



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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County of Amador

Notice of Preparation of a Draft Environmental Impact Report

and Notice of Scoping Meeting

Goose Hill RV Park Project

Date: January 29, 2024
To: State Clearinghouse and Interested Agencies, Organizations, and Persons
From: Amador County Planning Department
Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Goose Hill RV Park Project.

Project Title: Goose Hill RV Park Project

Project Address: 6080 Jackson Valley Road, Ione, CA.

Project Applicant: Gerry Ninnis

Lead Agency/Contact: Amador County Planning Department

Attn: Krista Ruesel, Project Planner
810 Court Street
Jackson, CA 95624
(209) 223-6380
planning@amadorgov.org.

Comment Period: January 29, 2024 – February 29, 2024

Public Scoping Meeting: Amador County Planning Commission

Date and Time: Tuesday, February 13, 2024, 7:00pm **Location:** County
Administrative Center, Board of Supervisors Chambers
810 Court St.
Jackson, CA 95642

Zoom Meeting Link: <https://us02web.zoom.us/j/5375128983>

Notice of Preparation: The purpose of this Notice of Preparation (NOP) is to notify agencies and interested parties that the County of Amador (County), as the CEQA Lead Agency for the Goose Hill RV Park Project (the “Project”), is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA). The EIR will evaluate the potential environmental effects, any necessary mitigation measures and alternatives associated with the Project. The County is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis that should be included in the EIR. In accordance with CEQA, the County requests that agencies provide comments related to the agency’s statutory responsibilities.

This NOP contains a description of the Project, its location, and the County’s preliminary determination of the environmental resource subjects to be addressed in the EIR.

Public Comment Period: The County has established a 30-day comment and EIR scoping period that will extend from January 15, 2024 to February 14, 2024. During the comment and scoping period, the County will make available Project information and receive comments from agencies, organizations, and interested parties, including nearby residents and business owners. During this period, the NOP and related Project materials may be accessed electronically at:

<https://www.amadorgov.org/departments/planning/current-projects>

A hard copy of the NOP is also available for review at the Amador County Planning Department weekdays between 8:00 a.m. and 12:00 p.m. and between 1:00 p.m. and 5:00 p.m. (except during office closures). The Department office is located at:

**Amador County Planning Department
810 Court Street
Jackson, CA 95624**

Public Scoping Meeting: A virtual scoping meeting will be held before the Amador County Planning Commission on February 13, 2024 at 7:00 P.M. to provide information regarding the Project and receive community and agency input as to the environmental issues and concerns that should be considered during preparation of the EIR, including potential impacts, mitigation measures and Project alternatives. The Scoping Meeting will be accessible online via Zoom at the following link:

<https://zoom.us/j/5375128983> or by calling +1-669-900-6833;

Access Code: 537 512 8983# (alternate phone numbers listed on amadorgov.org),

EIR Scoping Comments: All scoping comments must be received in writing by **5:00 p.m. February 29, 2024**, which marks the end of the 30-day NOP public comment period. All agency or organization comments should identify a contact person and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to:

Krista Ruesel, Project Planner
Amador County Planning Department
810 Court Street
Jackson, CA 95624
(209) 223-6380
planning@amadorgov.org

The Scoping Meeting is not a public hearing, and no decisions related to the Project will be made at the Scoping Meeting. Following the required review period, an Administrative Draft EIR shall be produced following solicitation of comments. Certification of the Final EIR shall take place at a future public hearing, as well as consideration of the project entitlement request.

GOOSE HILL RECREATIONAL VEHICLE PARK OVERVIEW AND BACKGROUND

Project Location and Area Land Uses: The project site is a 40-acre portion of parcel APN 012-040-049, which encompasses a total of 105.21 acres and is located at 6080 Jackson Valley Road in the unincorporated area of Amador County. The site is approximately one-half mile east of the community of Buena Vista and four miles southeast of the City of Lone.

The Project is located at the site Goose Hill Rock, a rock and aggregate mine, which was originally permitted in 1991, however Goose Hill Rock has ceased operations in recent years due to lack of suitable rock product. Some features of the former use remain on the site, including mine tailings, mine-related rubble and equipment, and work trailers; however, most of the site is vacant. A fire during 2023 destroyed many of the remaining features and vegetation. Jackson Creek and its associated riparian vegetation runs along the eastern boundary of the project site. A Reclamation Plan for the mine site was prepared and approved by the County; the Reclamation Plan will need to be updated and reconsidered by the County in conjunction with the proposed project.

Surrounding Uses: The general project vicinity, like most of western Amador County, is a predominantly agricultural area, with livestock and hay/alfalfa being the main agricultural products. Agricultural fields are located to the south and west of the project site. The project site is approximately one-half mile east of the unincorporated community of Buena Vista, a small crossroads commercial area with a nearby mobilehome community. Except for rural residences along Jackson Creek Road, areas north of the project site are in undeveloped open space, some of which has been disturbed by previous mining activity, waste disposal and homeland security functions. Within a mile northeast and upstream of the project site, Lake Amador Dr. leads to the Lake Amador Recreation area including the Lake Amador Dam.

General Plan and Zoning: The County's General Plan Land Use Map currently designates the Project site as General Agricultural (AG). The AG designation applies to valley and foothill areas that are best suited for grazing and varied agricultural uses. The existing zoning of the Project site is X, Special Use District. The land uses permitted in the X zone include all uses not otherwise prohibited by law, subject to securing a Use Permit.

A detailed project description and an outline of the potential environmental effects to be addressed in the EIR are shown in the following attachments.

GOOSE HILL RECREATIONAL VEHICLE PARK

PROJECT DESCRIPTION

January 2, 2024

1 PROJECT LOCATION

The project site is at 6080 Jackson Valley Road in the unincorporated area of Amador County south of the City of Ione (see Figures 1-1 through 1-5). The project site is a 40-acre portion of a parcel encompassing a total of 105.21 acres that is identified as Assessor's Parcel Number (APN) 012-040-049. The project site is shown on the Ione 7.5-minute quadrangle map within Sections 8 and 17, Township 5 North, Range 10 East, Mt. Diablo Baseline and Meridian. The approximate latitude of the project site is 38° 17' 40" North, and the approximate longitude is 120° 54' 18" West. See Attachment A.

The project proposes to construct an RV park of 125 spaces, each with an electrical, potable water and wastewater connection. A water and wastewater system shall be developed as part of the project to serve the intended uses. The park would include three shower/restroom units and two other units, which would provide restrooms only. A two-story, approximately 8,020 square foot clubhouse would be located at the approximate center of the proposed RV park. The upper story would be set aside as a residential unit for an on-site park manager; the lower story would provide an office, lounge area, meeting hall, convenience store, storage rooms and a restaurant/delicatessen with attached kitchen, and walk-in cooler. A patio and deck area would surround the clubhouse. The proposed site plan is Attachment B.

2 PROJECT OBJECTIVES

CEQA Guidelines Section 15124(b) requires that the project description contain a clearly written statement of project objectives, including the purpose of the project. The statement of project objectives is an important determinant for the lead agency when it develops a reasonable range of alternatives to evaluate in the EIR. The primary objectives for the proposed project include:

- Reclamation of a former mining site.
- Provision of a visitor-oriented facility within a larger area containing a variety of tourist attractions and recreational sites, thereby encouraging longer visitor stays.
- Provide overnight accommodations supporting the recreational use of nearby Lake Amador and other recreational amenities in the area.
- Provision of jobs and enhancement of the local economy.

