

ITEM 2

PROJECT APPLICATION MATERIALS



**PLANNING DEPARTMENT
LAND USE AGENCY**

County Administration Center
810 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380
Website: www.co.amador.ca.us
E-mail: planning@amadorgov.org

APPLICATION REFERRAL

TO: Ione Band of Miwok Indians** Washoe Tribe of Nevada & California**
Environmental Health Department Buena Vista Band of Me-Wuk Indians**
Building Department Transportation and Public Works Department
Waste Management/Air District Surveying Department
County Counsel Undersheriff
Amador Transit Amador Water Agency
Caltrans, District 10 Cal Fire
ACTC CDFW, Region 2
City of Ione

DATE: November 13, 2017

FROM: Chuck Beatty, AICP, Planner III

PROJECT: Revised Parcel Map 2866, submitted by Edwin Lands, LLC, proposing the division of 4,458± acres into 2 parcels of 1,150± acres and 3,308± acres; and Zone Change from "RIA," Single-family Residential & Agricultural district to "M," Manufacturing district, for the 1,150+/- acre parcel. The acreage proposed to be zoned Manufacturing is congruent with the Industrial classification of the General Plan.

LOCATION: West of the Ione City Limits, lying east and west of Michigan Bar Road between Highway 104 and the Amador County line (APNs 005-020-019, 005-030-005, 005-050-008, 005-060-015, 005-080-019).

REVIEW: As part of the preliminary review process, this project is being sent to State, tribal, and local agencies for their review and comment. The Technical Advisory Committee (TAC) will review the project for completeness during its regular meeting on **Wednesday, November 29, 2017, at 2:00 p.m.** in Conference Room "A" at the County Administration Building, 810 Court Street, Jackson, California.

At this time staff anticipates that a Mitigated Negative Declaration will be adopted for the project per CEQA Guidelines. Additional TAC meetings may be scheduled at a later date to complete a CEQA Initial Study, prepare mitigation measures and/or conditions of approval, and make recommendations to the Planning Commission.

**In accordance with Public Resources Code Section 21080.3.1, this notice constitutes formal notification to those tribes requesting project notification. This notification begins the 30-day time period in which California Native American tribes have to request consultation.

cc: Matt Toma, Toma & Associates
Tom Swett, Edwin Lands, LLC

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project: **Tentative Parcel Map No. 2866**
Date Filed: **5.15.2017**

Applicant: **Edwin Lands, LLC** Record Owner: **Same**
Attn: Thomas Swett
PO Box 1730
Ione, CA 95640

APN: **005-020-019, 005-030-005, 005-050-008, 005-060-015, 005-080-019**
Zoning: **"R1-A" and "M"**
Gen. Plan: **I-Industrial, MRZ, A-G**

List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:

WRITTEN PROJECT DESCRIPTION

Include the following information where applicable, as well as any other pertinent information to describe the proposed project:

1. Site Size
2. Square Footage of Existing/Proposed Structures
3. Number of Floors of Construction
4. Amount of Off-Street Parking Provided (provide accurate detailed parking plan)
5. Source of Water
6. Method of Sewage Disposal
7. Attach Plans
8. Proposed Scheduling of Project Construction
9. If project is 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/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, loading facilities.
14. Industrial Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities and community benefits to be derived/project.
15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities and community benefits to be derived/project.
16. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required.


