Park will provide Preliminary Design Report for all facilities that demonstrates 100 percent compliance with Cal Waterworks Standards. JVID will review and approve.
  - Park will pay for any JVID costs for planning, design review, etc. Park will also enter into an indemnity agreement with JVID covering all aspects of the Park’s water system design, approval, construction, and operation.
- 2) JVID will prepare managerial and financial reports (at Park cost) which will become basis for future operational agreement between the parties.
  - 3) This concept approval is contingent upon DDW’s written approval of said concept and source of supply.
  - 4) All parties understand that as the project is designed and ultimately approved (if at all) there may be unforeseen/unknown obstacles to the use of well water for the Park that could make the concept above unfeasible. In that event, JVID will have no obligation to provide service.
  - 5) Changes in State or local laws and regulations may occur in the future that make this water supply concept unfeasible. The Park will have to close until such eventuality is resolved to the satisfaction of JVID, and the Park will hold JVID harmless in that regard.
  - 6) The approval of the concept set forth above by the JVID Board amounts to a non-binding memorandum of understanding or letter of intent between the parties. JVID will not be obligated to provide treated water service to the applicant unless and until a conditional will-serve commitment is issued, which shall include the contractual terms upon which the applicant will compensate JVID for operating the contemplated facilities.

**BOARD OF DIRECTORS**

George Lambert, President

Connie Jess, Vice President

Richard Brand

Ed Gonzalez

Todd Ohm



Krista Ruesel <kruesel@amadorgov.org>

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## TAC Project Referral - Goose Hill RV Park (Ninnis); UP-19;11-2, ZC-19;11-2, and GPA-19;11-1 - Completeness

1 message

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Patrick Chew <pchew@amadorgov.org>

Wed, Oct 27, 2021 at 12:17 PM

To: Krista Ruesel <kruesel@amadorgov.org>, Ruslan Bratan <rbratan@amadorgov.org>

Krista/Ruslan, I'm not sure who this project belongs to.....

I do not believe the following have been addressed in order for this project to proceed beyond the TAC application process from the fire service prospective. The applicant shall acknowledge the California Fire Code, 2019 Edition will be applied for this project if the project were to be submitted during this code cycle.

1. An **approved** automatic fire extinguishing system shall be required for all non-single family residential structures where the total fire area is **5,000** square feet or greater. The applicant shall acknowledge any structures over 5,000 square feet shall be protected by a commercial fire sprinkler system.
2. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure for at least a minimum of four hours if the fire sprinkler system is not monitored by an approved central station in accordance with the California Fire Code. The fire flow and residual pressure may be increased, as determined by the Fire Marshal. The applicant shall acknowledge the fire code will be applied to design the required fire flow requirements as noted.
3. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. Fire hydrants shall not be placed behind vehicle parking stall non-viewable from the public street nor at the end of public streets. The applicant shall acknowledge this provision of the fire code will applied for fire hydrant placements.

--

*Patrick Chew*

Division Chief / Fire Marshal

**Amador Fire Protection District**

810 Court Street

Jackson, CA 95642

Office 209-223-6391

Fax 209-223-6646

[pchew@amadorgov.org](mailto:pchew@amadorgov.org)

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

"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."



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## TAC Project Referral - Goose Hill RV Park (Ninnis); UP-19;11-2, ZC-19;11-2, and GPA-19;11-1 - Completeness

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Mark Hopkins <mhopkins@amadorgov.org>

Thu, Oct 28, 2021 at 10:06 AM

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

Cc: Richard Vela <rvela@amadorgov.org>

Hello Planning,

Public Works has a few comments for this project:

- 1) On the parcel map, PW requests right-of-way dedication on Jackson Valley Road.
- 2) Project design needs to accommodate drainage from roadside ditches to Jackson Valley Creek.
- 3) The project needs to design a stormwater system to ensure no accidental spills reach Jackson Valley Creek or residual from spills during a rain event.
- 4) The Project will need to comply with a minimum PW-6B driveway if not greater.

Thank you,

Mark

On Fri, Oct 22, 2021 at 3:30 PM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]

--

Mark Hopkins

Senior Project Manager

Amador County Department of Transportation and Public Works

810 Court Street, Jackson CA 95642

209.223.6429 - Department

209.223.6248 - Direct

[mhopkins@amadorgov.org](mailto:mhopkins@amadorgov.org)



Krista Ruesel <kruesel@amadorgov.org>

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## AMA-88, PM-6.813 Goose Hill RV Park Zone Change ZC, Response Letter

2 messages

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

Fri, Oct 29, 2021 at 4:16 AM

Dear Ms. Ruesel,

Please see the attached Caltrans letter for the AMA-88, PM-6.813 Goose Hill RV Park Zone Change ZC project.

Should you have any additional questions, please feel free to contact me at (209) 670-9488 or at [paul.bauldry@dot.ca.gov](mailto:paul.bauldry@dot.ca.gov).

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



**AMA-88-PM 6.813 Goose Hill RV Park Zone Change ZC-19 11-2 Response Ltr.pdf**  
138K

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

Fri, Oct 29, 2021 at 8:05 AM

Received, thank you. I will add it to the record.

**Krista Ruesel**  
Planner|Amador County Planning Department

## California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



October 29, 2021

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

**AMA-88-PM 6.813**  
**Goose Hill RV Park**  
**Application Referral Zone**  
**Change ZC-19;11-2**  
**General Plan Amendment**  
**GPA-19; 11-1**

Dear Ms. Ruesel,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Application Referral for a Zone Change from the Special-Use District (X), to the Planned Development (PD) District (application #ZC-19; 11-2). A General Plan Amendment from the Agricultural (A) land use designation to the Special Planning Area (SPA) use designation (application #GPA-19;11-1). A Use Permit for a proposed Recreational Vehicle Park in Amador County (application #UP-19;11-2).

The applicant proposes to develop a Recreational Vehicle Park at the site of the Goose Hill construction aggregate mine in the Buena Vista area of Ione. The property consists of about 105 acres of which 40 acres will be occupied by the recreational facility and the remaining 65 acres will be agricultural open space and wildlife habitat with the current approved reclamation plan. There is a proposed 7000 square foot (sq. ft) clubhouse and office space, several 305 sq. ft toilet/shower outbuildings, sewage will be disposed onsite via engineered septic systems. There will be living quarters on-site for staff limited to one unit. When complete, the applicant hopes to create a commercial park for 100 transitory recreational vehicles for rotating occupancy.