3 PROJECT DETAILS

3.1 Project Entitlements

The project proposes an amendment of the Amador County General Plan that would redesignate parcel APN 012-040-049 from its existing designation of AG (Agricultural, General) to a new designation of SPA (Special Planning Area). The SPA general plan designation is intended to set aside lands for planned development under specific plans or master plans. SPA areas require comprehensive area planning, including specific development guidelines and/or other detailed implementation measures because of natural, environmental, or other factors. Uses may range from mining operations to complex land development projects.

The project also proposes a rezoning of parcel APN 012-040-049. The parcel is currently zoned by the County as X, Special Use District. Zone X areas permit all uses not otherwise prohibited by law, subject to securing a use permit as specified in the County's Zoning Code. The project proposes to rezone the parcel as PD, Planned Development. The PD district provides procedures for the evaluation of special planning to provide for appropriate planned development in harmony with their natural features and other environmental considerations. Establishment of the PD district will include both the zone change to PD and approval of a detailed use permit for all proposed uses. The proposed uses are considered concurrently with the rezoning request and the proposed Zoning District is consistent with the proposed General Plan designation of the property.

3.2 Project Development

The project proposes to develop approximately 40 acres of APN 012-040-049 as an RV park (attached). The proposed RV park would include 125 paved spaces, each approximately 16 feet wide by 75 feet long; each RV space would be separated from the adjacent space by a 15-foot strip of turf the length of the paved space. Each space would be provided with an electrical panel and connections for potable water supply and wastewater disposal. The total square footage for each space, including the adjacent turf strip, would be approximately 2,325 square feet, which exceeds County zoning minimum standard of 1,500 square feet.

Three standalone shower/restroom units would be distributed in the RV space areas as shown on Figure 3-1. Two other separate units would provide restrooms only in the northeastern portion of the park, near other proposed amenities. One such unit is proposed in the northern section of the RV park. All units would be approximately 375 square feet in floor area.

The proposed RV park would include an 8,020 square foot, two story clubhouse at its approximate center (Figure 3-2). The clubhouse upper story would be set aside as a residential unit for an on-site park manager, occupying approximately 2,820 square feet of floor area. The lower story of 5,200 square feet would include an office, a lounge area, meeting hall, convenience store, restaurant/deli with attached kitchen and walk-in cooler, and storage rooms.

The restaurant/deli would be available to the public rather than restricted to the RV park guests only. However, substantial use of this facility from off-site sources is not anticipated; this potential use will be accounted for in the transportation and other analyses in the CEQA document. Commercial food service at the restaurant deli would require permits through the Amador County Health Department.

Table 1 provides a summary of the proposed clubhouse facilities. The project would involve a total area under roof of approximately 20,000 square feet, or 0.45 acres (Toma and Associates, 2023).

The proposed RV park proposes other visitor amenities besides the clubhouse including a tennis court, miniature golf course, batting cage, two picnic/play areas with barbeques, and a picnic/play area without a barbeque. The submitted site plan shows a maintenance building and a trash/recycling area to be located in the southwestern corner of the RV park; based on analysis in the CEQA document, additional screened trash disposal facilities will likely be recommended. Landscaping features would be installed along the site perimeter and throughout the RV park, including an entry feature at the end of the main driveway. The RV park would be enclosed by a deer fence.

TABLE 1
PROPOSED CLUBHOUSE FACILITIES

Facility	Square Feet
Lower story	5,200
<i>Office/lounge area</i>	<i>1,600</i>
<i>Meeting hall</i>	<i>1,200</i>
<i>Store</i>	<i>840</i>
<i>Restaurant/deli</i>	<i>1,200</i>
<i>Storage, other</i>	<i>360</i>
Upper story - manager's unit	2,820
Deck/patio	3,872

The main access to the RV park would be provided by the main driveway off Jackson Valley Road. The driveway would have a median barrier with a water feature and a guardhouse approximately 375 square feet in floor area where visitors would check in. The driveway connection to Jackson Valley Road would be constructed in accordance with Amador County Standard Plan PW-5A. Secondary access would be provided by a gravel road approximately 24 feet wide off Goose Hill Ranch Road. This access road, with two travel lanes approximately 10 feet wide each, would be for firefighting and other emergency vehicles only and would be gated at both ends. The project will involve a total paved area of approximately 844,000 square feet, or 19.3 acres (Toma and Associates, 2023).

Aside from the RV parking spaces, the RV park would provide 153 standard parking spaces, 9 feet by 18 feet, for passenger vehicles, in the vicinity of the proposed clubhouse. Seven additional parking spaces would be provided for disabled drivers and vans. Two additional spaces, east of the clubhouse area, would be designated for delivery vehicles.

Park occupancy will vary based on season, weather conditions and scheduled events in the area, including activities at Lake Amador and the nearby Harrah's casino. The temporary population within the park will be governed by park operating rules and applicable permit conditions. Maximum park stays will be limited to 30 days. The park will limit occupancy of individual spaces to six persons, although average occupancy will range from 2-4 persons per space. Assuming all spaces accommodate an average of four persons, the maximum potential guest population would be approximately 500 persons. Larger gatherings or events will be prohibited by the park operator. These estimates are consistent with applicable state and local requirements.

The California Code of Regulations limits the occupancy of RV spaces to two RVs/tents with a maximum party size of 10 persons, which is known as a "camping party." Industry publications indicate that the estimated average annual occupancy rate for US RV parks varies from 50-70%. The average length of stay is 2.5 to 3.5 nights, concentrated on weekends with lower weeknight visitation.

3.3 Flood Protection

The project site is located in Federal Emergency Management Agency (FEMA) Zone A, the area subject to potential flooding during a 100-year frequency flood event. The proposed project would also be exposed to potential inundation in the event of a catastrophic failure of JVID's Jackson Creek Dam. According to JVID, in such an event flood waters up to 20 feet deep could reach the site in less than 15 minutes from the time of failure.

The project's exposure to 100-year flooding would require that project improvements be constructed to minimize potential flood damage, as required in the County's Floodplain Management Regulations (Chapter 15.16), including the following:

- Anchoring to prevent flotation, collapse or lateral movement of structures; these and the following two requirements will be applied in conjunction with the approval of building permits.

- Use of flood resistant materials.

- Lowest floor elevated to or above base flood elevation, or floodproofed below the base flood elevation based on a certificate of flood elevation a licensed civil engineer.

- Water and wastewater utilities designed to prevent infiltration or discharge. This requirement will be applied during review and approval of site improvement plans by Amador County departments.

- On-site wastewater system located to avoid impairment of function or contamination during flooding; these requirements will be established in

conjunction with sewage disposal permit by Amador County Environmental Health.

The length of stay for RVs will be restricted to less than 30 days

Potential flooding in the event of a failure of Jackson Creek Dam will require JVID, the dam owner, to install and maintain flood warning systems and to adopt an emergency evacuation and management plan that will minimize flooding risks to project site users to the satisfaction of the California Department of Dam Safety (DSOD) and the Federal Energy Regulatory Commission (FERC); both agencies have regulatory authority over the dam.

Meeting the agencies' safety requirements will require preparation of an Emergency Response Plan (ERP) for approval by the JVID Board of Directors, DSOD and FERC. The ERP will be prepared during the preparation of the CEQA document; it is anticipated that review and general acceptance of the ERP by the agencies will be required before Planning Commission approval of the project, and that final ERP approval would be a Condition of Approval of the project.

Preparation of the ERP will be coordinated between the RV park owner, JVID, the Amador County Sheriff and Amador County Fire Protection District, among others. Costs for preparation of the ERP will be the responsibility of the project, including the costs of consulting services needed to complete the plan. The ERP will identify costs to prepare and implement the plan and provide for their sharing among the responsible parties. The exact standards that would govern the ERP will be identified during the preparation process, in consultation with the regulatory agencies. The ERP will include, among other things:

The type and approximate location of any required detection, warning and notification systems to be activated in the event of a dam failure or threatened failure and responsibility for their installation, testing and ongoing maintenance.

