



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-6254  
WEBSITE: [www.amadorgov.org](http://www.amadorgov.org)  
E-MAIL: [planning@amadorgov.org](mailto:planning@amadorgov.org)

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

**EARLY CONSULTATION APPLICATION REFERRAL**

**TO:**

Amador Air District	Shingle Springs Band of Miwok
Building Department	Indians**
County Counsel	Calaveras Band of Mi-Wuk
Environmental Health Department	Indians**
Surveying Department	Chicken Ranch Rancheria of Me-
Transportation and Public Works	Wuk Indians**
Department	Jackson Rancheria Band of Miwuk
Waste Management	Indians**
Sheriff's Office	United Auburn Indian Community
AFPD	of the Auburn Rancheria**
ACTC	Nashville Enterprise Miwok
Amador Transit	Maidu-Nishinam Tribe**
Amador Water Agency	Washoe Tribe of Nevada and
Cal Fire	California**
CHP	Ione Band of Miwok Indians**
Caltrans, District 10	Buena Vista Band of Me-Wuk
CDFW, Region 2	Indians*
Amador LAFCO	

**DATE:** September 21, 2023

**FROM:** Ruslan Bratan, Planning Department

**PROJECT:** Request for a Zone Change (ZC-23;9-1) from the M, Manufacturing district to the R1-A, Single Family Residential and Agricultural zoning district for an approximate 23.5 combined acres to establish consistency with the AG, Agriculture General Plan classification (APNs 030-020-102 and 030-020-108).

**Owner/Applicant:** Ketron Family Living Trust and Volcano Gold LLC (Representative: Doug Ketron)

**Supervisorial District:** 3

**Location:** On both sides of Charleston road approximately 1,400 feet northwest of the town of Volcano.

**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 application for completeness and determination of the appropriate environmental document for the project during its regular meeting on **Thursday, October 5, 2023 at 1:00 p.m.** in the Board of Supervisors Chambers at the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference.

\*\*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.

**D. R. KETRON**  
Mining & Civil Projects  
P.O. Box 12  
VOLCANO. CA 95689  
[dketron@volcano.net](mailto:dketron@volcano.net)  
(209 601-2308)

September 14, 2023

Chuck Beatty, Director  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

Re: APN 030-020-102-000

Dear Mr. Beatty:

I wish to apply for a zone change for the referenced parcel. The current zoning is Manufacturing, whereas the site is hilltop and sloping terrain suitable for a residential use. There is no logical reason for the manufacturing zoning other than it is a hold-over from some designation in the distant past. A zone change is consistent with the General Plan.

Proposed use is as a residential parcel.

Should you have any questions or require further attention, please feel free to call or write at your convenience.

Sincerely,



Doug Ketron, Trustee  
Ketron Family Trust



PLANNING DEPARTMENT

APPLICATION FOR ZONE CHANGE

Application for a zoning change shall include the following:

- 1. A. Name of Property Owner DOUGLAS, DALE KETRON - KETRON FAMILY TRUST
Mailing Address P.O. Box 12, VOLCANO, CA 95689
Phone Number 209 601 2308
B. Name of Applicant SAME
Mailing Address
Phone Number
C. Name of Representative SAME
Mailing Address
Phone Number

- 2. Assessor Parcel Number(s) 030-020-102-000
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 (810 Court Street, Jackson, CA) 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. Planning Department Filing Fee: \$ 1276
Environmental Health Review Fee: \$ 240
Public Works Agency Review Fee: \$ -
Amador Fire Protection District Fee: \$ 226
Discretionary permits may be subject to a CA Fish & Wildlife fee: \$
9. Application Form to be signed at the time of project presentation in the Planning Department.