The proposed project type is to be located at 6080 Jackson Valley Road, approximately 2.5 miles south of State Route 88 (SR 88) and the SR 88 / Jackson Valley Road intersection.

### **Caltrans has the following comments:**

Caltrans suggests Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

**Encroachment Permits**

If any future project activities encroach into Caltrans ROW, the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will analyze potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s).

For more information, please visit the Caltrans Website at:  
<https://dot.ca.gov/programs/traffic-operations/ep/applications>

Please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,



Gregoria Ponce, Chief  
Office of Rural Planning





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**ENVIRONMENTAL HEALTH DEPARTMENT**

PHONE: (209) 223-6439  
FAX: (209) 223-6228  
WEBSITE: [www.co.amador.ca.us](http://www.co.amador.ca.us)  
EMAIL: [ACEH@amadorgov.org](mailto:ACEH@amadorgov.org)

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

April 28, 2021

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

**Re: Goose Hill RV Park/6080 Jackson Valley Road, Ione, CA 95640**

Dear Mr. Ninnis:

This letter is written to address the subject of sewage disposal for the proposed Goose Hill RV Park. As of the date of this letter, the Amador County Technical Advisory Committee (TAC) has not found the application for the project to be complete.

An August 24, 2020 Planning Department letter itemized what information was needed in order for TAC to move the project forward. The Amador County Environmental Health Department (Department) is responsible for monitoring wastewater provisions of the project application. Item 4 of the August 2020 letter required that a design for wastewater treatment and disposal be submitted for the Goose Hill RV Park.

The proposed Goose Hill RV Park was last reviewed by the Amador County TAC on October 28, 2020. The project packet included a September 21, 2020 letter from Mr. Ketron which stated that "wastewater will be processed in accord with requirements promulgated by the Environmental Health Department and disposed in a leach field prepared and constructed for that purpose." However, no plans for a wastewater system were included in the packet considered for review. In the meeting minutes from October 28, Amador County Environmental Health Department staff stated there was still not enough information on proposed wastewater disposal to find the project complete.

Sections III(C)(4) and IV(A)(5) of the Amador County *Onsite Wastewater Treatment System Regulations*, require that the Amador County Environmental Health Department refer to the Central Valley Regional Water Quality Board any discharge that is to receive significant amounts of wastes dumped from RV holding tanks. The exclusion of systems receiving significant high strength RV waste from local programs is also consistent with Section 9.4.7 of the Water Resources Control Board's *Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems*.

You are therefore directed to retain the services of a qualified consultant, such as a registered professional engineer, registered environmental health specialist, or licensed engineering geologist experienced in on-site sewage disposal system design, to design a sewage disposal system for the Goose Hill RV Park project. Plans must be submitted to the Amador County Environmental Health Department before the project application may be considered for completeness. While design approval and construction oversight is the responsibility of the

Mr. Gerry Ninnis

Page 2

Department, the Goose Hill RV Park wastewater system will be subject to the operational and waste discharge requirements of the Central Valley Regional Water Quality Control Board. Regional Board staff will therefore be copied on all design and construction records and correspondence.

Please contact me at (209) 223-6439 or (209) 223-6536 (direct) with any questions.

Sincerely,



Michelle Opalenik, Director  
Amador County Environmental Health Department

MO:mo

cc: Mr. Doug Ketron, Project Representative  
Mr. Steve Buckley, SJB Consulting

## SYSTEM EXTENSION AGREEMENT

This Agreement is made as of the date written below by and between Gerry Ninnis, an individual ("Mr. Ninnis"), and the Jackson Valley Irrigation District, a special district within the County of Amador duly organized and operating under the laws of the State of California ("JVID").

### RECITALS

A. Mr. Ninnis is the owner of certain real property ("Property") located in the unincorporated area of the County of Amador, State of California, more particularly described in a Deed, a true copy of which is attached hereto as **Exhibit 1** and is incorporated herein by this reference.

B. Mr. Ninnis intends to construct a recreational-vehicle park on the Property, to be known as the Goose Hill Recreational Vehicle Park ("Park"), and to that end has made application to the County of Amador ("County") for its approval of such land use, which approval will entail, among other things, a general plan amendment, zone change, and conditional use permit (collectively the "County Approvals"). In his development of the Property for the Park, Mr. Ninnis intends to construct two (2) water wells with a combined capacity of not less than 175 gallons per minute and associated treatment and conveyance infrastructure (the "System") to provide potable water service to the Park. The water produced by the System shall be treated to California drinking water quality standards, and shall be the sole source of potable water for the Park.

C. The County will require Mr. Ninnis to either construct his own private water system or to obtain service from another California State Department of Drinking Water (DDW) approved system for potable water to serve the Park. Therefore, Mr. Ninnis has chosen to seek potable water service for the Park by constructing a facility that will be maintained and operated by JVID pursuant to the terms of this Agreement.

D. The parties to this Agreement intend that once completed and approved, the System will be incorporated into JVID system number 0300037 pursuant to the direction and guidance provided by DDW to effectuate its desire for system consolidation. The System, once so incorporated, will be operated by JVID according to the terms of a future service contract entered into between the parties that is consistent with the terms of this Agreement.

NOW, THEREFORE, the parties agree as follows:

1. Plans and Specifications. Consistent with the requirements in paragraph 2 below, Mr. Ninnis shall design and prepare plans and specifications for the construction of the System, clearly delineating the portion being transferred to JVID. The design, plans and specifications shall meet all JVID standards, including but not limited to standard drawings and specifications, JVID rules and regulations, and all other local and State standards and requirements, whichever are most stringent. The plans and specifications shall be approved in writing by JVID prior to

construction and shall become a part of this Agreement. Mr. Ninnis shall also submit at the time of design submittal, an engineer's cost estimate for the proposed improvements in a format acceptable to JVID. All cost incurred pursuant to this paragraph, including those incurred by JVID during its review and approval process, shall be borne by Mr. Ninnis. No System construction may begin without the prior written authorization of JVID. If at any time Mr. Ninnis proposes to change the approved plans and specifications for the System, he shall first obtain the written approval of JVID for any such change, which approval may be on such terms and conditions as required by JVID.