Procedures and systems for notification of emergency response agencies, RV park guests and evacuation of the park in the event of a dam failure or threatened failure, including communication systems, identification and mapping of evacuation routes, directional signage, and on-site and off-site traffic control personnel.

Procedures for guest notification of dam failure risks, emergency warning systems, evacuation routes and related information.

Standards for training of RV park employees and managers and for periodic coordination between the RV park management and the emergency response agencies.

Other applicable requirements of JVID, DSOD and FERC.

3.4 Potable Water Supply

Potable water service for the RV park would be provided by a proposed expansion of the existing JVID potable water system, which would require approval by a range of agencies including the State Water Resources Control Board (SWRCB), JVID, and other local agencies.

Contrary to previous discussions on this issue and based on direct communication with SWRCB and JVID staff, JVID will need to secure State approval of the necessary expansion, which would involve amendment of JVID's existing public water system permit. Previous discussions have identified the need for the RV Park to obtain a separate public water system permit. The project applicant will be responsible for the costs or JVID efforts to provide the potable water supply to the project site.

The project site is within the boundaries of JVID. JVID provides irrigation water supply to surrounding agricultural lands in the vicinity and potable water to a limited number of existing household connections. JVID's ability to provide potable water supply is very limited, and no capacity exists within the JVID potable water system to meet project needs. JVID is the only existing public water system within three miles of the project site.

Despite JVID's existing lack of capacity to meet potable water needs, the project applicant has had extended discussions with JVID staff and Board of Directors regarding action that would be needed to meet the potable water needs for the project. After careful consideration, JVID has determined that the needed potable water supply could be provided subject to certain conditions set forth in a conceptual agreement attached to this document. Under this agreement, the expansion of the JVID potable water system would be permitted and constructed to meet the needs of the RV park but would remain operationally separate from the existing JVID system.

Supply for the system expansion would be provided by one or more new groundwater wells meeting State standards, an on-site water treatment system, treated water storage and an on-site distribution system that would provide service to the proposed RV sites as well as fire control hydrants and other related facilities. Additional wells would provide a minimum flow of 175 gallons per minute, and JVID would have the benefit of this additional water supply for its use under emergency conditions

In return for payment of costs and the additional water supply, JVID would operate the system under contract to the RV park. The proposed water system is understood only conceptually at present; no system design or estimate of costs to construct, operate and maintain the system has yet been prepared. This information will be developed during permitting of the water system.

The proposed water system will include storage tanks as needed to supply normal and peak demands from the proposed RV Park, fire flow requirements and any other needs dictated by the agreement with JVID. Distribution system flow capacity and storage needs will be determined in consultation with JVID and Amador Fire Protection District as a part of system design. The AFPD has identified the minimum fire flow requirements at 1,500 gallons per minute for a minimum of four hours, subject to discussion with the Fire

Marshal. The proposed on-site water distribution system would include a maintenance building that would house any necessary water treatment facilities.

Fire hydrants are proposed to be installed throughout the project site at visible locations, spaced in accordance with AFPD recommendations. The clubhouse and any other commercial structures over 5,000 square feet will need to be protected by a commercial fire sprinkler system.

3.5 Wastewater Disposal System

Wastewater would be collected from the proposed RV space connections, the clubhouse and other sources within the site by pipeline and directed to an on-site septic tank and leach field system located along the northern boundary of the project site for disposal (Attachment B); the proposed disposal area includes the required 100% replacement area. The conceptual location of wastewater collection lines is shown on the preliminary wastewater system layout on Attachment B. The wastewater system would include a dump station where RVs can empty their holding tanks. The dump station rinse would use non-potable wash water.

Project wastewaters would consist primarily of “household” wastewater but would also accommodate wastewater generated by the proposed restaurant and kitchen. Connection of these facilities will be subject to the requirements of the County wastewater disposal permit, including controls on fats, oils and greases.

3. Storm Drainage

Storm drainage would be generated from rooftop areas, RV parking spaces, access roads, other parking areas, hard courts and paved solid waste receptacle areas in the proposed RV park. Storm runoff from RV parking would be minimized by routing across grassy areas between spaces, allowing a portion of runoff to be captured and percolated into the soil. Excess runoff would be routed along proposed pavement to other Low Impact Development water quality improvement facilities such as oil and grease separators, grassy swales, etc. Storm water disposal would be to an engineered buried gallery to be installed beneath proposed circulation routes within the park. The gallery would be constructed of existing 36- to 84-inch reinforced concrete pipe sections currently stored on the project site. The pipes would be bedded in permeable rock or aggregate and perforated to allow percolation of collected storm water into the underlying gravel lining and native soils. The gallery as well as other elements of the drainage system will be designed and constructed in accordance with the applicable Amador County standards.

3.6 Solid Waste Disposal

The RV park will obtain commercial solid waste collection services from the County’s existing franchise hauler ACES Waste Services, Inc., or a subsequent franchisee. Solid waste containers will be placed in one or more screened and paved locations within the park that are accessible to ACES collection vehicles but are screened from guest and public view. Preliminary container locations are shown on the conceptual site plan, Attachment B; additional locations may be specified in project Conditions of Approval.

As required by the County franchise agreement, ACES will supply the project with solid waste containers as required to accommodate the anticipated waste load. Containers will be constructed of nonabsorbent materials, watertight, vector-resistant, durable, easily cleanable and designed for containment of garbage and refuse. Accumulated solid waste will be collected not less than weekly or more frequently if needed. A draft Solid Waste Management Plan will be shown in the EIR.

3.7 Regulated Utilities

Regulated electrical and communication utilities would be extended to the project site from existing facilities in the immediate project vicinity.

3.8 Other Improvements

Construction of the RV park would begin shortly after project approval, subject to suitable weather conditions. It is anticipated that development of the RV park would be phased as demand for RV parking increases, but no phasing plan has been prepared. The site plan indicates removal of two existing structures and an existing crossing of Jackson Creek from the proposed park site. The existing Reclamation Plan would need to be amended to recognize development of the RV park and modify specifications for reclamation work.

4.0 PERMITS AND APPROVALS

Table 2 provides a summary of permits and approvals that would be required for the project from Amador County and other agencies. The project would require discretionary approvals from the County, including the general plan amendment, rezoning, the planned development permit, site plan review, and design review.

A Reclamation Plan for the Goose Hill Quarry has been prepared and approved under the State of California's Surface Mining and Reclamation Act (SMARA). The proposed project would require a revision to the Reclamation Plan. The revision would be subject to review and approval by the California Department of Conservation's Division of Mine Reclamation.

Other permits and approvals that would likely be required include a Construction General Permit and an Industrial General Permit from the State Water Resources Control Board (SWRCB), and a Section 401 Water Quality Certification or waiver from the Central Valley Regional Water Quality Control Board (RWQCB). Work that affects Jackson Creek may require permits from the U.S. Army Corps of Engineers (USACE) and the California Department of Fish and Wildlife (CDFW).