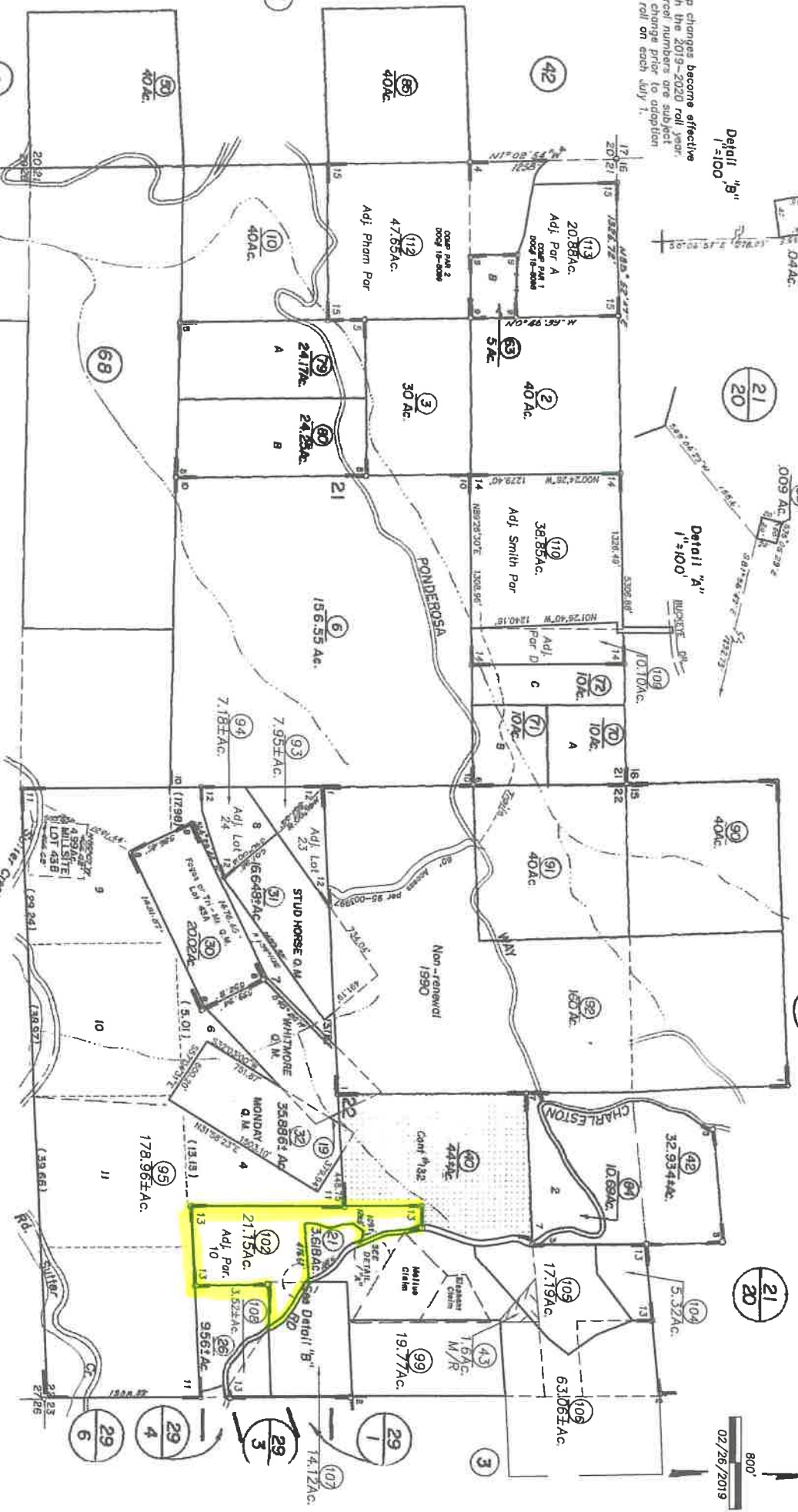
T.7N., R.12E., M.D.B. & M.

30-02

Map changes become effective with the 2019-2020 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

Detail "B"  
1"=100'

Detail "A"  
1"=100'



IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is not intended for use in any other context. Liability is assumed for the accuracy of the data delineated hereon.

- 1- R.M. Bk. 13, Pg. 88
- 2- R.M. Bk. 13, Pg. 27
- 3- R.M. Bk. 17, Pg. 82
- 4- R.M. Bk. 13, Pg. 81
- 5- R.M. Bk. 21, Pg. 49
- 6- R.M. Bk. 21, Pg. 61
- 7- R.M. Bk. 27, Pg. 83
- 8- R.M. Bk. 35, Pg. 97
- 9- R.M. Bk. 40, Pg. 52
- 10- R.M. Bk. 44, Pg. 24 (10/0/90)
- 11- R.M. Bk. 47, Pg. 93 (11/16/93)
- 12- R.M. Bk. 50, Pg. 03 (9/24/98)
- 13- R.M. Bk. 51, Pg. 18 (05/05/98)
- 14- R.M. Bk. 51, Pg. 51 (04/27/98)
- 15- R.M. Bk. 60, Pg. 29 (12/11/07)
- 16- R.M. Bk. 65, Pg. 76 (09/09/10)