2. Construction of System. Mr. Ninnis, at his expense, shall construct the two groundwater wells on the Property and all other components of the System, as approved by JVID. The wells shall have a minimum documented total capacity of 175 gallons per minute. The wells shall be tested by JVID and/or the California Department of Water Resources, Division of Drinking Water ("DDW") for their quantity and quality of water. The Park water system shall be exclusively served by these wells with onsite storage as designated by JVID and/or the County. The Park system shall be separate from the JVID system and shall not draw upon or use any JVID water for the Park. If necessary, the Park water shall be treated and/or disinfected to meet JVID and DDW standards. The Park water system shall be designed as necessary to meet fire flow and potable system flows as required under California Waterworks Standards, JVID's specifications, and the standards of the Amador Fire Protection District. The Park water system shall not deliver water to nor serve water to any person or property beyond the boundaries of the Park, nor shall there be any future expansion of the Park beyond the boundaries of the Property, nor shall there be any expansion of RV capacity within the Park beyond the initial approvals without the approval of both the County and JVID, which may be withheld in JVID's sole and absolute discretion; provided, however, that in cases of emergency, JVID may draw water from the Park system.

3. Licensed Contractor. The contractor constructing the System shall be licensed under the provisions of the Business and Professions Code of the State of California to do the type of work called for in the approved plans and specifications and shall at a minimum possess the following classification or type of contractor's license issued by the Contractors State License Board: Class A, California. To the extent required by applicable law, Mr. Ninnis and the Contractor shall comply with the California Labor Code provisions concerning payment of prevailing wages, wage rates, employment of apprentices, hours of work and overtime, keeping and retention of payroll records, and other requirements applicable to public works projects within the meaning of the Labor Code. (See California Labor Code Division 2, Part 7, Chapter 1 (Sections 1720-1861).) If Mr. Ninnis determines that he cannot comply with one or more of the foregoing code sections, he agrees to indemnify, defend, and hold JVID harmless for any damages, costs, penalties, or fines it incurs as a result of that determination. If required to pay prevailing wage, copies of the prevailing rate of per diem wages as established and published by the California Department of Industrial Relations are available for inspection on the California Department of Industrial Relations website. No construction may be performed except by a qualified responsible contractor approved by JVID. Each such contractor shall indemnify, protect, defend and hold the JVID harmless in a separate indemnity agreement acceptable to JVID. JVID may request evidence that the contractor has satisfactorily installed other projects of

like magnitude or comparable difficulty. Contractors deemed unqualified or non-responsible by JVID may not work on the System. It is the intent of JVID that the work be performed by a contractor who furnishes satisfactory evidence of qualification acceptable to JVID in its sole discretion. Any contractor working upon the System shall guarantee its work for a minimum of one year after completion.

4. Inspections. Two full business days' advance notice of any and all work on, related to or near the System shall be provided by Mr. Ninnis. Any work performed without proper notice to and inspection by JVID shall be subject to rejection. JVID may, at its option, inspect all or any part of the construction or materials being used in construction of the System and shall be given all possible assistance in performing any such inspection. The inspection of the work shall not relieve Mr. Ninnis of his obligation to construct the System in accordance with the approved plans and specifications, conduct comprehensive inspections of the work, to furnish proper materials, labor, equipment and tools, to perform acceptable work, and to provide adequate safety precautions. Proper facilities for safe access for inspection of all parts of the work shall be installed by the contractor, and at all times maintained for the necessary use of JVID and its agents, and agents of the Federal, State, or local governments at all reasonable hours for inspection by such agencies to ascertain compliance with laws and regulations. Defective work shall be made good and substandard materials may be rejected, notwithstanding that such work and materials have been previously overlooked or inspected by JVID. All inspection costs, as determined by JVID, shall be paid by Mr. Ninnis.

5. Permits, Licenses and Easements. Mr. Ninnis, at his cost, shall obtain all necessary local, County, and State permits and approvals, including, but not limited to, environmental review and building and encroachment permits, and shall conform to the requirements thereof. Mr. Ninnis, at his cost, shall obtain all real property, and permanent and temporary easements of 20 feet in width necessary for the System, for ingress and egress to and from the facilities, and for the purpose of construction, installation, operation, maintenance, repair, removal, replacement, and improvement of the facilities, and the grant deeds and easements acquired shall be in a form approved by JVID prior to final acquisition and recording. Mr. Ninnis shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of the construction of the System.

6. Record Drawings and Specifications. Mr. Ninnis shall, as a condition precedent to JVID's acceptance of the System, provide to JVID: (1) Reproducible survey-quality record drawings of the completed System ("as-builts") on size 'D' paper and in PDF format, together with an electronic file in a properly georeferenced "DWG" format, satisfactory to JVID, and a copy of the specifications and any contract documents used for the construction of the System; (2) A signed, detailed accounting, satisfactory to JVID, of the amounts expended for the construction and installation of the System, with values applicable to the various components thereof, together with a list of any other materials and equipment, and their expensed values, being transferred to JVID; (3) Separate accounting of pipe by type and size (including excavation, bedding and backfill), appurtenances, fire hydrants, pump stations, etc. shall be provided; AND (4) Operating manuals, manufacturer information, safety sheets and warranties for all facilities made a part of the System, as deemed necessary by JVID.

7. Transfer of Property and Easements. After JVID has finally inspected and approved the System, it shall send written notice to Mr. Ninnis requesting transfer of the System. Upon receipt of the notice from the JVID, Mr. Ninnis, at his sole cost and without charge to JVID, shall deliver conveyance documents satisfactory in form and content to JVID, transferring absolute and unencumbered ownership of the completed System to JVID, together with all interests in real property, and easements and rights-of-way that are necessary or appropriate in the opinion of JVID for the ownership and operation of the System. Title to the System and the interests in real property transferred shall be good, clear, and marketable, free and clear of all encumbrances, liens or charges. Mr. Ninnis shall obtain and pay any costs of title insurance deemed necessary by JVID. The transfer shall not be completed until the conveyance documents transferring the System have been formally accepted by JVID.

8. Park Water System Operation Agreement. After the Park water system has been installed and has been inspected and approved by DDW, the County, and JVID, the Park water system shall be operated by JVID pursuant to a future contract or agreement between Mr. Ninnis and JVID. Pursuant to that future contract or agreement, the Park shall pay such rate(s) to JVID as are necessary to make the Park and the System self-sufficient financially. Except for the emergency use of water from the System by JVID, there shall be no expense to JVID or its other customers whatsoever from the operation of the System. In addition to operational costs, all maintenance and capital replacement costs (with reserve fund) for the System shall be paid by the Park. JVID shall be allowed to draw water from the System in an emergency as determined by JVID in its reasonable discretion. If JVID does so draw water from the Park's system, it shall pay Mr. Ninnis for water at a rate of 75 percent of the then-existing JVID rate it charges to its customers for potable water. Should well water quality or quantity at any time fall below State minimum standards, the Park shall shut down until the standards are again met. Under no circumstances shall JVID be required to provide the Park with water from JVID sources outside of the Park. Prior to JVID assuming operation and management of the Park water system, the Park shall provide a Preliminary Design Report for all water facilities that demonstrates 100% compliance with California Waterworks Standards; JVID shall review and, if sufficient, approve such report. Mr. Ninnis shall pay for any and all JVID costs for planning and design review of the Park water system. The full execution of the future operating agreement contemplated by this section shall be a condition precedent to JVID's final approval and acceptance of the System as one of its facilities.