**TABLE 2
REQUIRED PERMITS AND APPROVALS FOR PROJECT**

Agency	Permit/Approval
Amador County Board of Supervisors	<p>Certification of Final Environmental Impact Report, adoption of CEQA findings and mitigation monitoring program</p> <p>Approval of general plan amendment upon recommendation of Planning Commission</p> <p>Approval of rezoning upon recommendation of Planning Commission</p>
Amador County Planning Commission	<p>Recommendations to the Board of Supervisors on general plan amendment and rezoning</p> <p>Approval of planned development permit for future development</p>
Amador County Planning Department	Site Plan and Design Review approvals
Amador County Building Department	Approval of site improvement plans
Amador County Public Works Department	<p>Approval of storm drainage facilities</p> <p>Encroachment permit for work on County roads and right-of-way</p>
Amador County Environmental Health Department	<p>Groundwater Well Drilling Permits</p> <p>Sewage Disposal Permit</p>
Jackson Valley Irrigation District	Approval of Water Supply Wells Provided by Applicant
CA Department of Conservation, Division of Oil, Gas and Geothermal Resources	Reclamation Plan Amendment
State Water Resources Control Board	<p>Amendment of JVID Public Water System Permit</p> <p>Compliance with Construction General Permit requirements.</p>

Agency	Permit/Approval
Regional Water Quality Control Board, Central Valley Region	Sewage Disposal Permit Oversight Section 401 Water Quality certification in connection with U. S. Army Corps of Engineers Section 404 Permit, if required
U. S. Army Corps of Engineers	Section 404 Permit for removal of existing crossing of Jackson Creek
California Department of Fish and Wildlife	Section 1600 Permit for removal of existing crossing of Jackson Creek

**GOOSE HILL RECREATIONAL VEHICLE PARK
POTENTIAL ENVIRONMENTAL IMPACTS
TO BE CONSIDERED IN THE EIR**

Based on the scope and preliminary analysis of the Project, the County has determined that the Project could involve one or more significant environmental impacts. Pursuant to CEQA Guidelines Section 15063, and in consultation with the project applicant, the County has determined that preparation of an EIR will be required. The potential environmental effects of the Goose Hill RV Park project to be addressed in the forthcoming EIR will include, but may not be limited to, the following sections. The EIR will address all of the potential environmental effects listed in the current Environmental Checklist in CEQA Guidelines Appendix G.

Aesthetics

Planned development of the Goose Hill RV Park would result in conversion of existing vacant, mined over land to RV park use. The project is not expected to result in view blockage. Views of the RV park site would be screened by existing perimeter vegetation and planned landscaping. County planning and design requirements applied during project review would reduce potential aesthetic.

Agricultural and Forestry Resources

The project site is not in agricultural use nor under a Williamson Act contract, and the project would not substantially affect agricultural uses in the vicinity. There are no commercial forest lands on or near the project site; the project would have no impact on forest lands, and these concerns would not be addressed in the EIR.

Air Quality

Development of the RV park would result in new ozone precursor and particulate matter emissions from construction equipment, dust generated by construction activity and from substantial new vehicle trip generation. The EIR will consider these contributions to attainment or non-attainment levels of criteria air pollutant standards. Construction and operational emission impacts will be quantified in the EIR and compared to APCD or other applicable significance thresholds, using the CalEEMod program. Potential mitigation measures will be examined. The EIR will consider whether any projected future traffic congestion would result in elevated local concentrations of carbon monoxide.

Biological Resources

As a result of past mining use, there are few areas of native vegetation with wildlife habitat values on the site, although Jackson Creek riparian corridor borders the project site on the south. The EIR will report the results of a recent Biological Assessment of the site, the project's potential impacts on special status species, migratory birds, wetlands and Waters of the U.S. The analysis will include consideration of the associated Reclamation Plan amendment and its potential biological effects.

Cultural Resources and Tribal Cultural Resources

As a result of past mining use, it is unlikely that any intact cultural resources remain on the project site. Nonetheless, proposed development may affect previously unknown cultural, archaeological, or historical resources, including those of value to local Native American tribes. The EIR will identify these possible effects and report on consultation with Native American tribes conducted by the County. The EIR will disclose agreed-upon cultural resource impact prevention measures.

Geology and Soils

The EIR will consider any the potential geology and soil effects of the proposed RV park, which are expected to be minimal based on the extended past mining use of the site. Potential erosion effects, proposed storm water detention facilities and the effectiveness of Amador County storm water pollution controls in avoiding significant effects will be analyzed. If required, additional mitigation measures will be identified.

Greenhouse Gas Emissions

Proposed development will result in greenhouse gas (GHG) emissions, which will be quantified in the EIR and compared to applicable significance thresholds. If needed, feasible mitigation measures will be identified. Potential emissions associated with the project will be compared to past emissions associated with the previous mining use.

Hazards

Construction activity and future RV park use will involve some limited use of hazardous materials and risk of new environmental contamination. Existing regulatory controls on potential spills and emissions will be discussed and the need for additional mitigation, if needed, will be identified. These potential emissions are not expected to be significant.

The EIR will assess the potential hazards to the project site from wildland fires and potential for increased ignition of wildfires associated with the proposed use.

Hydrology and Water Quality

The EIR will consider the potential hydrology and water quality effects of the proposed RV park construction and use, including potential erosion and sedimentation effects, and the effectiveness of proposed storm water controls in controlling such impacts. The EIR will evaluate the proposed groundwater supply for the project and increased demand associated with the project. The EIR will discuss applicable groundwater management plans, including plans required by the Sustainable Groundwater Management Act, and their applicability to the project.

The EIR will identify and discuss potential flooding of the site during 100-year storms and in the unlikely event of failure of Jackson Creek Dam. Mitigation measures for 100-year flooding provided by existing County regulations will be discussed. Due to the proximity of the site to the dam, a preliminary plan for notification and evacuation of persons exposed to dam failure flooding will be drafted and included in the EIR. This plan will later require review and approval by JVID, California Dam Safety and the Federal Energy Regulatory Commission.

The EIR will consider the potential water quality effects of the proposed on-site system of wastewater disposal. Existing County and state regulatory controls and permit approval requirements will be discussed with respect to the potential effects of the project on surface and groundwater quality.

Land Use

The EIR will document the existing adopted land use plans, designations, and development standards applicable to the project site and vicinity and the project's consistency with these plans and standards. The EIR will identify land use changes that will result from project approval, potential conflicts between the proposed land uses and existing adjacent uses.

Noise

There are few existing noise sources in the project area, which are limited to local roadway traffic. The project will generate new traffic and intensified occupation of the site, which will add locally to existing relatively low noise levels. The EIR will quantify additions to existing traffic in the Transportation analysis and quantify localized changes in noise along project area roadways. The effects of park regulations on limiting noise during sensitive late night periods would be discussed.

Population and Housing

The project would involve seasonal increases in the Buena Vista temporary recreational population. The EIR will analyze potential population growth, its consistency with adopted plans and with applicable housing plans.

Public Services

The proposed RV park will place additional demands on Amador County and public service entities with responsibility for public services such as fire protection, police protection, and parks and recreation. The EIR will report on project-related contacts made with each service entity as to potential environmental effects that may be associated with the construction or operation of proposed land uses, including the potential need for new or expanded service facilities.

Transportation

The project will involve additional motor vehicle use and demand on the local road system, which will be quantified in a traffic study of the project. The potential VMT impacts of the project will also be described from the same source. The transportation analysis will consider potential effects on transit, pedestrian and bicycle, including access to existing schools in the area.

Utilities and Services

The project will involve new demands for potable water, wastewater and storm drainage. The EIR will examine the project proposals for each of the utility services, including additional resource evaluation and permit approvals that will be required. These approvals would include water system approvals from JVID, the State Water Resources Control Board and Amador County Environmental Health.

Cumulative Impacts

The EIR will assess the potential cumulative impacts of the project based on a list of potentially-contributing projects in the western Amador County area. Potential impacts will be discussed by issue area and examined for their potential significance. Feasible mitigation measures to reduce significant cumulative impacts will be identified where needed.

Other CEQA Issues

State law defines “environmental justice” as “the fair treatment of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” Environmental justice is not an issue that CEQA explicitly requires to be addressed, as it is more of a socioeconomic issue than

one concerning the physical environment. However, the State of California has recently emphasized the incorporation of environmental justice concerns in land use and environmental planning, particularly in relation to “disadvantaged communities” as defined by SB 535. The EIR will identify any disadvantaged communities in the project area. If any are determined to exist, the EIR will analyze potential adverse environmental impacts of the project on these communities.