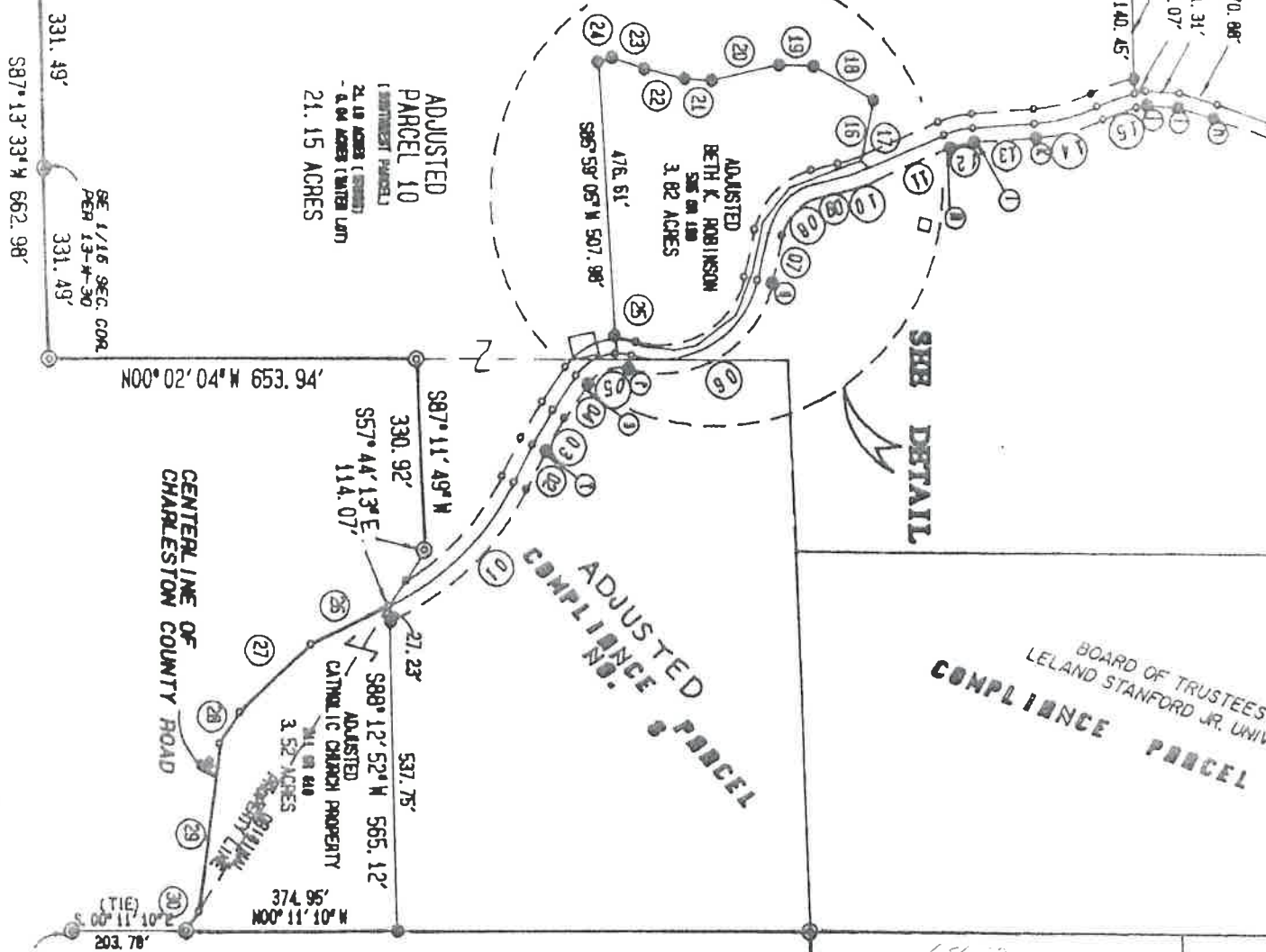
Assessor's Map Bk. 30, Pg. 02  
County of Amador, Calif.

N 16° 18' 02" E 70.98'  
 N 04° 00' 14" E 61.31'  
 N 12° 36' 28" N 21.07'  
 190.45' TO CL

500° 13' 11" W 637.79'

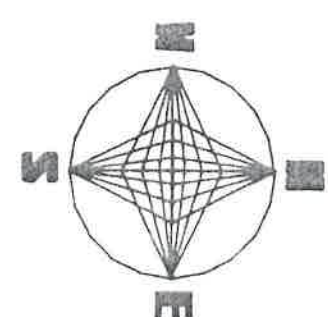
500° 04' 01" W 1307.33'

A=29.67'  
 5.00'



BOARD OF TRUSTEES OF  
 LELAND STANFORD JR. UNIVERSITY  
 COMPLIANCE PARCEL

656.13



FND. 2" I.P. WITH  
 ALUMINUM CAPPED STAMPED  
 LS 2902 AT S. 1/6 COR.  
 BETWEEN SEC. S 22 & 23

REC  
 BOUN  
 PROPERTIES  
 (354 O.R.G.  
 AND BETH  
 EAST 1/2 0  
 SCALE 1"=300'

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: Zona Change

Date Filed: Sept 13, 2023 File No. \_\_\_\_\_

Applicant/ \_\_\_\_\_

Developer None Landowner Retros Family Trust

Address \_\_\_\_\_ Address P.O. Box 12, Volcano

Phone No. \_\_\_\_\_ Phone No. 209 601 2308

Assessor Parcel Number(s) \_\_\_\_\_

Existing Zoning District 030-020-102

Existing General Plan RESIDENTIAL

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 \_\_\_\_\_

None

**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).

YES NO

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or 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, or ground water quality or 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 has slopes 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. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).                     |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 Sept. 13, 2013

[Signature]  
(Signature)

For \_\_\_\_\_

## Environmental Information Supplement

1. Size of the parcel is 21.15 acres.
2. There are no proposed structures.
- 3, 4. Not applicable
5. Culinary water will be provided by a well. Under the ridge is the Cleveland Channel, a good source of clean, mineral-free water.
6. Sewage disposal will be via a conventional septic system. There are adequate soils for a standard system.
7. A plan is not necessary as there is no development anticipated.
- 8-16. Not applicable.
- 17-28. See checklist. All responses are negative.
29. A portion of the parcel is rolling ridge top with a volcanic rock cap. The majority of the parcel is land sloping to the east in varying degrees. Native brush and oak prevail and the land is open space and wildlife habitat. There are no cultural aspects.
30. The surrounding area is similar: Rolling hills with moderate to steep terrain covered with undergrowth manzanita and brush and typical oak woodlands. The site is between one-quarter and one-half mile north of the village of Volcano west of Charleston-Volcano County Road.
31. There is a filled-in adit adjacent to the County road and several shallow prospect shafts and adits. The remnants of the historic Volcano Ditch traverse the property from north to south.



