



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT

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

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

APPLICATION REFERRAL

TO:

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

DATE: May 20, 2020

FROM: Ruslan Bratan, Planning Department

PROJECT: Request for a Zone Change from the "R1A," Single-family Residential & Agricultural district to the "M-X," Manufacturing with Special Use combining district, for 1,150+/- acres congruent with the Industrial General Plan classification.

Owner/Applicant: Edwin Lands, LLC

Supervisory District: 2

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

REVIEW: As part of the preliminary review process, this project is being referred to State, Tribal, and local agencies for their review and comment. The Amador County Technical Advisory Committee (TAC) will review the application for completeness during its regular meeting on **Wednesday, June 3, 2020 at 3:00 p.m.** in the Board of Supervisors Chambers in the County Administration Building, 810 Court Street, Jackson, California.

If the application is found to be complete, future TAC meetings will be scheduled to determine the appropriate environmental document and address environmental impacts for project approval per CEQA Guidelines, as well as determine conditions for project approval for recommendation to the Planning Commission. Notification of further TAC meetings and agendas will be made via the TAC email distribution list (contact planning@amadorgov.org to be added to the list).

**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.



PLANNING DEPARTMENT
LAND USE AGENCY
COUNTY ADMINISTRATION CENTER

RECEIVED

MAR 31 2020 Court Street • Jackson, CA 95642-2132
Telephone: (209) 223-6380

AMADOR COUNTY
PLANNING DEPARTMENT

website: www.co.amador.ca.us
e-mail: planning@co.amador.ca.us

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

- ✓ 1. A. Name of Property Owner EDWIN LANDS, LLC, ATTN: TOM SWETT
Mailing Address PO BOX 1730
IONE, CA 95640
Phone Number (209) 274-2777
tswett@rasamador.com
- B. Name of Applicant (SAME AS ABOVE)
Mailing Address _____
Phone Number _____
- C. Name of Representative TOMA & ASSOCIATES
Mailing Address 41 SUMMIT STREET
JACKSON, CA 95642
Phone Number (209) 223-0156
- ✓ 2. Assessor Parcel Number(s)
- ✓ 3. Letter of application explaining purpose of request, description of proposed uses, and other pertinent information. **Note: It is to your benefit to be as specific as possible with your application information.**
- ✓ 4. Letter of authorization if landowner is being represented by another party.
- ✓ 5. Submit a plot plan of parcel showing location of project in relation to property lines and any existing structures/improvements (roads, parking areas, etc.) on the property as well as all proposed structures/improvements (may wish to make separate maps). NOTE: An Assessor Plat Map can be obtained from the Surveying and Engineering Department _____ for the purpose of aiding in drawing of the plot plan.
- ✓ 6. Copy of deed(s) to property.
- ✓ 7. Completed Environmental Information Form and Indemnification Agreement.
- ✓ 8. Filing fee of \$ 1865. (see attached schedule of fees).
9. Application Form to be signed at the time of project presentation in the Planning Department.



TOMA & ASSOCIATES, INC.
ENGINEERING- SURVEYING- PLANNING

February 28, 2020

Amador County Land Use Agency
Attn: Planning Department
810 Court Street
Jackson, CA 95642

**Re: Minor Zone Change Application
Edwin Lands LLC
APNs 005-060-015, 005-050-010, 005-020-024 and 005-030-005Wi**

The undersigned, being the person(s) owning record title to the abovementioned land within Amador County, do(es) hereby consent to the preparation and submittal of this zone change application.

I/We authorize Matthew Toma of Toma and Associates to serve as representative and applicant for this project.

Edwin Lands, LLC,
a Delaware limited liability company
by William B. Bunce, Managing Partner

ATTACHMENT 2
TO APPLICATION FOR ZONE CHANGE
EDWIN LANDS LLC
ASSESSOR'S PARCEL LIST

AREA PROPOSED FOR REZONE LIES WITHIN THE FOLLOWING APNs:

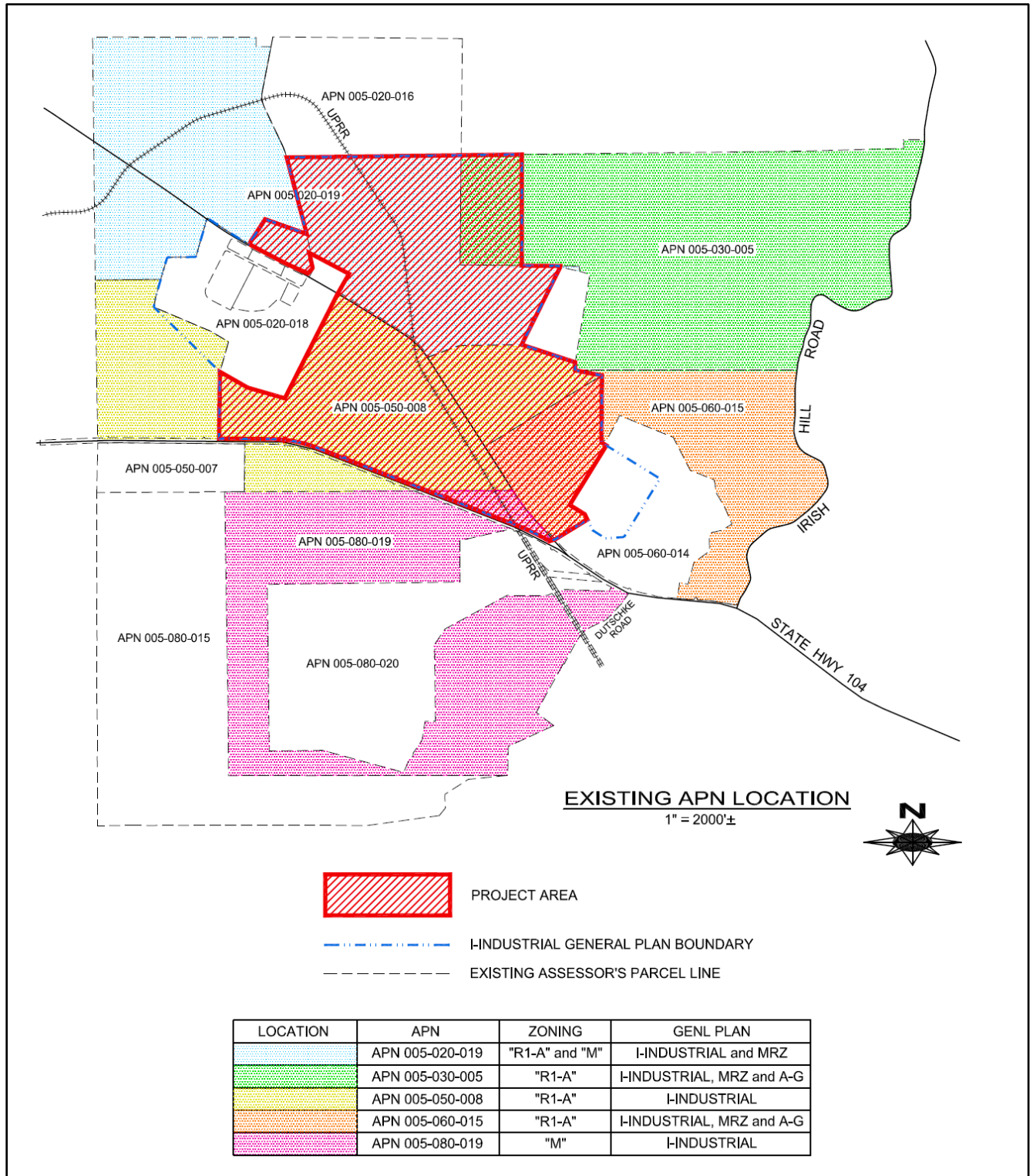
005-060-015 (PORTION OF)
005-050-010 (PORTION OF)
005-020-024 (PORTION OF)
005-030-005 (PORTION OF)