9. Approval By DDW. DDW's approval of this Agreement is a condition precedent to its effectiveness and a condition precedent to JVID's final approval and acceptance of the System as one of its facilities.

10. Future Changes in Laws/Regulations. It is understood by the parties that in the future, there may be changes in State, County and/or other local laws and regulations, and if such changes render it unfeasible for JVID to operate the Park's water system, the Park shall be required to close until such issues are resolved to the reasonable satisfaction of JVID. Mr. Ninnis shall have no claim or right to pursue JVID for damages as a result of such future issues.

11. Developer Assistance. Mr. Ninnis shall, both before and after the notice of acceptance, secure and provide any information or data reasonably needed by JVID to accept the ownership or conduct the operation and maintenance of the System, and obtain, execute and provide any and all documents needed to expeditiously complete or implement the same.

12. Term and Termination. JVID shall have the right to terminate this Agreement, unless such time for completion is extended by mutual agreement of the parties, in the event and any time after the date that: (1) The County denies approval of the Park; (2) Mr. Ninnis withdraws or otherwise abandons his application with the County for the Park; (3) the County's tentative approval for the Park expires prior to the County's final approval of the Park; or (4) If construction of the System has not been completed and accepted by JVID in accordance with the terms of this Agreement within two years of the project's approval by the County.

13. Indemnification and Hold Harmless. In connection with this Agreement: (1) Mr. Ninnis shall protect, defend, indemnify, and hold harmless JVID and its officers, directors, employees, and agents from and against all penalties and fines imposed by law and all loss, claim, cause of action, demand, suit, judgment, cost, damage, expense, and liability (including but not limited to court or arbitration costs and reasonable attorney's and expert witness fees) resulting from injury to or death of persons, including without limitation JVID employees, Mr. Ninnis or his Contractor, or damage to or loss of property, arising out of or in any way connected with the performance, operations or activities under this Agreement, including but not limited to construction of the System by Mr. Ninnis, his officers, directors, employees, contractors, or agents, except to the extent that the sole negligence or willful misconduct of an indemnified party proximately causes the loss, claim, demand, cost, suit, judgment, penalty, fine, cause of action, damage, expense, or liability. Upon the request of an indemnified party hereunder, Mr. Ninnis shall defend any suit asserting a claim covered by this indemnity and shall pay any cost that may be incurred by an indemnified party in enforcing this indemnity, including attorney's fees. In all cases, the indemnified party shall have the right to approve counsel selected by Mr. Ninnis in the defense of any legal actions or with respect to any claim, which approval shall not be unreasonably withheld. In addition, the indemnified party shall have the right to participate in and be represented by counsel of its own choice and at its own expense in any legal action or with respect to any claim; (2) The parties expressly agree and acknowledge that Mr. Ninnis's duty to indemnify, protect, defend and hold harmless under this paragraph shall extend to claims, lawsuits and liability of or against JVID resulting from alleged failure to comply with any provision of the California Labor Code, Division 2, Part 7, Chapter 1 (Sections 1720-1861) in connection with the construction of the System; (3) This paragraph and the parties' obligations under it shall survive any termination of this Agreement; and the provisions of this paragraph shall be included in any agreement between Mr. Ninnis and any of his contractors so that the above-referenced indemnified parties are indemnified, protected, defended and held harmless by said contractor from any and all acts or omissions of such contractor. Any failure by Mr. Ninnis to ensure that the provisions of this paragraph are included in any agreement between him and any of his contractors shall be the sole responsibility and liability of Mr. Ninnis; (4) Neither termination of this Agreement nor completion of the acts to be performed under this Agreement shall release the parties from their respective obligations under this paragraph, so long as the event upon which the claim is predicated shall have occurred prior to the effective date of any

such termination or completion and arose out of or was in any way connected with the parties' performance or operations under this Agreement by their officers, employees, independent contractors or agents, or the employee, agent or independent contractor of any one of them; (5) Submission of insurance certificates or submission of other proof of compliance with the insurance requirements in this Agreement does not relieve Mr. Ninnis from liability under this indemnification and hold harmless provision. The obligations of this indemnity provision shall apply whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages; (6) In any and all claims against JVID, or its officers, directors, employees, volunteers or agents, by any employee of Mr. Ninnis, his independent contractors, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for Mr. Ninnis or any of his independent contractors under Worker's Compensation laws, disability benefit acts, or other employee benefit entitlement.

14. Insurance. Mr. Ninnis and his contractor shall at all times carry Workers' Compensation Insurance, General Liability Insurance, Automobile Liability Insurance, and Employer's Liability Insurance in a form and with a carrier reasonably acceptable to JVID. The limits of insurance shall not be less than: (1) General Liability: \$5,000,000 per occurrence for bodily injury, personal injury and property damage. If commercial general liability insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit; (2) Automobile Liability: \$2,000,000 per accident for bodily injury and property damage; and (3) Employer's Liability: \$2,000,000 per accident for bodily injury or disease. The aforementioned insurance shall name JVID as an additional insured. JVID will be provided with evidence of insurance and copies of policies prior to commencement of any work pursuant to this Agreement.

15. Attorney's Fees. In the event that any arbitration, litigation or other proceeding of any nature between the JVID and Mr. Ninnis becomes necessary to enforce or interpret all or any portion of this Agreement, it is mutually agreed that the prevailing party therein shall receive from the other, in addition to such sums as may be awarded by judgment, an amount sufficient to reimburse such prevailing party for reasonable attorney's fees, expert witness' and consultant's fees and expenses, and litigation or arbitration costs paid or owing as a result of such litigation, arbitration or other proceeding.