2

RECORDING REQUESTED BY:  
FIRST AMERICAN TITLE INSURANCE  
COMPANY  
AND WHEN RECORDED MAIL TO:

DOUGLAS R. KETRON and DALE  
WMS. KETRON  
P.O. BOX 12  
VOLCANO, CA 95689

"OWNERSHIP CHANGE RECEIVED"  
RECORDED AT REQUEST OF  
FIRST AMERICAN TITLE CO.  
at 30 Min. Past 9 AM

1998 004747

MAY 27 1998

Official Records  
Amador County, California  
9.08  
\$10.00 SM Recorder

A.P. #AMADOR COUNTY 702886

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 3-88729-XXX TITLE ORDER NO. 88729  
AFNF  
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is ~~\$20.40~~ 26.95  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale.  
 Unincorporated area  City of , AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

THE BOARD OF TRUSTEE OF THE LELAND STANFORD UNIVERSITY

hereby GRANT(s) to:

DOUGLAS R. KETRON and DALE WMS. KETRON, Husband and Wife as Community Property

the,real property in the , County of AMADOR State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

AMADOR COUNTY

DATED May 8, 1998  
STATE OF CALIFORNIA  
COUNTY OF San Mateo  
On May 11, 1998  
before me, Christina Sebastian  
a Notary Public in and for said State, personally appeared  
Curtis F. Feeny

THE BOARD OF TRUSTEE OF THE LELAND  
STANFORD UNIVERSITY, By: Stanford Management  
Company  
by: [Signature]  
Curtis F. Feeny, Executive Vice President,  
Real Estate

personally known to me (or 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.  
WITNESS my hand and official seal.



Signature Christina Sebastian

(This area for official notarial seal)

Mail tax statements to: DOUGLAS R. KETRON and DALE WMS. KETRON, P.O. BOX 12, VOLCANO, CA 95689

1998 004747

Form No. 1988 (11/83)  
CLTA Preliminary Report  
(Rev. 11/18/82)

EXHIBIT A

NO. 702886

Legal Description

All that certain Parcel of land lying within Unincorporated Area of the County of Amador, State of California, and described as follows:

That certain Parcel of land delineated and designated "Adjusted Parcel 10" upon the Record of Survey Boundary Line Adjustment filed for record March 5, 1998 in Book 51 of Maps and Plats, at Page 18, Amador County Records.

Excepting therefrom that certain Parcel of land delineated and designated "Volcano Municipal Water Supply Tank House and Lot" upon the map above referred to.

A.P.N. 30-020-098 (a portion)

035 *ecf*

AMADOR COUNTY

5.

"END OF DOCUMENT"

**D. R. KETRON**  
Mining & Civil Projects  
P.O. Box 12  
VOLCANO. CA 95689  
[dketron@volcano.net](mailto:dketron@volcano.net)  
(209 601-2308)

September 14, 2023

Chuck Beatty, Director  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

Re: APN 030-020-108-000

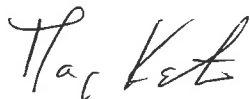
Dear Mr. Beatty :

Il wish to apply for a zone change for a portion of the referenced parcel. Current zoning splits the parcel with a portion being Manufacturing and the remainder being Residential. The site consists of two flat areas suitable for a residential use surrounded by County road and sloping ground.. There is no logical reason for the manufacturing zoning other than it is a hold-over from some designation in the distant past. A zone change is consistent with the General Plan.

A proposed use is as a residential parcel.

Should you have any questions or require further attention, please feel free to call or write at your convenience.

Sincerely,



Doug Ketron, Managing Partner  
Volcano Gold, LLC



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 257-6254  
WEBSITE: www.amadorgov.org  
E-MAIL: planning@amadorgov.org

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

**APPLICATION FOR ZONE CHANGE**

Application for a zoning change shall include the following:

1. A. Name of Property Owner VOLCANO GOLD LLC  
Mailing Address P.O. Box 12  
VOLCANO, CA 95689  
Phone Number (209) 601-2308
- B. Name of Applicant SAME  
Mailing Address \_\_\_\_\_  
Phone Number \_\_\_\_\_
- C. Name of Representative DOUGLAS METROW  
Mailing Address P.O. Box 12  
VOLCANO, CA 95689  
Phone Number (209) 601-2308

2. Assessor Parcel Number(s) 030-020-108-000 (PORTION)
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 (810 Court Street, Jackson, CA) 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. Planning Department Filing Fee: \$ 1276 (1226 Application 50 Recording admin)  
Environmental Health Review Fee: \$ 240  
Public Works Agency Review Fee: \$ —  
Amador Fire Protection District Fee: \$ 226  
Discretionary permits may be subject to a CA Fish & Wildlife fee: \$
9. Application Form to be signed at the time of project presentation in the Planning Department.