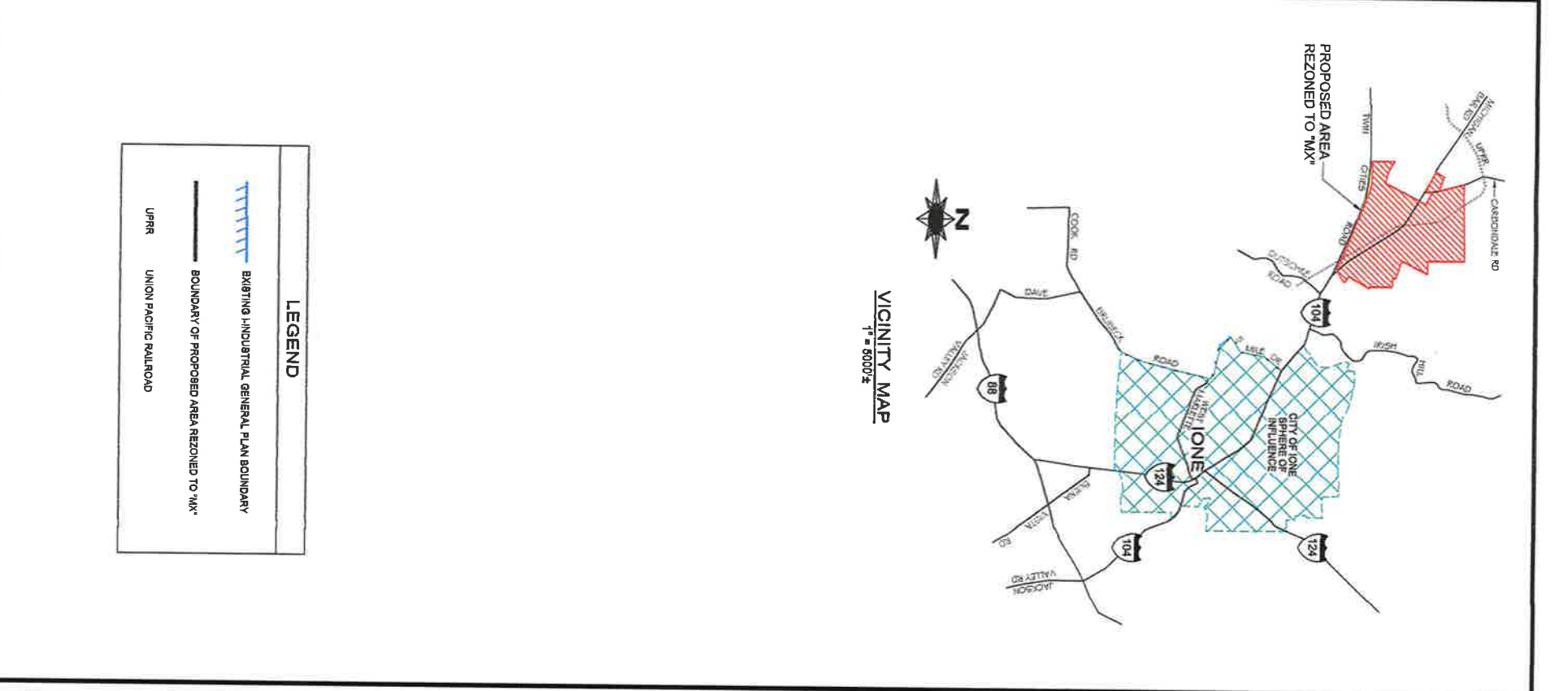
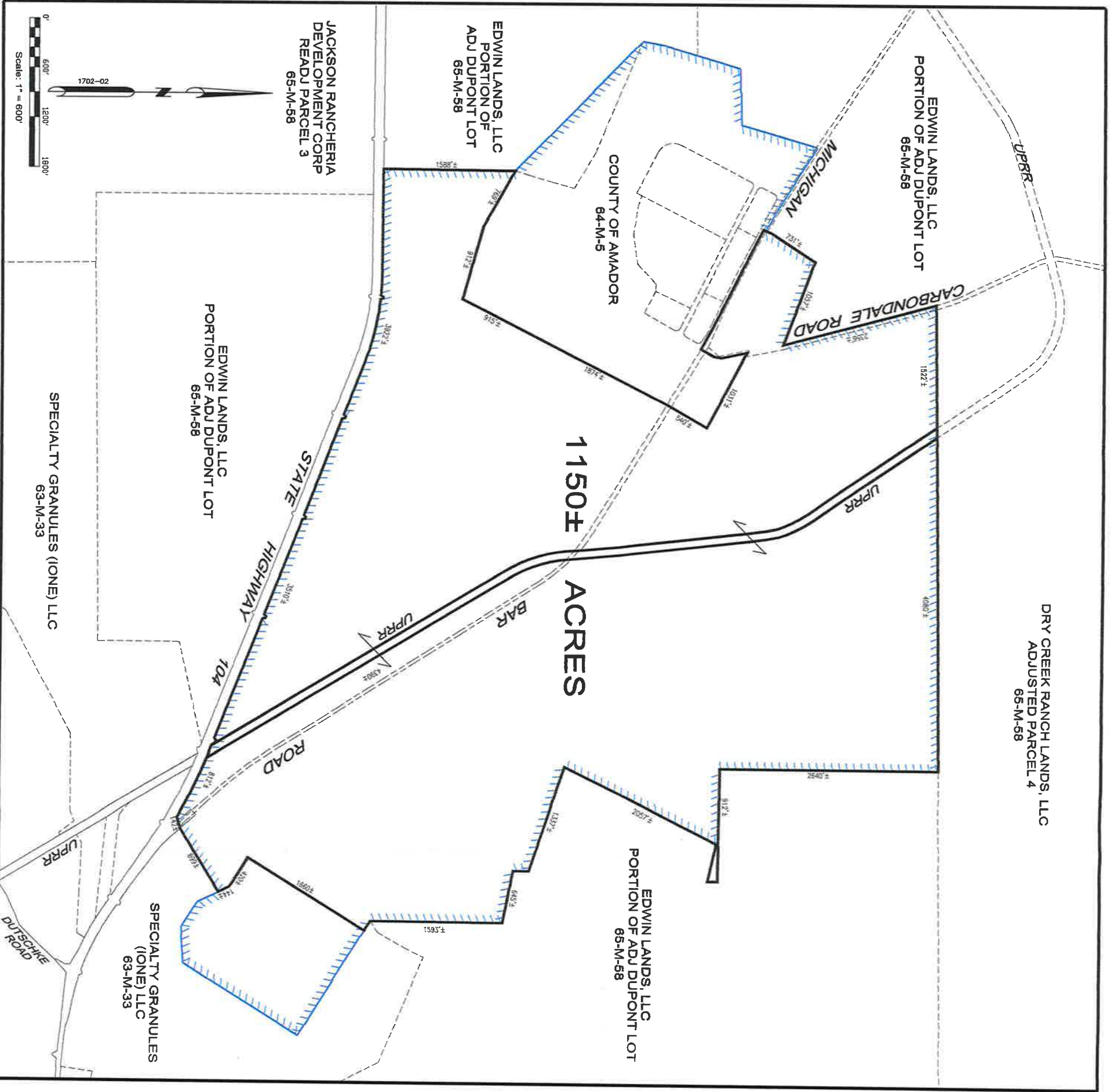
NOTE: AREA PROPOSED FOR REZONE ALSO LIES WITH EDWIN LANDS LLC "ADJUSTED DUPONT LOT" AS SHOWN ON 65-M-58.