16. Entire Agreement. This Agreement is freely and voluntarily entered into by the parties after having the opportunity to consult with their respective attorneys. Any prior agreements, promises, negotiations, or representations not expressly set forth in this Agreement are of no force and effect. The parties, in entering into this Agreement, do not rely on any inducements, promises, or representations made by each other, their representatives, or any other person, other than those inducements, promises, and representations contained in this Agreement. This writing constitutes the entire agreement between the parties relative to the matters specified herein; and no modifications hereof shall be effective unless and until such modification is evidenced by a writing signed by both parties to this Agreement. There are no



understandings, agreements, conditions, representations, warranties, or promises with respect to the subject matter of this Agreement except those contained in or referred to in this writing.

ACCEPTED AND AGREED TO as of August 10, 2022.

JVID

  
Gerry Ninnis

By: 

Its: JVID BOARD PRESIDENT



Chuck Beatty <cbeatty@amadorgov.org>

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## Opposition to the R . V. Park

1 message

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**William May** <billshrc@gmail.com>

Sat, Sep 10, 2022 at 4:36 PM

To: Chuck Beatty <cbeatty@amadorgov.org>

Aftenoon Chuck

I have previously sent objections to the Park including damage to the roads , water concerns if the issue can't be resolved with JVID and loss of community ambiance . There is a real possibility for loss of property values if the R.V. Park is approved . It would also be in a flood plain and there is no way that this issue could be mitigated .

Bill May



Chuck Beatty <cbeatty@amadorgov.org>

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## Toma & Associates 100 year Flood Plan Study

2 messages

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**William May** <billshrc@gmail.com>  
To: Chuck Beatty <cbeatty@amadorgov.org>

Sat, Sep 10, 2022 at 6:50 PM

Chuck

Toma & Associates apparently conducted the study in December 2009 . It is now September 2022.

A new flood plan study should be conducted by some firm other than Toma & Associates .

Please share this email with all TAC members .

Thank You

Bill May

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**Chuck Beatty** <CBeatty@amadorgov.org>  
To: Krista Ruesel <kruesel@amadorgov.org>

Mon, Sep 12, 2022 at 8:49 AM

[Quoted text hidden]

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Chuck Beatty, AICP  
Planning Director  
Amador County  
209-223-6380



Chuck Beatty <cbeatty@amadorgov.org>

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## Environmental Impact Report

1 message

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**William May** <billshrc@gmail.com>  
To: Chuck Beatty <cbeatty@amadorgov.org>

Sat, Sep 10, 2022 at 7:31 PM

Evening Chuck  
Am I correct that the Project will require a full Environmental Impact Report ?  
Bill



**CALIFORNIA DEPARTMENT OF WATER RESOURCES**  
**DIVISION OF SAFETY OF DAMS**

**Downstream Hazard**

The downstream hazard is based solely on potential downstream impacts to life and property should the dam fail when operating with a full reservoir. This hazard is not related to the condition of the dam or its appurtenant structures. The definitions for downstream hazard are borrowed from the Federal Guidelines for Inundation Mapping of Flood Risks Associated with Dam Incidents and Failures (FEMA P-946, July 2013). FEMA categorizes the downstream hazard potential into three categories in increasing severity: Low, Significant, and High. DSOD adds a fourth category of “Extremely High.”

<b>Downstream Hazard Potential Classification</b>	<b>Potential Downstream Impacts to Life and Property</b>
Low	No probable loss of human life and low economic and environmental losses. Losses are expected to be principally limited to the owner’s property.
Significant	No probable loss of human life but can cause economic loss, environmental damage, impacts to critical facilities, or other significant impacts.
High	Expected to cause loss of at least one human life.
<i>Extremely High</i>	Expected to cause considerable loss of human life or would result in an inundation area with a population of 1,000 or more.

**Condition Assessment**

DSOD uses the US Army Corps of Engineer's National Inventory of dams' condition assessment rating definitions (updated 2021) in assigning condition assessments.

A dam safety deficiency is defined as a load capacity limit or other issue that can result in a failure of the dam or appurtenant structure. It is a characteristic or condition that does not meet the applicable minimum regulatory criteria.

Normal operations are defined as loading on the dam resulting from day-to-day pool operations to achieve authorized purposes in accordance with minimum state or federal regulatory criteria.

Condition Assessment definitions, as accepted by the National Dam Safety Review Board, are as follows:

<b>Ratings</b>	<b>Definitions from the National Inventory of Dams</b>
Satisfactory	<p>No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or federal regulatory criteria or tolerable risk guidelines.</p> <p>Typical Circumstances:</p> <ul style="list-style-type: none"> <li>• No existing deficiencies or potentially unsafe conditions are recognized, with the exception of minor operational and maintenance items that require attention.</li> <li>• Safe performance is expected under all loading conditions including the design earthquake and design flood.</li> <li>• Permanent risk reduction measures (reservoir restrictions, spillway modifications, operating procedures, etc.) have been implemented to eliminate identified deficiencies.</li> </ul>
Fair	<p>No existing dam safety deficiencies are recognized for normal operating conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action. Note: Rare or extreme event is defined by the regulatory agency based on their minimum applicable state or federal criteria.</p> <p>Other Circumstances:</p> <ul style="list-style-type: none"> <li>• Lack of maintenance requires attention to prevent developing safety concerns.</li> <li>• Maintenance conditions may exist that require remedial action greater than routine work and/or secondary studies or investigations.</li> <li>• Interim or permanent risk reduction measures may be under consideration.</li> </ul>

CALIFORNIA DEPARTMENT OF WATER RESOURCES  
 DIVISION OF SAFETY OF DAMS

<p>Poor</p>	<p>A dam safety deficiency is recognized for normal operating conditions which may realistically occur. Remedial action is necessary. Poor may also be used when uncertainties exist as to critical analysis parameters which identify a potential dam safety deficiency. Investigations and studies are necessary.</p> <p>Other Circumstances:</p> <ul style="list-style-type: none"> <li>• Dam has multiple deficiencies or a significant deficiency that requires remedial work.</li> <li>• Lack of maintenance (erosion, sinkholes, settlement, cracking, unwanted vegetation, animal burrows, inoperable outlet gates) has affected the integrity or the operation of the dam under normal operational conditions and requires remedial action to resolve.</li> <li>• Critical design information is needed to evaluate the potential performance of the dam. For example, a field observation or a review of the dam’s performance history has identified a question that can only be answered by review of the design and construction history for the dam. Uncertainty arises when there is no design and/or construction documentation available for review and additional analysis is needed to better understand the risk associated with operation under normal operational conditions.</li> <li>• Interim or permanent risk reduction measures may be under consideration.</li> </ul>
<p>Unsatisfactory</p>	<p>A dam safety deficiency is recognized that requires immediate or emergency remedial action for problem resolution.</p> <p>Typical Circumstances:</p> <ul style="list-style-type: none"> <li>• A critical component of the dam has deteriorated to unacceptable condition or failed.</li> <li>• A safety inspection indicates major structural distress (excessive uncontrolled seepage, cracks, slides, sinkholes, severe deterioration, etc.), advanced deterioration, or operational deficiencies which could lead to failure of the dam or its appurtenant structures under normal operating conditions.</li> <li>• Reservoir restrictions or other interim risk reduction measures are required.</li> <li>• A partial or complete reservoir drawdown may be mandated by the state or federal regulatory agency.</li> </ul>
<p>Not Rated</p>	<p>The dam has not been inspected, is not under state jurisdiction, or has been inspected but, for whatever reason, has not been rated.</p>