The Draft EIR will address all CEQA-mandated topics, including cumulative impacts and alternatives to the project, as noted above. The Draft EIR will include detailed discussion in each of these and potentially other subjects that will vary in scope and depth based on the potential for significant effects in each area of concern. The Draft EIR will include a discussion of irreversible, growth-inducing, and any significant and unavoidable impacts.

A Notice of Availability will be published and circulated at a later date that will inform agencies and members of the public where and when the Draft EIR will be available for public review and comment.

Attachments: Figure 1, Regional Project Location

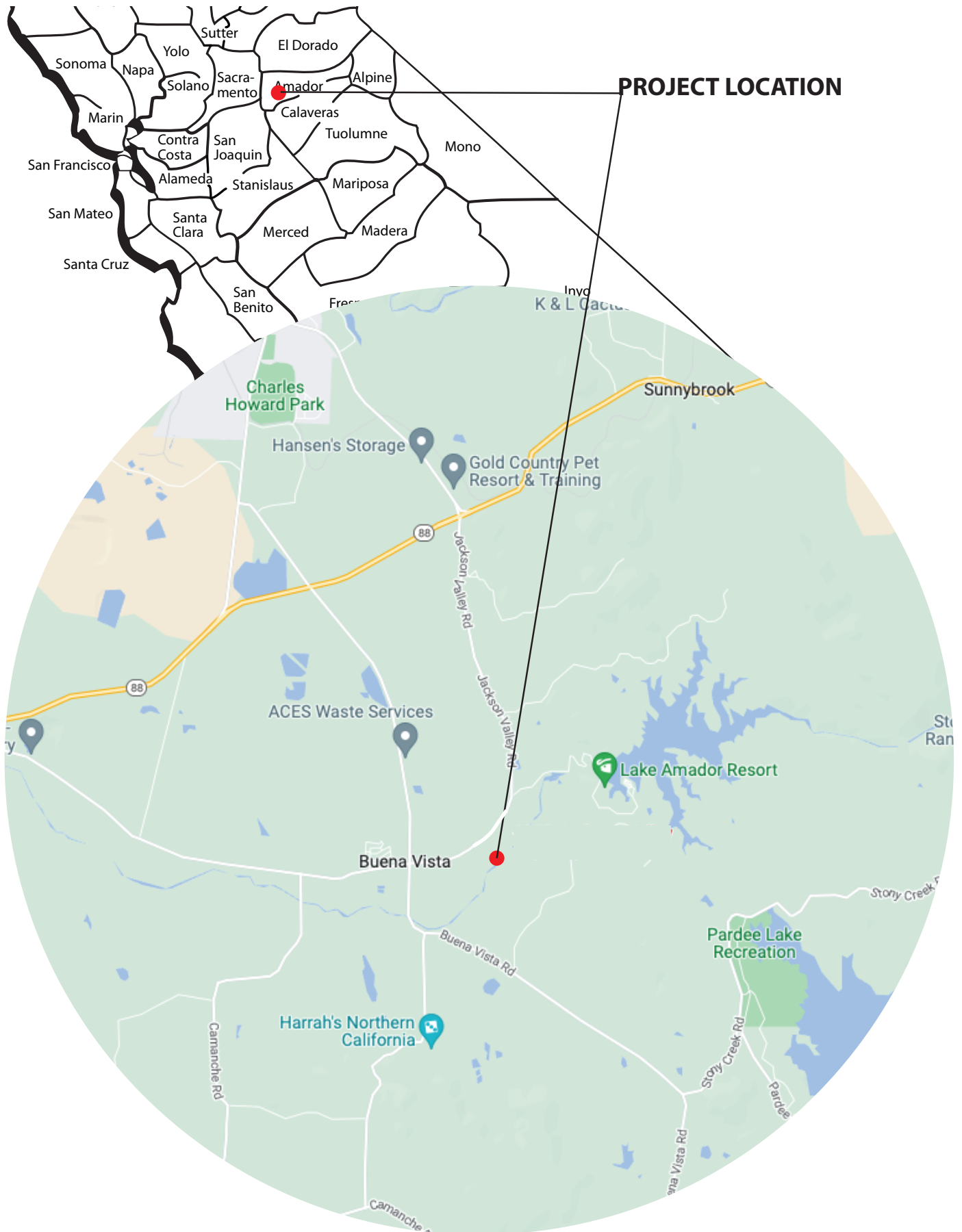
Figure 2, Street Map

Figure 3, USGS Map

Figure 4, Aerial Photo

Figure 5, Assessor Parcel Map

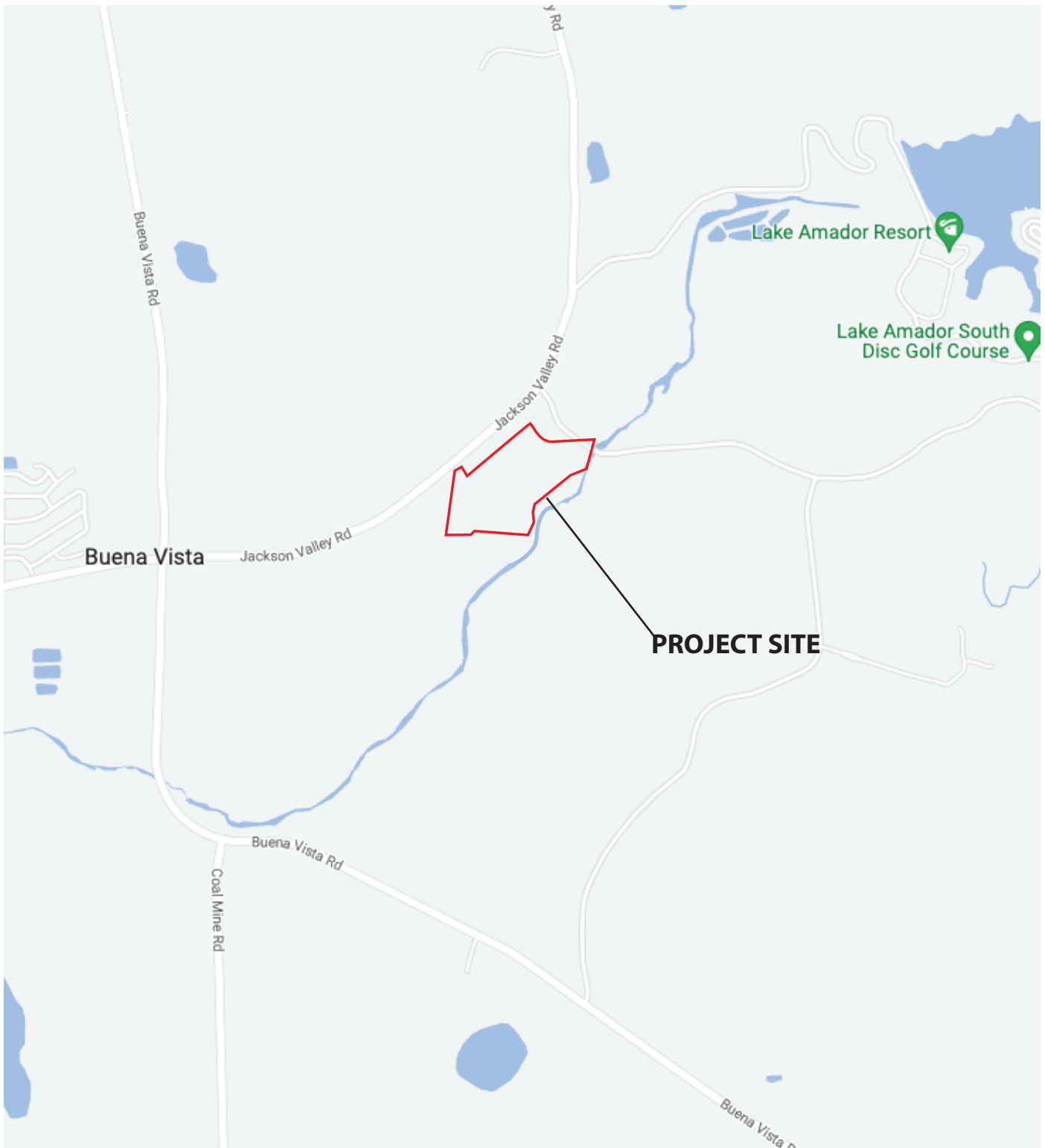
Figure 6, RV Park Site Plan



PROJECT LOCATION



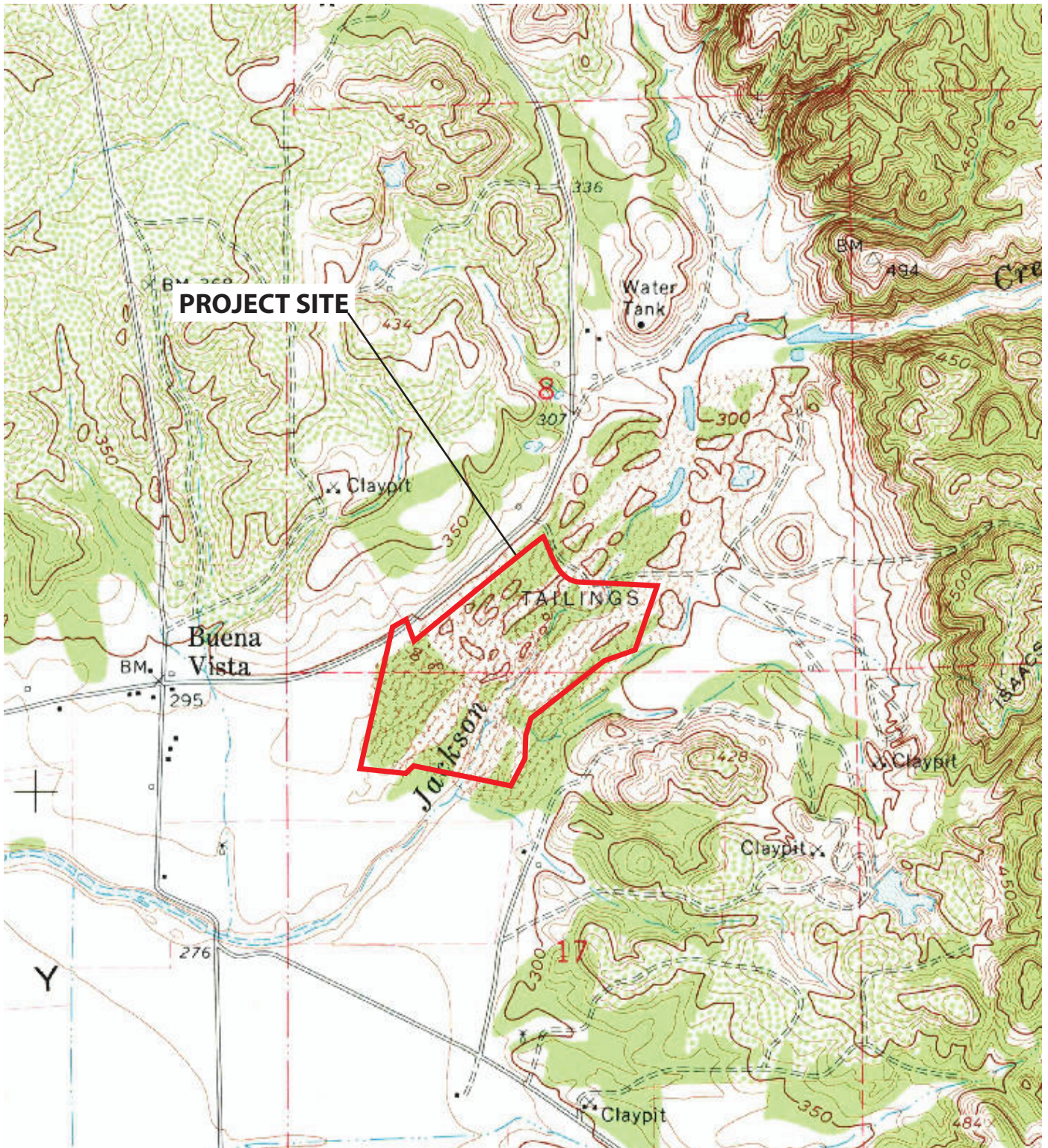
Figure 1
REGIONAL PROJECT LOCATION



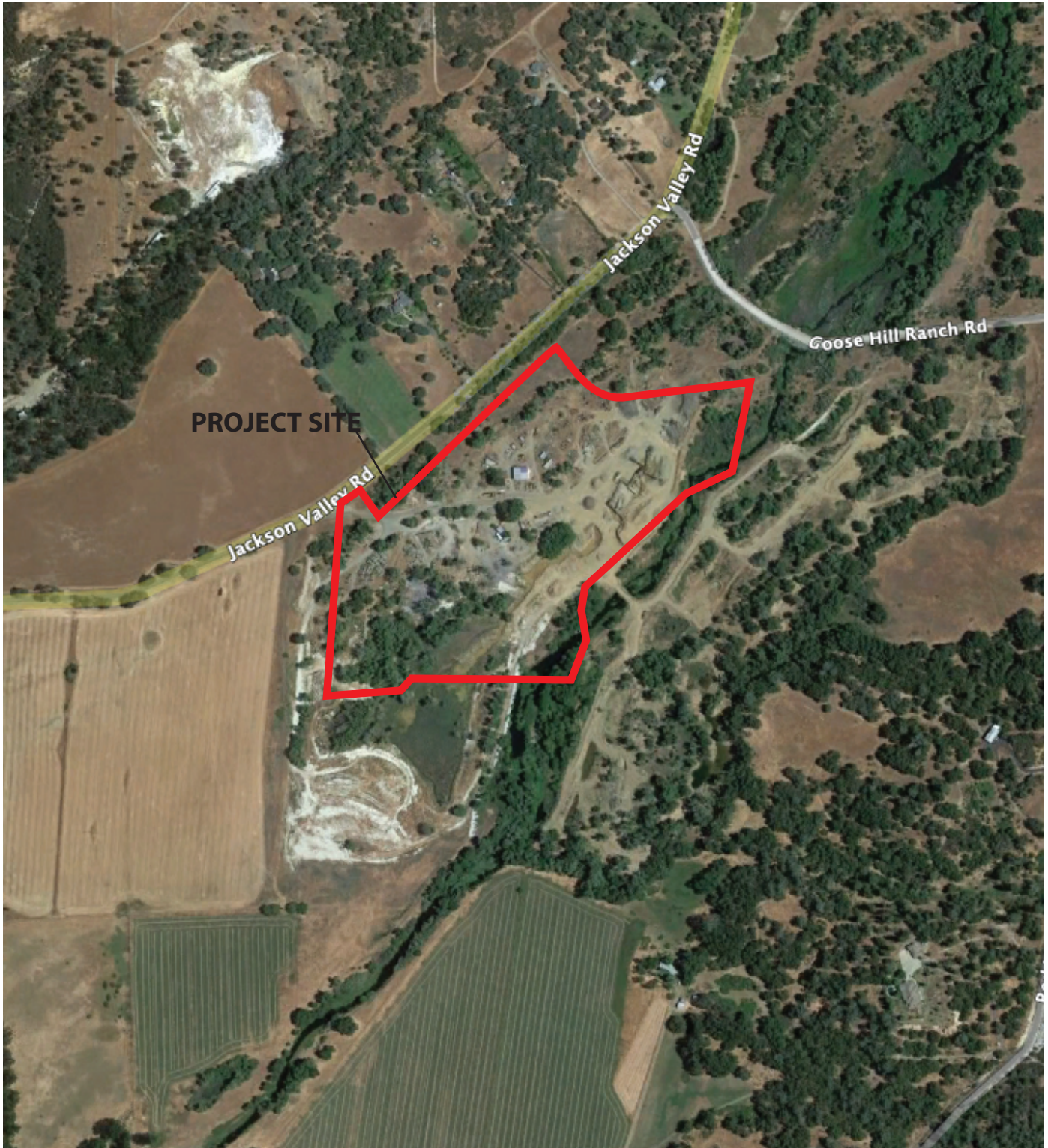
SOURCE: Google Maps



Figure 2
STREET MAP



SOURCE: USGS Quadrangle Map Lone CA, 1962.
T 5N, R 10E, S 17,8



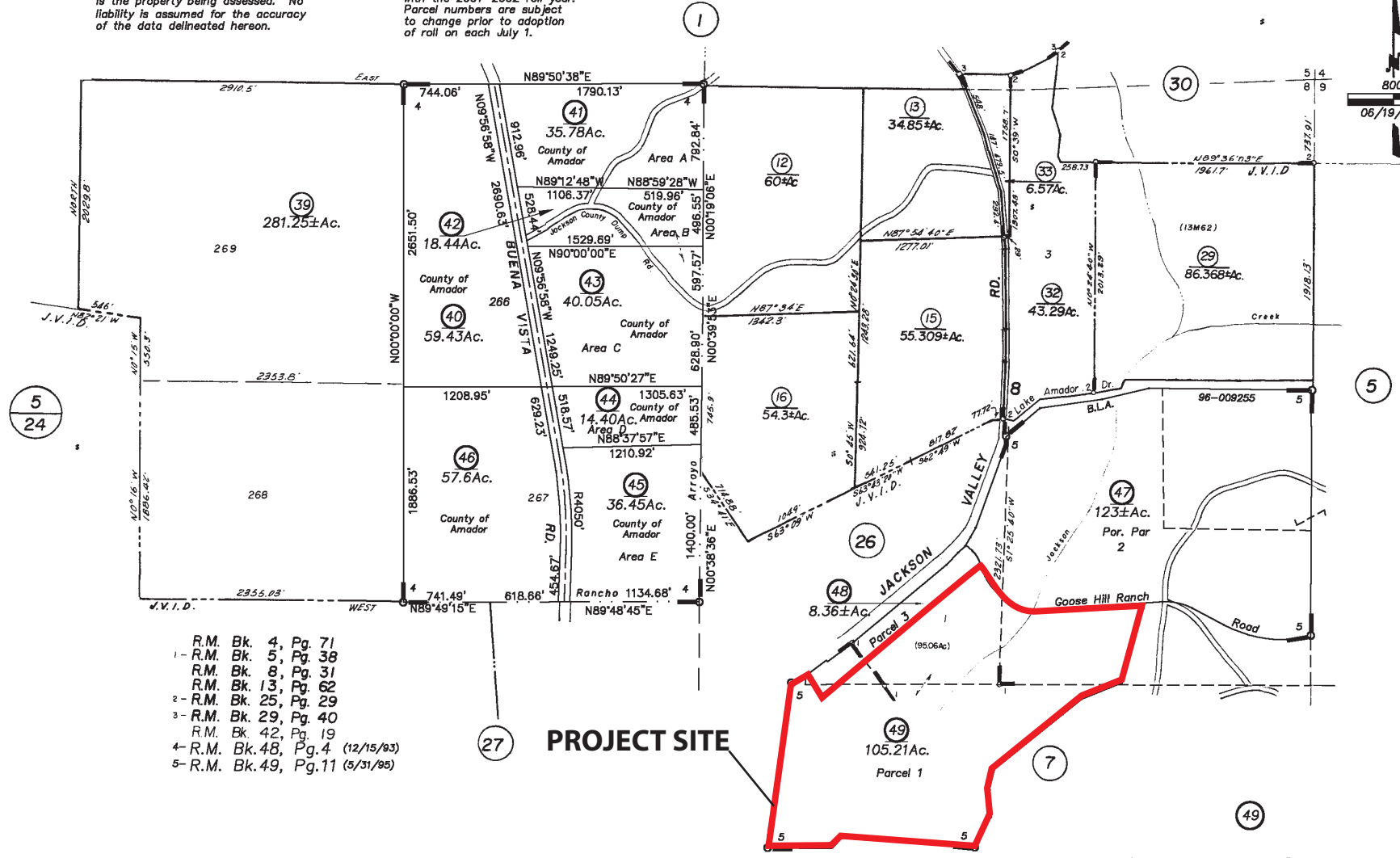