OWNER:

EDWIN LANDS, LLC
4370 TOWN CENTER BLVD, SUITE 100
EL DORADO HILLS, CA 95762

Figure 2. Project Site Detail.





LEGEND	
	EXISTING INDUSTRIAL GENERAL PLAN BOUNDARY
	BOUNDARY OF PROPOSED AREA REZONED TO 'M'
	UPRR UNION PACIFIC RAILROAD



PREPARED FOR: EDWIN LANDS, LLC PROJECT NO. 1702-02 SHEET NO. 1702-02 DATE: 2/27/2020 SCALE: 1" = 600' DRAWN BY: GHW CHECKED BY: GHW SHEET NO. 1702-02 1 OF 1 SHEET	<h2 style="margin: 0;">EXHIBIT MAP</h2> <h1 style="margin: 0;">EDWIN LANDS, LLC</h1> <h2 style="margin: 0;">AREA PROPOSED FOR REZONE</h2> <p style="font-size: small; margin: 0;">BEING A PORTION OF THE RANCHO ARROYO SECO AMADOR COUNTY, CALIFORNIA</p>	<p style="margin: 0;">TOMA & ASSOCIATES INC.</p> <p style="font-size: small; margin: 0;">ENGINEERING - SURVEYING - PLANNING 41 Summit Street, Jackson, CA 95642 (209) 223-0156</p>	REVISIONS BY
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INDEMNIFICATION