Chuck Beatty <cbeatty@amadorgov.org>

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## Environmental Impact Report

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**William May** <billshrc@gmail.com>  
To: Chuck Beatty <CBeatty@amadorgov.org>

Wed, Sep 14, 2022 at 5:14 PM

Chuck

If TAC says only a Neg Dec is required that is an unmistakable action that we are working against a stacked deck .  
If it occurs , we will immediately file a protest with The Planning Commission and Board of Supervisors .

Bill May

On Wed, Sep 14, 2022 at 5:09 PM Chuck Beatty <CBeatty@amadorgov.org> wrote:  
That's a decision for TAC to make tomorrow (if TAC finds the application complete).

On Wed, Sep 14, 2022 at 4:24 PM William May <billshrc@gmail.com> wrote:

Chuck

The Answer is ?

Bill

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

From: **William May** <billshrc@gmail.com>

Date: Sat, Sep 10, 2022 at 7:31 PM

Subject: Environmental Impact Report

To: Chuck Beatty <cbeatty@amadorgov.org>

Evening Chuck

Am I correct that the Project will require a full Environmental Impact Report ?

Bill

--

Chuck Beatty, AICP  
Planning Director  
Amador County  
209-223-6380



Krista Ruesel <kruesel@amadorgov.org>

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**Fwd: PTR**

2 messages

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**Scott Meyer** <smeyer@amadorgov.org>  
To: Krista Ruesel <kruesel@amadorgov.org>

Mon, Sep 19, 2022 at 1:22 PM

Water System Information I sent to Pat & Michael.

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

From: **Scott Meyer** <smeyer@amadorgov.org>  
Date: Thu, Sep 15, 2022 at 2:54 PM  
Subject: Fwd: PTR  
To: <lawyer@patkeene.com>

Hi Pat, This is my contact at the Division of Drinking Water.

This is a link to the Water Board and SB-1263 information. [Permits for Water Systems | California State Water Resources Control Board](#)

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

From: **Sahota, Bhupinder@Waterboards** <Bhupinder.Sahota@waterboards.ca.gov>  
Date: Thu, Sep 15, 2022 at 9:29 AM  
Subject: PTR  
To: smeyer@amadorgov.org <smeyer@amadorgov.org>

[Permits for Water Systems | California State Water Resources Control Board](#)

Thanks

Bhupinder S. Sahota, P.E.

District Engineer, Stockton District

Division of Drinking Water

State Water Resources Control Board

[31 E. Channel St., Room 270](#)

[Stockton, CA 95202](#)

Phone: (209) 948-3881

[Bhupinder.Sahota@waterboards.ca.gov](mailto:Bhupinder.Sahota@waterboards.ca.gov)

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**Krista Ruesel** <kruesel@amadorgov.org>  
To: Scott Meyer <smeyer@amadorgov.org>

Tue, Sep 20, 2022 at 8:25 AM

Oh thanks I'll add it to the folder

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

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[Quoted text hidden]





AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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

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

October 6, 2022

Gerry Ninnis  
P.O. Box 980  
Pine Grove, CA 95665  
Email: [gerryninnis@gmail.com](mailto:gerryninnis@gmail.com)

Cc: Pat Keene: [lawyer@patkeen.com](mailto:lawyer@patkeen.com); Michael Vasquez: [liveinamador@yahoo.com](mailto:liveinamador@yahoo.com); William May: [wandsmay@hughes.net](mailto:wandsmay@hughes.net); Steven Fredrick: [steve@jvid.org](mailto:steve@jvid.org); Connie Jess: [cjessranch99@gmail.com](mailto:cjessranch99@gmail.com); Melinda Hammond: [Melinda.hammond@ymail.com](mailto:Melinda.hammond@ymail.com); George Lambert: [George.lambert@icloud.com](mailto:George.lambert@icloud.com); Richard Vela: [rvela@amadorgov.org](mailto:rvela@amadorgov.org); Jeffrey Gardner: [jgardner@amadorgov.org](mailto:jgardner@amadorgov.org); Patrick Chew: [pchew@amadorgov.org](mailto:pchew@amadorgov.org); CDFW: [r2ceqa@wildlife.ca.gov](mailto:r2ceqa@wildlife.ca.gov); County Counsel: [gspitzer@amadorgov.org](mailto:gspitzer@amadorgov.org); Mark Hopkins: [mhopkins@amadorgov.org](mailto:mhopkins@amadorgov.org); Scott Meyer: [smeyer@amadorgov.org](mailto:smeyer@amadorgov.org); JVFD: [chief6100@live.com](mailto:chief6100@live.com), [jvfd@volcano.net](mailto:jvfd@volcano.net); CalTrans: [paul.bauldry@dot.ca.gov](mailto:paul.bauldry@dot.ca.gov);

RE: Ninnis-Goose Hill RV Park GPA-19;11-1, ZC-19;11-1, UP-19;11-2, after 9.15.22 Meeting

Dear Project Applicant,

Prior to resubmission, the Community Development Agency has prepared a list of requirements for the project application. This is the minimum required information required in order to move the project forward. Upon receipt, we can begin the review the application materials.