**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: NONE

---

Date Filed: \_\_\_\_\_ File No. \_\_\_\_\_

Applicant/ Developer \_\_\_\_\_ Landowner KETRON FAMILY TRUST

Address \_\_\_\_\_ Address P.O. BOX 12 VOLLAWOOD 95689

Phone No. \_\_\_\_\_ Phone No. 209 601 2308

Assessor Parcel Number(s) 030-020-10E

Existing Zoning District MANUFACTURING

Existing General Plan RESIDENTIAL

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 \_\_\_\_\_

NONE

**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)
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6. Method of Sewage Disposal
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15. Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
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YES NO

- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 18. Change in scenic views or vistas from existing residential areas, public lands, or roads.                 |
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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 20. Significant amounts of solid waste or litter.   |
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**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).
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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 \_\_\_\_\_

\_\_\_\_\_  
(Signature)

For \_\_\_\_\_



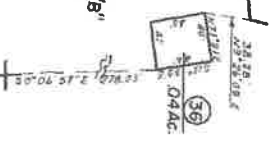
## Environmental Information Supplement

1. Size of the parcel is 2.43 acre portion of a 3.52 acre property..
2. There are no proposed structures.
- 3, 4. Not applicable
5. Culinary water will be provided by a well or overflow from the Cleveland Channel via riparian right.
6. Sewage disposal will be via a conventional septic system. There are adequate soils for a standard system.
7. A plan is not necessary as there is no development anticipated.
- 8-16. Not applicable.
- 17-28. See checklist. All responses are negative.
29. The parcel was mined in the early days of the gold Rush period and has naturally reclaimed to a flat covering the contact between the limestone to the east and Calaveras slate to the west. The limestone portion is steeply sloping upward to the land to the east. The lot is open space and wildlife habitat. There are no cultural aspects.
30. The surrounding area is similar: Rolling hills with moderate to steep terrain covered with brush and typical oak woodlands. The parcel adjoins the undeveloped portion of the Townsite of Volcano on the remaining portion is bounded by the Charleston Volcano County Road on the south and west..
31. There are no remaining artifacts of mining remaining on the site..

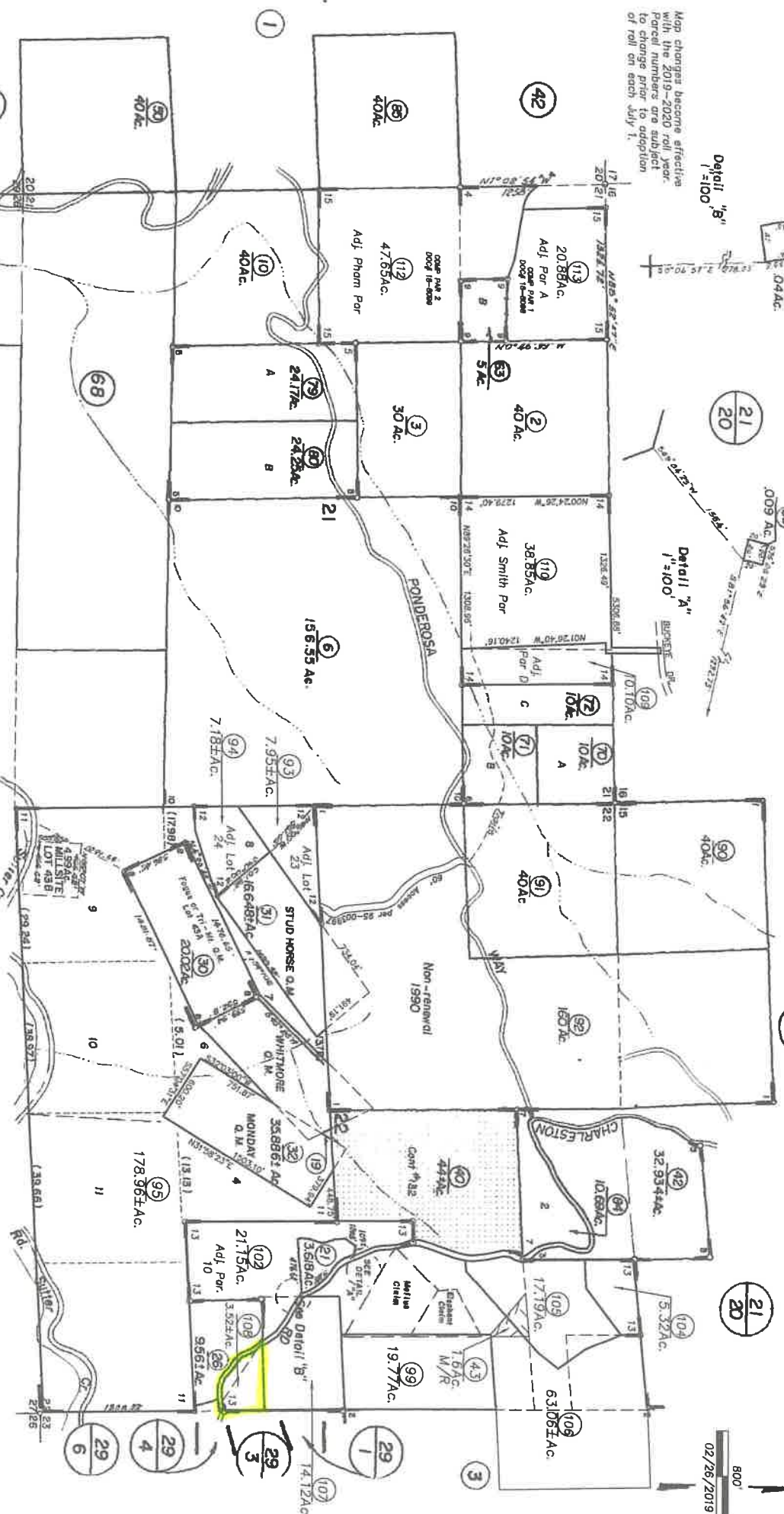
T.7N., R.12E., M.D.B.8M.