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Ione County

MAY 15 2017

PLANNING DEPARTMENT

**APPLICATION FORM AND CHECKLIST FOR
TENTATIVE PARCEL MAP AND SUBDIVISION MAP**

The following information shall be included with this application:

1. Parcel Map Number: **2866**
Subdivision Name/Number:
2. Subdivider and/or Land Owner: **Edwin Lands, LLC, a Delaware limited liability company**
Attn: **Thomas Swett**
Address: **PO Box 1730, Ione, CA 95640**
Phone: **(209) 274-2777 or (209) 256-5802**
3. Surveyor: **Toma and Associates, 41 Summit St., Jackson, CA 95642**
4. Assessor Plat Number: **005-020-019, 005-030-005, 005-050-008, 005-060-015 and 005-080-019**
5. Existing Zoning District: **See Attachment** Proposed Zoning: **"M"**
6. General Plan Classification: **See Attachment**
7. Date Application Submitted: **5, 15, 2017**
8. Proposed Use of Parcels: **Manufacturing**
9. Special Use Districts (if applicable): **AFPD, ACUSD**
10. Source of Water Supply: **Individual Wells**
11. Sewage Disposal System: **Indiv. Septic Systems**
12. Signature of Landowner/Applicant: 
13. Signature of Surveyor: 

The following shall be included with this application:

- ✓ Thirty-five (35) copies of tentative map
Option for 35 copies:
 - 15 copies 18" x 26" in size (folded to 6" x 9-1/2" in size)
 - 20 copies 11" x 17" in size
- ✓ One (1) copy of Assessor's Plat Map
- ✓ Two (2) copies of deed(s)
- ✓ Two (2) copies of completed environmental information form (Sections 19, 30 and 31 require description and photos)
- ✓ Two (2) copies of preliminary map report
- ✓ One (1) reduced 8-1/2" x 11" copy of tentative map
- ✓ Application fee (see Fee Schedule)
- ✓ Copy of receipt of Health Department fee
- ✓ Completed and signed Indemnification Agreement
- ✓ If your project access off a State highway, provide encroachment permit or other pertinent information (e.g., a road maintenance agreement if your project access from a road directly connected to a State highway)

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MAY 15 2017

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Are the following items applicable to the project or its effects? Discuss below all items checked "yes".
 Attach additional sheets as necessary.

- | YES | NO | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features, lakes, hills, or substantial alteration of ground contours |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands or roads |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 19. Change in pattern, scale or character of general area of project |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 21. Change in dust, ash, smoke, fumes or odors in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Change in lake, stream, ground water quality/quantity, or alteration of existing drainage patterns |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 23. Substantial change in existing noise or vibration levels in the vicinity |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 24. Site on filled land or on slope of 10 percent or more |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 27. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 28. 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.
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 (single family, apartments, shops, department stores, etc.) and scale of development (height, frontage setbacks, etc.) Attach photographs of the vicinity.
31. Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photos of these known features.

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: 5-12-17 Signature: [Signature]

MAY 15 2017
 PLANNING DEPARTMENT

ENVIRONMENTAL SETTING:

29. The project proposes to change the zoning to M on a portion of Edwin Lands, LLC's property to conform with the new General Plan and to parcelize that area along logical features/boundaries such as rights of way. Each proposed parcel is contiguous to a public road. The project does not contemplate or foresee the development of any proposed parcel.

The existing site conditions are dominated by open rangeland with scatter, discontinuous oak woodlands. The property has historically been and is currently being used for cattle ranching, and mining. There are no structures on the property.

30. The project area is adjacent to Amador County's industrial park, the Indian Hill industrial property, SGI's granule processing facility, and the Edwin Center industrial area. Highway 104 and Ione-Michigan Bar Road border or traverse the property as to the active Union Pacific mainline track. Other adjacent uses include multiple active mining operations and cattle grazing.

31. The project includes the idled Jackson Valley Energy Pit 232 operation, of which Amador County has taken jurisdiction for purposes of reclamation. Up until approximately the 1920s, the project area was mined underground for lignite coal, primarily in and around the Pit 232 location and near the intersection of Highway 104 and Ione-Michigan Bar Road. There are no known openings to any such tunnels.