1. SB 1263 applies to all new public water systems. New public water system requirements can now be found in the California Health & Safety Code (HSC). HSC, Section 116527(b)(1) states "before a person submits an application for a permit for a proposed new public water system, the person shall first submit a preliminary technical report to the state board at least six months before initiating construction of any water-related improvement." HSC, section 116527(c), explains the preliminary technical requirements. The County requires a copy of the preliminary technical report and proof of the submittal to the State. Proof of a current and valid public water system permit must be submitted to the Amador County Environmental Health Department for review and approval prior to condition approval.
2. Normally, the County would require a Traffic Impact Study prior to deeming the application complete. However, because the TAC already determined that an environmental impact report is the appropriate environmental document for this project, we can deem the application complete on the condition that the necessary traffic impact studies will be provided for the environmental review process. Please coordinate with Mark Hopkins in the Public Works Department to obtain specific requirements for the traffic studies. will be required as part of the environmental review to analyze.
3. Please include information to address the Dam Safety Issue, as discussed between the applicant, Jackson Valley Irrigation District (JVID), and TAC. This should include a preliminary, yet thorough, description of the items required by JVID in order to adequately address potential dam failure/site inundation, including but not limited to the following: 1) Installation of alarm/sound/early warning system to alert park guests of potential evacuation, including timing information; 2) Evacuation plans, including evacuation areas, traffic circulation or staging areas for evacuation, etc.; 3) inundation zones, and 4) any other potential safety conditions which would need to be met to satisfy JVID's conditions.
4. Please provide an overview of the Solid Waste Management Plan for the park. This should include an estimate of the daily volume of solid waste generation, identification of any problematic wastes to be

expected, and a description of which wastes are to be segregated, how they are to be managed and stored until removal, and whether any wastes are destined for reuse on-site. All solid waste storage shall be stored and handled in such a manner so as not to promote the propagation, harborage, or attraction of vectors, or the creation of nuisances. Garbage shall be removed from the premises no less frequently than every seven (7) days. All garbage, putrescible matter and rubbish containers shall have an adequate size and be in sufficient numbers to contain all the refuse the establishment generates. All garbage, putrescible matter, and rubbish containers shall be nonabsorbent, watertight, vector-resistant, durable, easily cleanable, and designed to containment of garbage and refuse.

5. Please provide the maximum number of occupants allowed to stay at the park. This may include the maximum number of guests per space as well. I understand that it is likely that the registered guests may host other family or friends for private gatherings on-site, but there should be a maximum number of people allowed to be in the park at any given time, and maximum number of potential guests per space that are not staying overnight. These numbers would be helpful for me to evaluate impacts when we move on to the environmental review.

As there have been some additional people added to the Applicants' team, I will need an updated list of who will be able to speak on the project's behalf. If you wish to have them represent the project on your behalf, please forward an updated consent form designating them as representatives or if they are representing you in certain capacities only, please include that.

Upon receipt of the above enumerated items we will schedule another TAC meeting to continue the processing of your application.

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

Sincerely,



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

# ENVIRONMENTAL HEALTH DEPARTMENT

## LAND USE AGENCY



810 COURT STREET JACKSON, CA 95642-2132 PHONE: (209) 223-6439 FAX: (209) 223-6228  
email: ACEH@co.amador.ca.us

## WET WEATHER TESTING

Installation of conventional leach lines in low areas subject to flooding or in areas where the groundwater rises to within five (5) feet of proposed disposal trench bottom is not permitted under Amador County Code. Evidence of seasonal saturation may include the presence of unusually dark or mottled soils, water loving vegetation, topography, or other factors. Mottling is an alteration of the soil color pattern which can be caused by anaerobic, saturated soil conditions.

Determination of depth to groundwater in areas that are known or suspected to have high seasonal groundwater must be made during the wettest time of the year. This determination may be made through soil profile excavations dug during the wettest portion of the year or by the installation of groundwater monitoring pipes during the dryer seasons and observation during the wet season. The locations, depths, and number of excavations or groundwater monitoring pipes shall be determined by the Environmental Health Department (the Department) at the time of construction. Monitoring pipes shall be installed in the proposed initial and replacement leach field areas. Groundwater monitoring pipes shall be constructed as shown in Figure A. The pipe(s) shall extend approximately 6 inches into, but in no event through, a restrictive horizon.

Wet weather testing may begin when the seasonal rainfall total, following July 1, is 60% of annual average for the area or when 10 inches of rain has fallen over the past 30 days. In areas where there is insufficient rainfall information, the Department shall use information from surrounding areas to determine the start date for monitoring. Wet weather testing may continue through the wet season until rainfall decreases significantly, typically March 15. Depending on weather patterns this date may be extended at the discretion of the Department.

Groundwater monitoring shall be performed by the Department at several intervals during the wet season until the season is over. The shallowest depth to groundwater noted during this monitoring will be the controlling criteria for disposal system design.

At elevations where snow covers the ground throughout much of the winter, testing shall not begin until there has been adequate snow melt to observe the ground surface and charge any perched groundwater bearing horizons.

# ENVIRONMENTAL HEALTH DEPARTMENT

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### REQUEST FOR WINTER GROUNDWATER MONITORING

<b>SEPTIC PERMIT #</b>	<b>APN #</b>
<b>FEE PAID:</b>	<b>DATE PAID:</b>

<b>Owner:</b>	<b>Telephone:</b>
<b>Mailing Address:</b>	
<b>Site Address:</b>	
<b>Directions:</b>	

Due to concerns regarding groundwater levels on the subject parcel, wet weather observation of groundwater levels must be conducted before any determination can be made on the parcel's suitability for on-site sewage disposal.