Project: Edwin Lands LLC - Minor Zone Change

In consideration of the County's processing and consideration of the application for the discretionary land use approval identified above (the "Project") the Owner and Applicant, jointly and severally, agree to defend, indemnify and hold harmless the County of Amador from any claim, action or proceeding against the County to attack, set aside, void or annul the Project approval, or any action relating to the Project approvals as follows:

1. Owner and Applicant shall defend, indemnify and hold harmless the County and its agents, officers or employees from any claim, action or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent determination regarding the Project, including but not limited to determinations related to the California Environmental Quality Act, or Project condition imposed by the County. The Indemnification includes, but is not limited to damages, fees and or costs, including attorneys' fees, awarded against County. The obligations under this Indemnification shall apply regardless of whether any permits or entitlements are issued.
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if the County defends the claim, action or proceeding in good faith.
3. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.

IN WITNESS WHEREOF, by their signature below, Owner and Applicant hereby acknowledge that they have read, understand and agree to perform the obligations under this Indemnification.

Applicant:



Signature

Owner (if different than Applicant):

Signature

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project: **Proposed Minor Zone Change**
Date Filed:

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

APN: **005-060-015 (portion), 005-050-010 (portion), 005-020-024 (portion)
and 005-030-005 (portion)**

Zoning: **See attachment**

Gen. Plan: **See attachment**

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.


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: 3/17/2020 Signature: 

ATTACHMENT TO ENVIRONMENTAL INFORMATION FORM

ENVIRONMENTAL SETTINGS

29. The application proposes to change the zoning to MX on a portion of the applicants' property to conform with the new General Plan. The application does not contemplate or foresee any development project. The existing site conditions are dominated by open rangeland with scatter, dis-contiguous 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 property 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 Lone-Michigan Bar Road border or traverse the property as does the active Union Pacific mainline track. Other adjacent uses include multiple active mining operations and cattle grazing.

31. The subject property 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 north of the Pit 232 location and near the intersection of Highway 104 and Lone-Michigan Bar Road. There are no known openings to any such tunnels.

**ATTACHMENT TO
ENVIRONMENTAL INFORMATION FORM**

EXISTING ZONING AND GENERAL PLAN DESIGNATIONS

APN 005-060-015:

ZONING: "R1-A" Single Family Residential and Agricultural

GENERAL PLAN: Mix of "I" Industrial, "MRZ" Mineral Resource Zone
and "AG" Agricultural

APN 005-050-010:

ZONING: "R1-A" Single Family Residential and Agricultural

GENERAL PLAN: Mix of "I" Industrial, "MRZ" Mineral Resource Zone
and "AG" Agricultural

APN 005-020-024:

ZONING: "R1-A" Single Family Residential and Agricultural

GENERAL PLAN: Mix of "I" Industrial and "MRZ" Mineral Resource
Zone

APN 005-030-005:

ZONING: "R1-A" Single Family Residential and Agricultural

GENERAL PLAN: Mix of "I" Industrial, "MRZ" Mineral Resource Zone
and "AG" Agricultural



Amador County Recorder
 Kimberly L. Grady
DOC- 2018-0004758-00

Acct 4-Placer Title Co
 Wednesday, JUN 27, 2018 08:09
 Ttl Pd \$44.00 Nbr-0000310436
 CT1/R1/1-5

APNF

RECORDING REQUESTED BY:

Placer Title Company P-226963

WHEN RECORDED MAIL TO:

Edwin Lands, LLC, a Delaware limited liability company
 4370 Town Center Blvd. #100
 El Dorado Hills, CA 95762
 Attn: William B. Bunce

Grant Deed

(Please fill in document title(s) on this line)

This grant deed is being recorded to confirm the legal description contained in that certain "Record of Survey Boundary Line Adjustment" filed for record June 7, 2018 in Book 65 of Maps and Plats, Page 58, official records of Amador county

- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- Partially exempt from fee per GC27388.1. Only \$75.00 to be charged as \$150.00 in fees has been paid on documents recorded immediately prior hereto or,
- Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- Exempt from the fee per GC27388.1(a) (1); Not related to real property, or,
- Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
 (Additional recording fee applies)

 (Signature) Print Name: _____ Date: _____

RECORDING REQUESTED
AND WHEN RECORDED MAIL TO and
MAIL STATEMENT OF TAX TO:

Edwin Lands, LLC
Attention: William B. Bunce
4370 Town Center Blvd., Suite 100
El Dorado Hills, California 95762

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

DOCUMENTARY TRANSFER TAX IS \$ **NONE***

unincorporated area City of Folsom

Parcel No. _____

computed on full value of interest or property conveyed or

computed on full value less value of liens or encumbrances remaining at
time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GREENROCK RANCH LANDS, LLC, a Delaware limited liability company
hereby GRANT(S) to

EDWIN LANDS, LLC, a Delaware limited liability company

the following described real property in the County of Amador, State of California:


SEE LEGAL DESCRIPTION ATTACHED HERETO

Date: June 19, 2018

Greenrock Ranch Lands, LLC
Delaware limited liability company

BY: Amador Ranch Associates, LLC
a Delaware limited liability company
Its: Member

By: BT Amador, LLC
a Delaware limited liability company
Its Administrative Member

By: 
William B. Bunce,
Authorized Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF El Dorado)

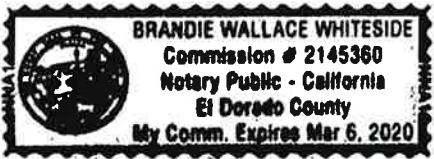
ss:

On June 19, 2018, before me, Brandie Wallace Whiteside a Notary Public, personally appeared WILLIAM B. BUNCE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]



Brandie Wallace Whiteside

LEGAL DESCRIPTION FOR EDWIN LANDS, LLC
672.33 Acre Parcel

A parcel of land situated in the County of Amador, State of California, and being a portion of the Rancho Arroyo Seco, and being also delineated and designated "EDWIN LANDS, LLC READJUSTED PARCEL 2 672.33 Acres Total", upon that certain official map entitled "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT for GREENROCK RANCH LANDS, LLC A Delaware limited liability company 20060015247, 2008001449 and 2009005234 and EDWIN LANDS, LLC, a Delaware Limited Liability Company 20060015249 and 2014006343", and filed for record in the office of the Recorder of Amador County in Book 65 of Maps and Plats at Page 58, et seq.


Ciro L. Toma PLS 3570 License expires 06/30/20



LEGAL DESCRIPTION FOR EDWIN LANDS, LLC
Adjusted Dupont Lot

A parcel of land situated in the County of Amador, State of California, and being a portion of the Rancho Arroyo Seco, and being also delineated and designated "EDWIN LANDS, LLC UNSURVEYED ADJUSTED DUPONT LOT", upon that certain official map entitled "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT for GREENROCK RANCH LANDS, LLC A Delaware limited liability company 20060015247, 2008001449 and 2009005234 and EDWIN LANDS, LLC, a Delaware Limited Liability Company 20060015249 and 2014006343", and filed for record in the office of the Recorder of Amador County in Book 65 of Maps and Plats at Page 58, et seq.


Ciro L. Toma PLS 3570 License expires 06/30/20



OFFICIAL RECEIPT

COUNTY OF AMADOR
Jackson, California

Date March 31 2020

RECEIVED FROM Amador Ranch Associates LLC
 ADDRESS 4370 Town Center Blvd Suite 100, El Dorado Hills, CA 95762
One Thousand Eight Hundred Sixty-Five and ~~xx~~ ¹⁰⁰ DOLLARS (\$ 1,865.00)
 For Zone change application for portions of APNs 005-060-015, 005-050-010,
005-020-024, 005-030-005 (20-20, 3-2 R1-A to Mx - manufacturing
(20 Application 1133, CEQA Review \$682, ^{Recording} \$50) with a combining district of X)

ACCOUNT		How Paid ✓	
Amount Due	<u>1,865</u>	Cash	<u>00</u>
Amount Paid	<u>1,865</u>	Check	<u>70280</u>
		Money Order	

Planning Department
 By Ruslan Blatan Deputy

No 89168