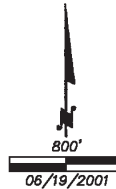
SOURCE: Google Earth

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

**POR. RANCHO ARROYO SECO
POR. SEC'S 5 & 8, T.5N., R.10E., M.D.B. & M.**

Map changes become effective with the 2001-2002 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

12-04



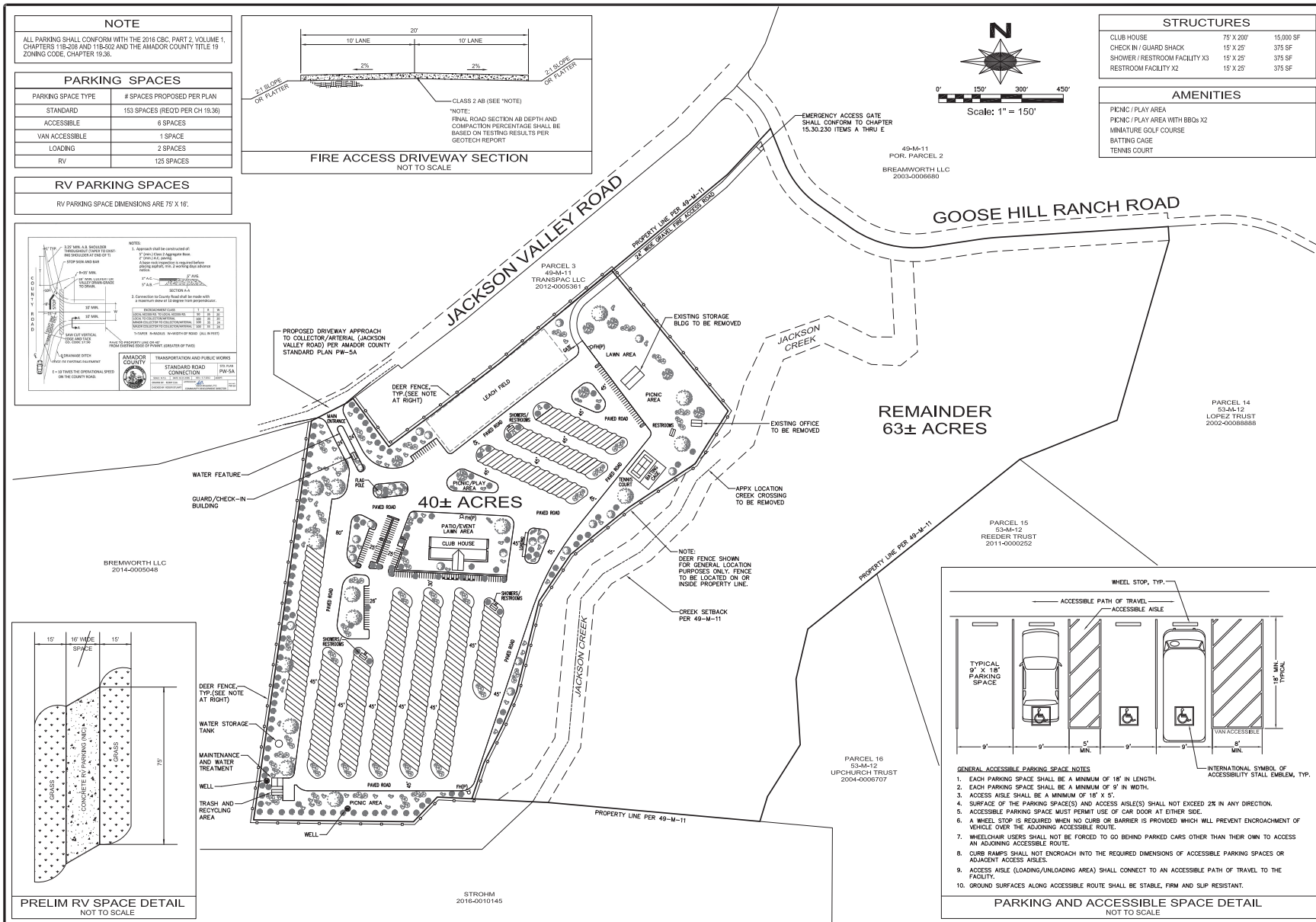
- 1- R.M. Bk. 4, Pg. 71
- 1- R.M. Bk. 5, Pg. 38
- 1- R.M. Bk. 8, Pg. 31
- 1- R.M. Bk. 13, Pg. 62
- 2- R.M. Bk. 25, Pg. 29
- 3- R.M. Bk. 29, Pg. 40
- 4- R.M. Bk. 42, Pg. 19
- 4- R.M. Bk. 48, Pg. 4 (12/15/93)
- 5- R.M. Bk. 49, Pg. 11 (5/31/95)