OFFICE
PLANNING DEPARTMENT

MAY 15 2017

PLANNING DEPARTMENT

VESTING TENTATIVE PARCEL MAP No. 2866

EDWIN LANDS, LLC
a Delaware limited liability company
20060015249 and 20140006343
COUNTY OF AMADOR, STATE OF CALIFORNIA

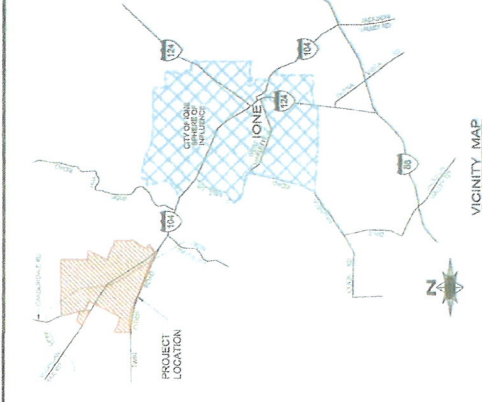
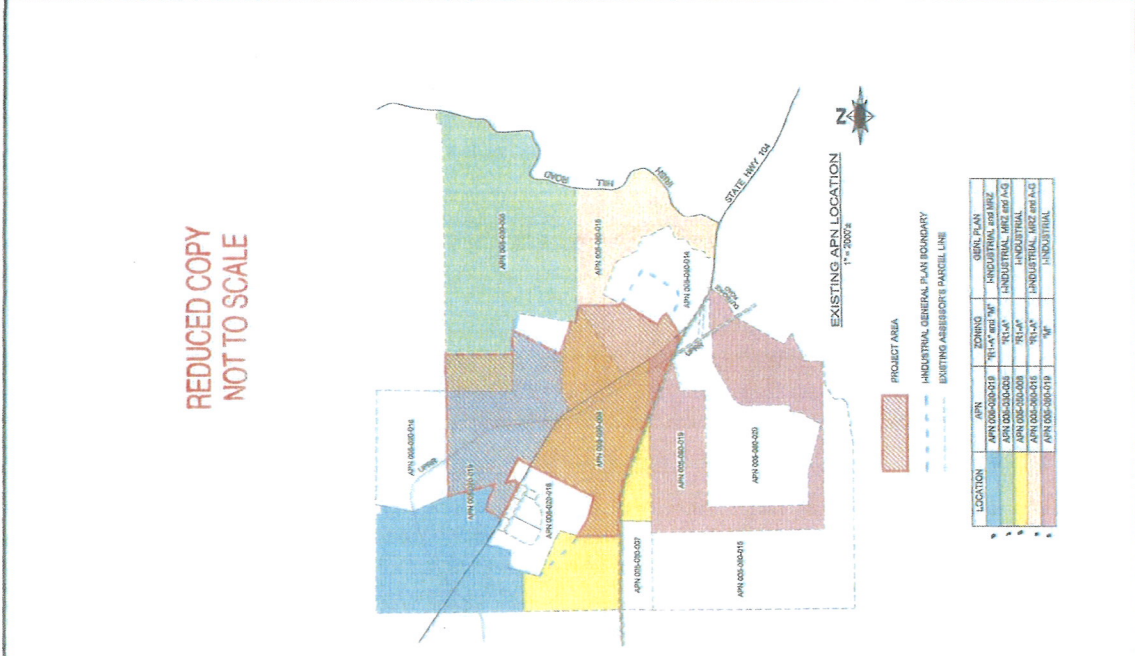
Toma & Associates Inc.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson CA 95642
[909] 223-0156