30-02

Detail "g"  
1"=100'



Detail "A"  
1"=100'



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

- 1- R.M. Bk. 13, Pg. 88
- 2- R.M. Bk. 17, Pg. 27
- 3- R.M. Bk. 17, Pg. 82
- 4- R.M. Bk. 13, Pg. 81
- 5- R.M. Bk. 21, Pg. 49
- 6- R.M. Bk. 21, Pg. 61
- 7- R.M. Bk. 23, Pg. 80
- 8- R.M. Bk. 5, Pg. 83
- 9- R.M. Bk. 27, Pg. 21
- 10- R.M. Bk. 35, Pg. 97
- 11- R.M. Bk. 40, Pg. 52
- 12- R.M. Bk. 44, Pg. 24 (1/10/90)
- 13- R.M. Bk. 47, Pg. 93 (11/15/93)
- 14- R.M. Bk. 50, Pg. 03 (6/24/98)
- 15- R.M. Bk. 51, Pg. 18 (03/05/98)
- 16- R.M. Bk. 51, Pg. 51 (04/27/98)
- 17- R.M. Bk. 60, Pg. 29 (12/11/07)
- 18- R.M. Bk. 65, Pg. 76 (06/08/10)

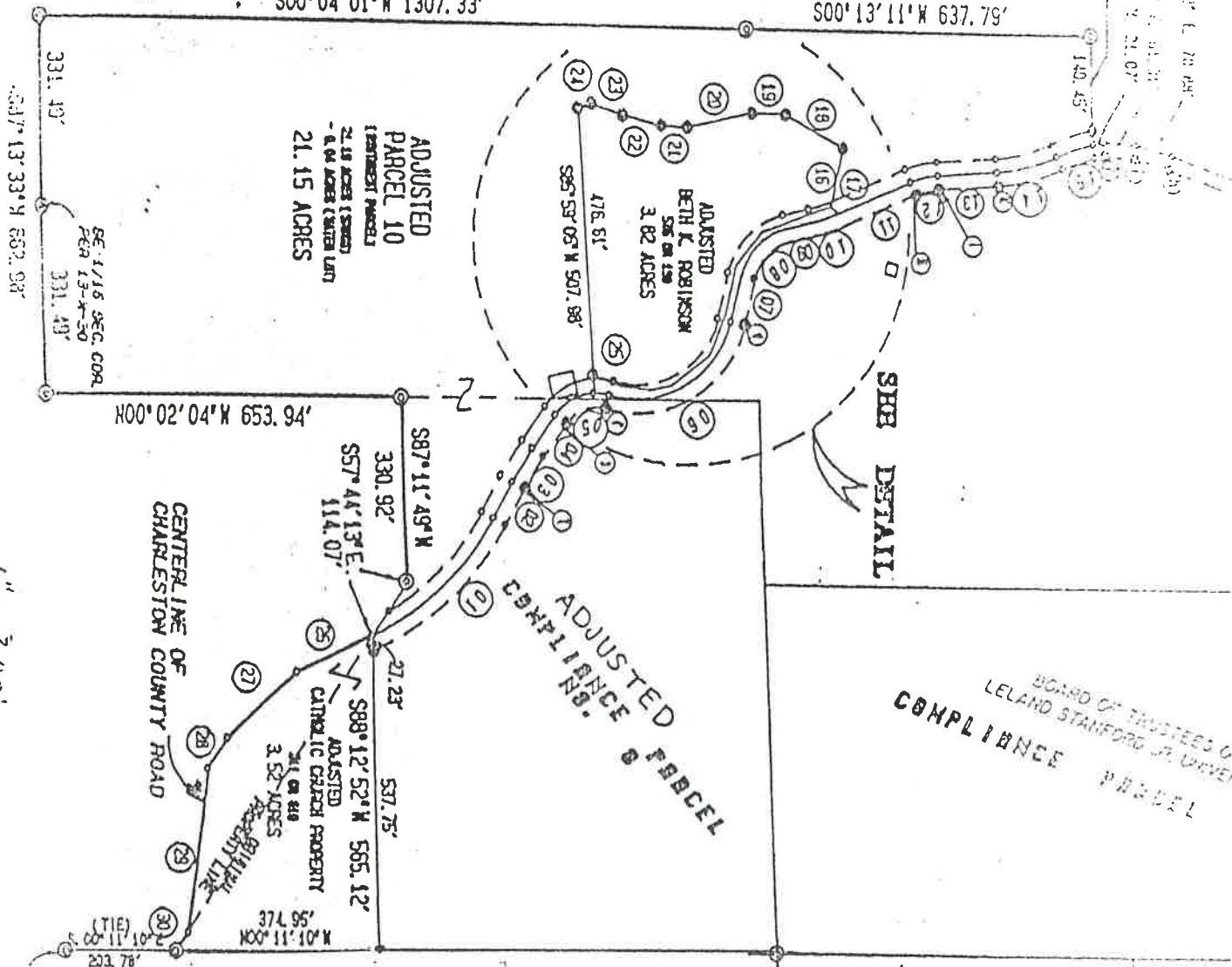
Assessor's Map Bk. 30, Pg. 02  
County of Amador, Calif.

