

US MINE CORPORATION

US MINE CORP
P.O. Box 580
Ione, California 95640
(209) 790-4333 Ext. 119

PLANNING DEPARTMENT

APR - 6 2017

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Amador County

April 5, 2017

Amador County Planning Department
County Administration Center
810 Court Street
Jackson, CA 95642-2132

Greetings,

This amended letter of explanation is for the purpose and need of a Use Permit at 8625 Hwy 124 (APN 005-160-010, 005-160-003, 005-160-014), owned by US Mine Corp.

The current zoning is R1A, with a proposed change to X/C-2. The current general plan designation is MRZ, with a proposed change to C. The General Use Permit application is accompanied by a General Plan Amendment packet. We will be operating a private use, motor cross facility. The facility will be a training and product testing facility, with membership use. Membership is planned for a limit of 300, excluding product testing and development.

The proposed plan requires the re-zoning and general plan amendment, as well as lot line adjustments. The listed parcels will require incorporation, with separation from the adjoining parcels, as the surrounding property will remain part of the ongoing mining operations.

Land to the north of the proposed facility is owned by USMC and located within the City of Ione. The location is zoned for industrial use. USMC plans to develop this site, which may require annexation of the land where the motor cross facility is planned. While not directly dependent upon one another, the two projects are being planned as related developments. Traffic, biological and noise studies will consider the cumulative effects of the proposed developments.

Please refer to the application form and attached documentation for additional information.

Regards,



Jason Cypher

Permitting
US Mine Corporation

ENVIRONMENTAL INFORMATION FORM

To be completed by applicant; use additional sheets as necessary.
Attach plans, diagrams, etc. as appropriate.

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GENERAL INFORMATION

Project Name: lone Sands Motor Cross Facility

Date Filed: _____ File No. _____

Applicant/

Developer U.S. Mine Corporation Landowner U.S. Mine Corporation

Address P.O. Box 580 lone, CA 95640 Address P.O. Box 580 lone, CA 95640

Phone No. (209) 790-4535 Phone No. (209) 790-4535

Assessor Parcel Number(s) 005-160-014

Existing Zoning District R1A

Existing General Plan MZZ

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state, and federal agencies Air District, Public Works, Cal Trans, City of lone

WRITTEN PROJECT DESCRIPTION (Include the following information where applicable, as well as any other pertinent information to describe the proposed project):

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project to be developed in phases, describe anticipated incremental development.
10. Associated Projects
11. Subdivision/Land Division Projects: Tentative map will be sufficient unless you feel additional information is needed or the County requests further details.
12. Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.
13. Commercial Projects: Indicate the type of business, number of employees, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
14. Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
16. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.

ADDITIONAL INFORMATION: Are the following items applicable to the project or its effects? Discuss below all items checked "yes" (attach additional sheets as necessary).

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YES NO


- 17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.
- 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.
- 19. Change in pattern, scale, or character of general area of project.
- 20. Significant amounts of solid waste or litter.
- 21. Change in dust, ash, smoke, fumes, or odors in the vicinity.
- 22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.
- 23. Substantial change in existing noise or vibration levels in the vicinity.
- 24. Site on filled land or has slopes of 10 percent or more.
- 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.
- 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).
- 27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).
- 28. Does this project have a relationship to a larger project or series of projects?

ENVIRONMENTAL SETTING

- 29. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site (cannot be returned).
- 30. Describe the surrounding properties, including information on plants and animals and any cultural, historical, or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity (cannot be returned).
- 31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).

Certification: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 04-05-2017


(Signature)
For Scott Dalkor - USMC

Location: 8625 Hwy 124 Lone, CA 95640

Owner: US Mine Corporation 8625 Hwy 124 Lone, CA 95640

**Use Permit Application / General Plan Amendment-
Environmental Setting (Questions 29, 30, 31)**

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29) The project site is “pre-existing” with previous ground disturbance, as well as undisturbed and reclaimed ground. The existing topography is generally flat, with minor declines and inclines. The overall decline of the area slopes down to the southwest. Native plant and animal species are present, with foliage growing at the perimeters of the prior construction/mine locations. There are no known cultural, historical or scenic aspects to be disturbed, as there has been previous disturbance and use as an active mine site.

30) There are no cultural, historical or scenic aspects that would be impacted by the project. The area is currently zoned “R1A” and a large portion of it has been previously disturbed (mined), with a portion of it having being reclaimed. The surrounding properties are similar to the project site, with native vegetation and wildlife present. A full biological study will be conducted to determine any necessary mitigation measures, resulting from any new disturbances.

The project will require re-zoning, from the current “R1A” to “C-1”. It will be developed as a private motor cross facility. Within the first two years there will be no permanent structures. Overall site development and track construction will take place during this period.

31) There are no known mine shafts, tunnels, open air shafts, hazardous excavations, etc. at the project location. While there are open pits on the active mine site, the mine site and proposed recreation area will be clearly separated. A separation berm and clearly posted fencing will be constructed between the two projects. The project site is a mix of recently mined, reclaimed and previously undisturbed ground.

Ione Sands Motor Sports Facility- Use Permit / General Plan Amendment Summary

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ENVIRONMENTAL HEALTH:

- 1) Maximum number of events, including the maximum attendance and duration. PLANNING DEPARTMENT
The facility / project is being designed as a training and product development facility. It will be a private, paid membership venue, not open to the public. The facility will be open to members daily. The facility is planned to coincide with an industrial park to the north, on USMC property, within the city limits of Ione.
- 2) Proposed boundary to be covered by the use permit.
The site will be bordered by Hwy 124 to the east and private land to the north, south and west. The site is within boundaries of additional land owned by US Mine Corp.
- 3) Description of daily activities.
The facility will be open daily to members. It will be used for practice, training and product testing. It is anticipated that maximum attendance would be less than 50 persons at any one time.
Aside from the motor sports related activities, there are currently no additional uses planned.
- 4) Description of structures planned, including uses at each and approximate size & location.
The first two years would include grading and base work for access roads, parking facilities, dry RV facilities and walkways. There will be NO permanent structures built on site. All toilet facilities, seating and observation areas will initially be temporary structures.