Scale: Noted
April, 2017

GENERAL NOTES AND STATEMENTS

1. RECORD OWNER: EDWIN LANDS, LLC. (license number utility company)
ATTN: TOMA STREET, 41 SUMMIT STREET, JACKSON CA 95642
PHONE: (909) 223-0156
FAX: (909) 223-1996
2. SURVEYOR: SEE APN ZONING GENERAL PLAN TABLE PREPARED "M" MANUFACTURING
3. A.P.N.: SEE APN ZONING GENERAL PLAN TABLE
4. ZONING: SEE APN ZONING GENERAL PLAN TABLE
5. GENERAL PLAN: SEE APN ZONING GENERAL PLAN TABLE
6. DEED REFERENCE: 20060015249 AND 20140006343
7. PROPOSED USE: INDUSTRIAL MANUFACTURING
8. WATER: INDIVIDUAL WELLS
9. WASTE DISPOSAL: INDIVIDUAL SEPTIC SYSTEM
10. FIRE PROTECTION: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
11. SCHOOL: AMADOR COUNTY UNIFIED SCHOOL DISTRICT
12. UTILITIES: POWER WILL BE SERVED BY PG&E TELEPHONE WILL BE SERVED BY AT&T
13. EASEMENTS: THERE WILL BE A TWENTY-FOOT EASEMENT FOR ALL POWER LINES TO CROSS THE PROJECT FROM ALL ROADS. THIS EASEMENT IS NOT BEING PROJECTED AS A RESULT OF THIS MAP. THE EXISTING EASEMENT OF THE PROJECT HEREIN WILL REMAIN AS SHOWN ON THE RECORD DRAWING.
14. SETBACKS: THERE WILL BE A TWENTY-FOOT SETBACK FROM ALL ROADS. THERE WILL BE A TWENTY-FOOT SETBACK FROM ALL LOT BOUNDARIES. THERE WILL BE A TWENTY-FOOT SETBACK FROM ALL LOT BOUNDARIES. THERE WILL BE A TWENTY-FOOT SETBACK FROM ALL LOT BOUNDARIES. THERE WILL BE A TWENTY-FOOT SETBACK FROM ALL LOT BOUNDARIES.
15. SPECIAL DISTRICTS: AMADOR FIRE PROTECTION DISTRICT
16. FLOODING: FINAL MAPS WILL BE SUBMITTED THROUGH THE LOCAL AGENCIES. THESE MAPS WILL BE SUBJECT TO THE LOCAL AGENCIES' REVIEW AND APPROVAL. THE FINAL MAPS WILL BE SUBJECT TO THE LOCAL AGENCIES' REVIEW AND APPROVAL. THE FINAL MAPS WILL BE SUBJECT TO THE LOCAL AGENCIES' REVIEW AND APPROVAL.
17. FLOODING: THESE MAPS WILL BE SUBJECT TO THE LOCAL AGENCIES' REVIEW AND APPROVAL. THE FINAL MAPS WILL BE SUBJECT TO THE LOCAL AGENCIES' REVIEW AND APPROVAL. THE FINAL MAPS WILL BE SUBJECT TO THE LOCAL AGENCIES' REVIEW AND APPROVAL.
18. MINIMAL LOT SIZE: MINIMAL LOT SIZE WILL BE AS NOTED ON MAP.
19. THE DEVELOPER PLANS TO CONSTRUCT ALL IMPROVEMENTS REQUIRED FOR THE CREATION OF LOT AND APPROVAL OF THE TENTATIVE PARCEL MAP BY ALL APPLICABLE COUNTY CODES AND THE CONDITIONS OF APPROVAL OF THE TENTATIVE PARCEL MAP.
20. THERE ARE NO PUBLIC AREAS OR SECURE EASEMENTS PROPOSED ON THIS PROJECT.
21. THE PROJECT DOES NOT LIE WITHIN 1000 FEET OF A MILITARY INSTALLATION, BENEFICIAL FLIGHT PATH OR OTHER SPECIAL USE ZONING.
22. THE FOLLOWING PLANS ARE FOR USE: (A) BLDG SHED. NO FIELD SURVEY WAS MADE TO ESTABLISH TOPOGRAPHIC LINES AND FEATURES.
23. THE FOLLOWING PLANS ARE NOTED IN PRELIMINARY REPORT ORDER NO. 4127-PM PREPARED BY WESTERN ENGINEERING, INC. MAY 1, 2017 AS AFFECTING THIS PROPERTY (SEE LAND PRELIMINARY REPORT FOR COMPLETE LIST OF EXCEPTIONS):
EXCEPTION 4: NO OCCUPANT #2
EXCEPTION 5: 2.3M²
EXCEPTION 7: 15-08-108
EXCEPTION 8: 15-08-107
EXCEPTION 9: 15-08-106
EXCEPTION 10: 15-08-104
EXCEPTION 11: 15-08-105
EXCEPTION 12: 15-08-105
EXCEPTION 13: 15-08-105
EXCEPTION 14: 15-08-105
EXCEPTION 15: 15-08-105
EXCEPTION 17: 15-08-105
EXCEPTION 18: 15-08-105
EXCEPTION 19: 15-08-105
EXCEPTION 20: 15-08-105
EXCEPTION 21: 15-08-105
EXCEPTION 22: 15-08-105
EXCEPTION 23: 15-08-105