N 15° 19' 02" E 78.04'  
 N 12° 30' 27" W 21.07'  
 S 80° 45' 10" W 140.45'

S00° 13' 11" W 637.79'

S00° 04' 01" W 1307.33'

A=29.67'  
 00'



SHEE DETAIL

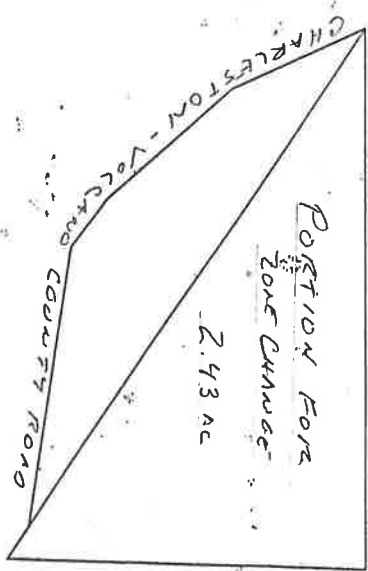
BOARD OF TRUSTEES OF  
 LELAND STANFORD JUNIOR  
 COMPLIANCE PARCEL

1" = 300'

FND. 2" I.P. WITH  
 ALUMINUM CAPPED STAPLER  
 LS 2902 AT S. 1/6 COR.  
 BETWEEN SEC. 5 22 & 24

APN. 030-020-108-000

1" = 200'



BOARD OF TRUSTEES OF  
 LELAND STANFORD JUNIOR  
 COMPLIANCE PARCEL

INDEMNIFICATION

Project: PORTION - 030-020-108-000

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 related 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 County in its sole discretion may hire outside counsel to handle its defense or may handle the matter internally. Indemnification also includes paying for the County's defense if it elects to hire outside counsel. Indemnification also includes compensating the County for staff time associated with the litigation. 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

RECORDING REQUESTED BY:  
First American Title Company  
AND WHEN RECORDED MAIL TO:

VOLCANO GOLD, LLC  
P.O. BOX 12  
VOLCANO, CA 95689-0012



Amador County Recorder  
Sheldon D. Johnson  
DOC- 2001-0004767-00

Acct 2-First American Title Co  
Thursday, MAY 10, 2001 10:00:00  
Ttl Pd \$22.00 Nbr-0000016002  
TAB/R1/1-3

APN 30-020-025 & 103 (Portion)

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW 89718/704992-SB  
10/19/02

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX \$ *RAT Code 11934*

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area  City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Roman Catholic Bishop of Sacramento, a Corporation Sole and The Board of Trustees of the Leland Stanford, Jr. University

hereby GRANT(s) to:

Volcano Gold, LLC., a California limited liability company

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

FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

THIS DEED WAS SIGNED IN COUNTER-PART AND CONSTITUTES BUT ONE ORIGINAL

DATED March 30, 2001  
STATE OF CALIFORNIA  
COUNTY OF Sacramento

On April 20, 2001  
before me, Kathleen Daniels  
a Notary Public in and for said State, personally appeared  
ROBERT P. WALTON

The Roman Catholic Bishop of Sacramento,  
a Corporation Sole

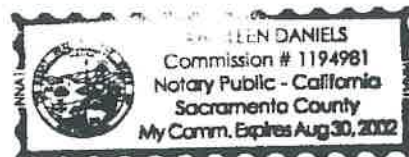
By: Robert P. Walton  
Rev. Robert P. Walton, Vicar General

The Board of Trustees of the Leland Stanford, Jr.  
University

By: \_\_\_\_\_

personally known to me (or ~~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.  
WITNESS my hand and official seal.