Annexation to the City of Ione, with relation to water needs and a permanent clubhouse facility, may occur in the third or fourth year. Preliminary discussions will take place during this permitting process. These discussions will also include discussion in relation to the planned industrial development. EDU's are available, through Amador Water Agency, but will not initially be considered during the first phases of the project. Potable water will be brought to the site and portable toilet / wash facilities will be used.

- 5) Description of site fencing and traffic routing.
The site will be fenced with metal, chain link for most the perimeter, fencing. The fencing will be 6' in height. The fence will run along the top of an earthen berm, where the boundary adjoins the mine site.

Ione Sands Motor Sports Facility- Use Permit / General Plan Amendment Summary

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PLANNING:

- 1) Security/Traffic
Along with the physical barrier and signage, security personnel will be present to prevent travel onto the mine site.
Traffic will enter the site through the existing entrance and separated from any mine traffic through roadway improvements.
- 2) Wastewater (motorcycle washing)
Temporary 12'x12' polyethylene basins, with 100% containment, will be used during the initial phases of the project.
- 3) Noise, traffic and biological studies have been contracted for this project.
- 4) Liability insurance will comply with county guidelines and the county will be named as an additional insured on the policy.
- 5) LAND USE: Zoning is "R1A," Single Family Residential and Agricultural District. General Plan is MRZ, Mineral Resource Zone. Site is currently under a Reclamation Plan which may need to be amended to change the "end use" for the area affected by these operations or a partial reclaimed/closure determination made. A General Plan Amendment to some other designation – e.g., AG, Agricultural General; OR, Open Recreation; C, Commercial; SPA, Special Planning Area. A Use Permit is required. The General Plan Amendment will require evidence that the use will not threaten the potential to extract minerals in that area or that there are no resources remaining in that area. See PRC 2761 – 2764. It may be recommended a zone change to some other zone district be included depending on what General Plan Designation is applied for.
- 6) Due to product testing, there may be some nighttime use of the facility. The amount or duration cannot be determined now, but would follow guidelines/restrictions required by the lead agency.
- 7) The site access, existing and proposed, are not in a Caltrans restricted access corridor. Hwy 124 is restricted from mile marker 2.48 to 10.54. The current site access is at mile marker 1, with the proposed access at mile marker .50, both on the west side of Hwy 124.

PUBLIC WORKS:

- 1) Both the traffic and biological studies will adhere to the lead agency and Caltrans requirements. These studies will be cumulative in nature, in relation to the development of the industrial park.
- 2) US Mine Corp is aware there will be additional requirements for grading, construction, maintenance, etc.

Ione Sands Motor Sports Facility- Use Permit / General Plan Amendment Summary

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AMADOR AIR DISTRICT:

- 1) An Authority to Construct application has been submitted with this entire application. Once approved, a Permit to Operate application will be submitted. Mitigation Measures set forth by the Amador Air District will be implemented.

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WASTE MANAGEMENT:

1. Recycling requirements will be met in all aspects of the site.

Emergency Services:

- 1) Guidelines set forth by the lead agency and local emergency service providers will be implemented.

Additional requirements, measures and fees will be addressed during the permitting process and during the project buildout.

CLAY
BLANK

MINING FACILITIES
TO BE ISOLATED FROM PUBLIC

LEFT TURN ACCESS FOR CLUB MEMBERS
GUARD SHACK W/ GATE & STOP SIGN
PROPOSED NEW 15' TRUCK LANE, RESERVED FOR MINE TRUCKS ENTERING SITE
2-WAY
MAIN ENTRANCE
4.25 ACRE TRUCK TURN-A-ROUND & PARKING (SURFACE W/ COMPACTED CLAY)
TWO WAY TRAFFIC FOR MINE STAFF & CLUB MEMBERS
TRACK ACCESS PATH

PARKING & RACE AREAS FOR MEMBERS: 36.6 ACRES

WATER TRUCK PATH

OBSERVATION AREA

OBSERVATION AREA

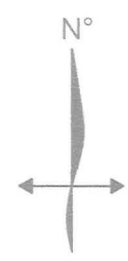
MOTO-X PRACTICE TRACK

OBSERVATION AREA

EXPANSION AREA
SET-A-SIDE, WILL SERVE
ADDITIONAL PRACTICE
TRACKS: 72.5 ACRES

MEMBER AREA: 109.1 AC

- NOTES:
- 1) ALL VEHICLE TRAFFIC AREAS TO BE SURFACED WITH COMPACTED CLAY
 - 2) THE 4.25 ACRE TRUCK TURN-AROUND AND PARKING AREA TO BE SURFACED W/ 6" COMPACTED BASE OVER +12" COMPACTED CLAY.
 - 3) PORTABLE TOILETS FOR MEN & WOMEN WILL BE MARKED AS SUCH AND LOCATED AT OBSERVATION AREAS.
 - 4) LIABILITY INSURANCE NAMING THE CITY OF IONE & AMADOR COUNTY ADDITIONAL INSURED WILL COMPLY WITH LOCAL REGULATIONS



0' 200' 400' 600' 800' 1000'

SCALE: 1" = 200'

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