LOCATION	APN	ZONING	GENERAL PLAN
1	APN 005-000-001	"M"	INDUSTRIAL MANUFACTURING
2	APN 005-000-002	"M"	INDUSTRIAL MANUFACTURING
3	APN 005-000-003	"M"	INDUSTRIAL MANUFACTURING
4	APN 005-000-004	"M"	INDUSTRIAL MANUFACTURING
5	APN 005-000-005	"M"	INDUSTRIAL MANUFACTURING
6	APN 005-000-006	"M"	INDUSTRIAL MANUFACTURING
7	APN 005-000-007	"M"	INDUSTRIAL MANUFACTURING
8	APN 005-000-008	"M"	INDUSTRIAL MANUFACTURING
9	APN 005-000-009	"M"	INDUSTRIAL MANUFACTURING
10	APN 005-000-010	"M"	INDUSTRIAL MANUFACTURING



VESTING TENTATIVE PARCEL MAP No. 2866
EDWIN LANDS, LLC
BEING A PORTION OF THE RANCHO ARROYO SECO AMADOR COUNTY, CALIFORNIA

Toma & Associates Inc.
ENGINEERING - SURVEYING - PLANNING
41 Summit Street, Jackson CA 95642
[909] 223-0156

RECORDS

APN 005-000-001
APN 005-000-002
APN 005-000-003
APN 005-000-004
APN 005-000-005
APN 005-000-006
APN 005-000-007
APN 005-000-008
APN 005-000-009
APN 005-000-010

VESTING TENTATIVE PARCEL MAP No. 2866
 BEING A PORTION OF THE RANCHO ANHOTO SECO COUNTY OF AMADOR STATE OF CALIFORNIA
EDWIN LANDS, LLC
 BEING A MAJOR COUNTY, CALIFORNIA

TOMA & ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 41 Summit Street, Jackson, CA 95642
 (209) 223-0155

PROJECT ID: 2017-01
 DRAWN BY: JLM
 CHECKED BY: JLM
 DATE: 04/12/2017
 SCALE: 1" = 600'
 SHEET NO. 2 OF 2

VESTING TENTATIVE PARCEL MAP No. 2866
 EDWIN LANDS, LLC
 a Delaware limited liability company
 20060015249 and 20140006343
 BEING A PORTION OF THE RANCHO ANHOTO SECO COUNTY OF AMADOR STATE OF CALIFORNIA

TOMA & ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 41 Summit Street, Jackson, CA 95642
 (209) 223-0155
 April, 2017

Scale: 1" = 600'

TENTATIVE MAP LEGEND

- EXISTING INDUSTRIAL GENERAL PLAN BOUNDARY
- EXISTING AERIALS/PANORAMA FACILITY
- PROPOSED PROJECT BOUNDARY
- PROPOSED ATTENTION LOT LINE
- EXISTING GULLINE
- EXISTING WATER LINE
- UPRR
- CENTERLINE OFFSET/SPACE TO CENTERLINE

**REDUCED COPY
NOT TO SCALE**