Signature Kathleen Daniels



(This area for official notarial seal)

Mail tax statements to: SAME AS ABOVE



RECORDING REQUESTED BY:  
First American Title Company  
AND WHEN RECORDED MAIL TO:

2001 004767

VOLCANO GOLD, LLC  
P.O. BOX 12  
VOLCANO, CA 95689-0012

APN 30-020-025 & 103 (Portion)

THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW 89718/704992-SB

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX \$ R+T code 11934**

computed on full value of property conveyed, or

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

Unincorporated area       City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**The Roman Catholic Bishop of Sacramento, a Corporation Sole and The Board of Trustees of the Leland Stanford, Jr. University**

hereby GRANT(s) to:

**Volcano Gold, LLC., a California limited liability company**

the real property situated in the County of **Amador**, State of **California**, described as:

**FOR LEGAL DESCRIPTION SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

THIS DEED WAS SIGNED IN COUNTER-PART AND CONSTITUTES BUT ONE ORIGINAL

DATED March 30, 2001  
STATE OF CALIFORNIA  
COUNTY OF San Mateo

On April 19, 2001  
before me, Anna D. Smith  
a Notary Public in and for said State, personally appeared  
William T. Phillips

personally known to me (or 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

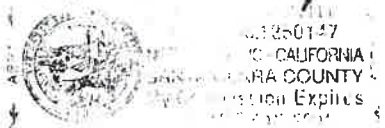
Signature Anna D. Smith

**The Roman Catholic Bishop of Sacramento,**  
a Corporation Sole

By: \_\_\_\_\_  
Rev. Robert P. Walton, Vicar General

**The Board of Trustees of the Leland Stanford, Jr. University**

By: William T. Phillips  
MANAGING DIRECTOR, REAL ESTATE  
STANFORD MANAGEMENT COMPANY



(This area for official notarial seal)

Mail tax statements to: SAME AS ABOVE



Legal Description

All that certain Parcel of land lying within Unincorporated Area, of the County of Amador, State of California, as follows:

That certain Parcel of land delineated and designated "Adjusted Catholic Church Property," upon the Record of Survey Boundary Line Adjustment, filed for record March 5, 1998 in Book 51 of Maps and Plats at page 18, Amador County Records.

A.P.N. 30-020-103  
30-020-103 (portion)

New Assessor's Parcel No. Pending: A.P.N. 30-020-018

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL OF  
ANNA D SMITH AFFIXED TO THE WITHIN  
DOCUMENT, WHILE NOT BEING PHOTOGRAPHICALLY REPRODUCIBLE, CAN BE  
READ. I FURTHER CERTIFY THAT THE SAID NOTARY COMMISSION EXPIRES  
ON 1-16-04. THE NOTARY BOND AND COMMISSION IS FILED  
IN SANTA CLARA COUNTY.

PLACE OF EXECUTION JACKSON  
DATE 5-10-01  
[Signature] FATCO  
(Signature and firm, if any)

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL OF  
KATHLEEN DANIELS AFFIXED TO THE WITHIN  
DOCUMENT, WHILE NOT BEING PHOTOGRAPHICALLY REPRODUCIBLE, CAN BE  
READ. I FURTHER CERTIFY THAT THE SAID NOTARY COMMISSION EXPIRES  
ON 8-30-02. THE NOTARY BOND AND COMMISSION IS FILED  
IN SACRAMENTO COUNTY.

PLACE OF EXECUTION JACKSON  
DATE 5-10-01  
[Signature] FATCO  
(Signature and firm, if any)

# OFFICIAL RECEIPT

COUNTY OF AMADOR  
Jackson, California

Date September 14 2022

RECEIVED FROM

ADDRESS Volcano Gold LLC  
PO Box 12 Volcano, CA 95404

One Thousand Seven Hundred and ~~xx~~ 1000 DOLLARS (\$ 1742.00 )

For Request for Zone Change (ZC 23-9-1) from M. Mann Factoring to RIA Single  
Family Residential and Agriculture on AMN 030-020-102 & 108  
Environmental Health \$40, AFPD 226, Planning \$1226 ZC application \$50 recording admin fee.

ACCOUNT		How Paid	
Amount Due	<u>1742</u>	Cash	<input type="checkbox"/>
Amount Paid	<u>1742</u>	Check	<input checked="" type="checkbox"/> <u>507</u>
		Money Order	<input type="checkbox"/>
		Credit Card	<input type="checkbox"/>

By Planning Department  
Ruslan Ratan Deputy

98432

# COMMENTS



Planning Department <planning@amadorgov.org>

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## TAC Project Referral - ZC-23;9-1 Ketron M to R1-A - Completeness & Environmental Review

---

Richard Vela <rvela@amadorgov.org>

Fri, Sep 22, 2023 at 9:57 AM

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

The Transportation and Public Works Department has no concerns with the proposed zoning change. The applicant is reminded that any proposed access onto Charleston Road requires an encroachment permit from the Department.

[Quoted text hidden]

--

*Richard R. Vela, P.E.*

*Director*

*Amador County Department of Transportation and Public Works*

*810 Court Street*

*Jackson, CA 95642*

*209-223-6429 Main*

*209-223-6457 Direct*

*rvela@amadorgov.org*



Planning Department <planning@amadorgov.org>

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## TAC Project Referral - ZC-23;9-1 Ketron M to R1-A - Completeness & Environmental Review

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AFPD Headquarters <afpdhdq@amadorgov.org>

Mon, Sep 25, 2023 at 8:48 AM

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

Good morning. Annexation into the CFD will be required unless parcels are protected by the Williamson Act.

Thank you,

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

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

On Thu, Sep 21, 2023 at 3:40 PM Amador County Planning Department <planning@amadorgov.org> wrote:

[Quoted text hidden]