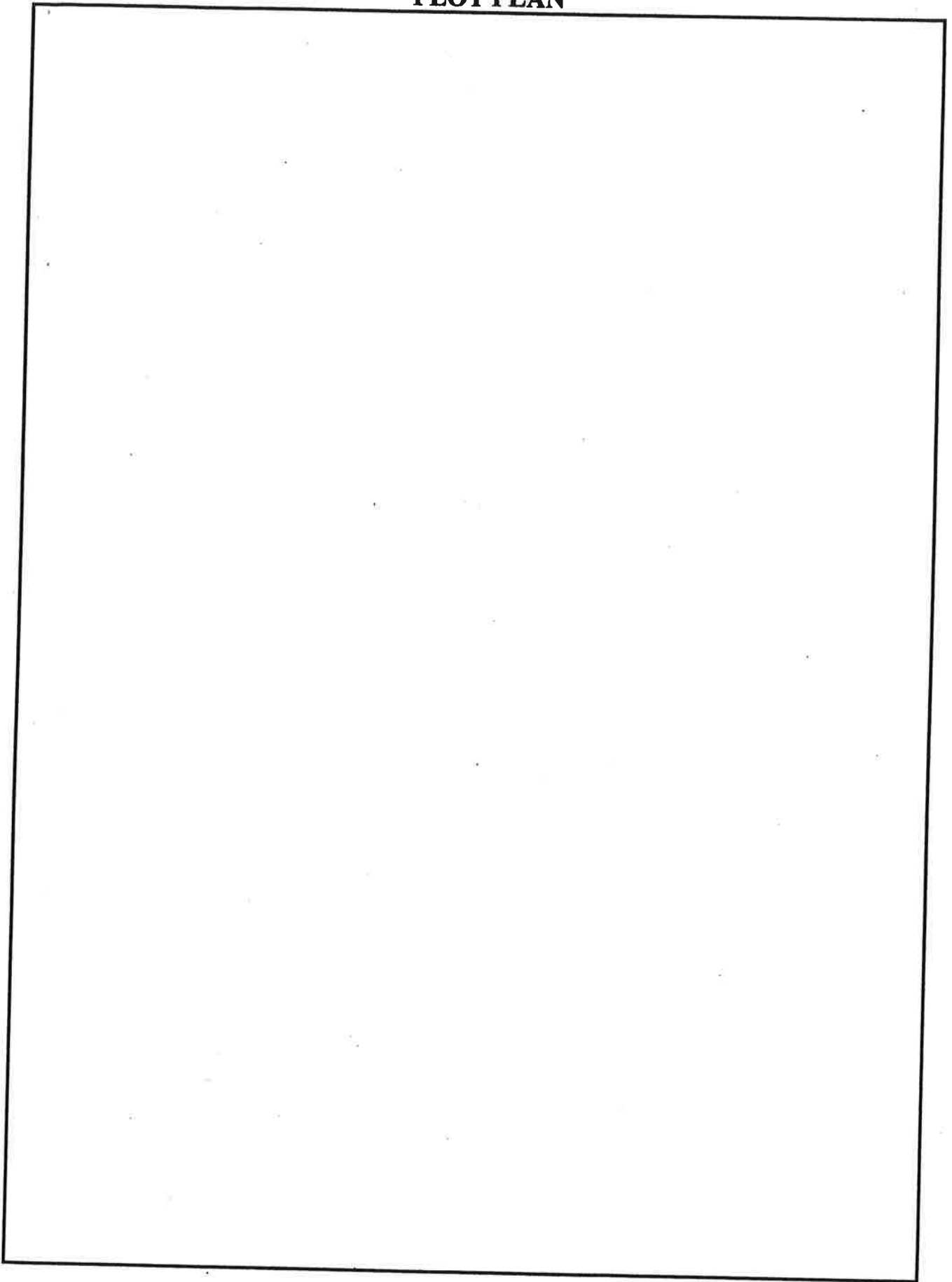
Reliable observation may only be obtained when seasonal rainfall is 60% of the average annual rainfall or when 10 inches of rain has fallen in a 30 day period.

It should, therefore, be recognized that due to variations in precipitation patterns, no definite time frame can be established for the completion of groundwater monitoring.

No monitoring shall be done on a parcel until a valid sewage disposal application has been filed, this request form completed, and the monitoring fee paid.

**Owner's Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

# PLOT PLAN



**WET WEATHER TESTING  
WINTER GROUNDWATER MONITORING**

APN: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
\_\_\_\_\_

PLOT SKETCH:

Date/Time Monitored	Depth From Surface to Groundwater					
	#1	#2	#3	#4	#5	#6

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Community System - 15 - 24 service connections	\$ 554.00	\$ 554.00
Non-Transient, Non Community	\$ 720.00	\$ 720.00
Non-Community without Additional Permitted Facilities	\$ 377.00	\$ 400.00
Non-Community with Additional Permitted Facilities	\$ 274.00	\$ 300.00
State Small Water System	\$ 196.00	\$ 210.00
Cal Code Water System	\$ 112.00	\$ 120.00
Water System Plan Check--Deposit	\$ 360.00	\$ 360.00

### RECREATION

Public Pool	\$ 168.00	\$ 180.00
Each Additional Pool or Spa at Same Location	\$ 112.00	\$ 120.00
Public Spa	\$ 149.00	\$ 160.00
Beach/Freshwater Bathing Place	\$ 168.00	\$ 180.00
Private Pool Site Inspection and Clearance	Hourly	Hourly
Public Pool Plan Check & Construction Inspections--Deposit	\$ 360.00	\$ 360.00

### HOUSING AND INSTITUTIONS

Detention Facility - Approximately 8 hours/year	NC	NC
Organized Camp (includes non-community water system)	\$ 710.00	\$ 760.00

### SOLID WASTE

Permit Processing Deposit	\$ 1,000.00	\$ 1,000.00
Active Landfill Annual Fee	\$ 3,648.00	\$ 4,320.00
Closed Landfill Annual Fee (post 1987)	\$ 2,016.00	\$ 2,160.00
Transfer Station Annual Fee	\$ 1,344.00	\$ 1,440.00
Refuse Truck Inspection--Annual License Fee	\$ 74.00	\$ 80.00
EA Notification Annual Fee	\$ 448.00	\$ 480.00

### LIQUID WASTE

Septic Tank Pumper Truck	\$ 197.00	\$ 200.00
Chemical Toilet Pumper Truck	\$ 120.00	\$ 120.00
Onsite Sewage Application and Investigation--New Construction	\$ 280.00	\$ 300.00
Onsite Sewage Application and Investigation--Repair/Expansion	\$ 229.00	\$ 240.00
Winter Groundwater Monitoring	\$ 224.00	\$ 240.00
Plan Review Deposit	\$ 336.00	\$ 360.00
Onsite Sewage Permit--Conventional	\$ 163.00	\$ 180.00
Onsite Sewage Permit--Non-Engineered with Pump Station	\$ 224.00	\$ 240.00
Onsite Sewage Permit--Engineered Non-Alternative	\$ 325.00	\$ 360.00
Onsite Sewage Permit--Alternative	\$ 672.00	\$ 720.00
Minor Repair Permit	\$ 152.00	\$ 180.00
Tank Only Permit	\$ 112.00	\$ 120.00
Onsite Permit Renewal/Reactivation--Non-Engineered	\$ 112.00	\$ 120.00
Onsite Permit Renewal/Reactivation--Engineered	\$ 168.00	\$ 180.00
County Service Area #6 Monitoring	\$ 237.00	\$ 250.00
Holding Tank Use Permit	\$ 231.00	\$ 250.00
Graywater System Application and Site Investigation	\$ 120.00	\$ 120.00