PROJECT SITE

Assessor's Map Bk. 12 , Pg. 04
County of Amador Calif



Figure 5
ASSESSOR PARCEL MAP

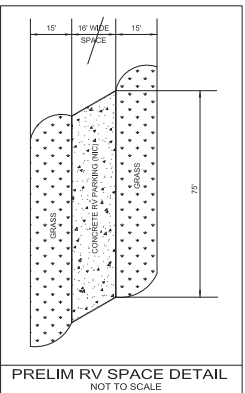
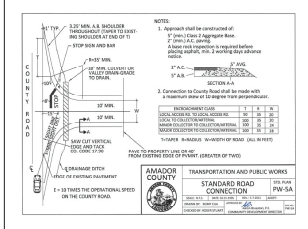
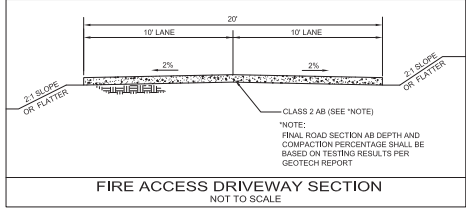


NOTE
ALL PARKING SHALL CONFORM WITH THE 2018 CBC, PART 2, VOLUME 1, CHAPTERS 11B-206 AND 11B-202 AND THE AMADOR COUNTY TITLE 19 ZONING CODE, CHAPTER 19.36.

PARKING SPACES

PARKING SPACE TYPE	# SPACES PROPOSED PER PLAN
STANDARD	153 SPACES (RECD PER CH 19.36)
ACCESSIBLE	6 SPACES
VAN ACCESSIBLE	1 SPACE
LOADING	2 SPACES
RV	125 SPACES

RV PARKING SPACES
RV PARKING SPACE DIMENSIONS ARE 7'5" X 16'

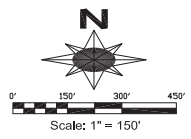


STRUCTURES

CLUB HOUSE	75' X 200'	15,000 SF
CHECK IN / GUARD SHACK	15' X 25'	375 SF
SHOWER / RESTROOM FACILITY X3	15' X 25'	375 SF
RESTROOM FACILITY X2	15' X 25'	375 SF

AMENITIES

- PICNIC / PLAY AREA
- PICNIC / PLAY AREA WITH BBQs X2
- MINIATURE GOLF COURSE
- BATTING CAGE
- TENNIS COURT



JACKSON VALLEY ROAD
GOOSE HILL RANCH ROAD

49-M-11
POR. PARCEL 2
BREAMWORTH LLC
2003-0006680

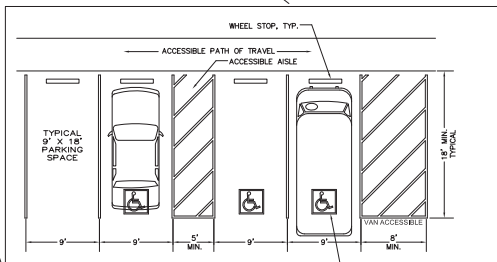
REMAINDER
63± ACRES

PARCEL 14
03-A-12
LOPEZ TRUST
2002-0008888

PARCEL 15
03-A-12
REEDER TRUST
2011-0002252

PARCEL 16
53-M-12
UPCHURCH TRUST
2004-0006707

STROHM
2016-0010145



- GENERAL ACCESSIBLE PARKING SPACE NOTES**
1. EACH PARKING SPACE SHALL BE A MINIMUM OF 18' IN LENGTH.
 2. EACH PARKING SPACE SHALL BE A MINIMUM OF 9' IN WIDTH.
 3. ACCESS AISLE SHALL BE A MINIMUM OF 18' X 5'.
 4. SURFACE OF THE PARKING SPACE(S) AND ACCESS AISLE(S) SHALL NOT EXCEED 2% IN ANY DIRECTION.
 5. ACCESSIBLE PARKING SPACE MUST PERMIT USE OF CAR DOOR AT EITHER SIDE.
 6. A WHEEL STOP IS REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED WHICH WILL PREVENT ENCRoACHMENT OF VEHICLE OVER THE ADJOINING ACCESSIBLE ROUTE.
 7. WHEELCHAIR USERS SHALL NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN TO ACCESS AN ADJOINING ACCESSIBLE ROUTE.
 8. CURB RAMPS SHALL NOT ENCRoACH INTO THE REQUIRED DIMENSIONS OF ACCESSIBLE PARKING SPACES OR ADJACENT ACCESS AISLES.
 9. ACCESS AISLE (LOADING/UNLOADING AREA) SHALL CONNECT TO AN ACCESSIBLE PATH OF TRAVEL TO THE FACILITY.
 10. GROUND SURFACES ALONG ACCESSIBLE ROUTE SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- PARKING AND ACCESSIBLE SPACE DETAIL**
NOT TO SCALE

REVISIONS

NO.	DESCRIPTION	DATE	BY

Toma & Associates Inc.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson, CA 95642
(209) 223-0166

SITE PLAN
GOOSE HILL RV PARK
BEING A PORTION OF SECTIONS 8 AND 17, T. 5. S. N. R. 10 E., M. D. M.
AMADOR COUNTY, CALIFORNIA

SITE INFORMATION:
6080 JACKSON VALLEY ROAD
JACKSON, CA
APN 012-040-049

PREPARED FOR:
ERRY WINN
PO BOX 960
PINE GROVE, CA 95665
(209) 988-4379

DATE: 9.13.2021
SCALE: 1" = 150'
DRAWN BY: EE / CMW
JOB NO.: 0910-03
SHEET

1
OF 1 SHEETS