



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

PHONE: (209) 223-6380  
FAX: (209) 223-6254  
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:**

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

**DATE:** December 8, 2023  
**FROM:** Chuck Beatty, Planning Department

**PROJECT:** Use Permit Application UP-23; 11-1 submitted by the Buena Vista Rancheria of Me-Wuk Indians for the placement of a 2,160 square-foot modular government office building in the X, Special Use District with AG, Agriculture-General general plan designation. APN 012-130-035.

**REVIEW:** Applicant/Property Owner: Buena Vista Rancheria of Me-Wuk Indians  
Supervisory District: 2  
Location: 3575 Coal Mine Road, Ione, CA 95640

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 during its regular meeting on Thursday, **December 21, 2023 at 1:00 p.m.** in the Board of Supervisors Chambers of the County Administration Building, 810 Court Street, Jackson, California as well as via teleconference at: <https://us02web.zoom.us/j/5375128983>.

\*\*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**  
**Community Development Agency**

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

**APPLICATION PROCEDURE FOR USE PERMIT**

A Public Hearing before the Planning Commission will be scheduled after the following information has been completed and submitted to the Planning Department Office:

\_\_\_\_\_ 1. Complete the following:

Name of Applicant \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Assessor Parcel Number \_\_\_\_\_

Use Permit Applied For:

- \_\_\_\_\_ Private Academic School
- \_\_\_\_\_ Private Nonprofit Recreational Facility
- \_\_\_\_\_ Public Building and Use(s)
- \_\_\_\_\_ Airport, Heliport
- \_\_\_\_\_ Cemetery
- \_\_\_\_\_ Radio, Television Transmission Tower
- \_\_\_\_\_ Club, Lodge, Fraternal Organization
- \_\_\_\_\_ Dump, Garbage Disposal Site
- \_\_\_\_\_ Church
- \_\_\_\_\_ OTHER \_\_\_\_\_

- \_\_\_\_\_ 2. Attach a letter explaining the purpose and need for the Use Permit.
- \_\_\_\_\_ 3. Attach a copy of the deed of the property (can be obtained from the County Recorder's Office).
- \_\_\_\_\_ 4. If Applicant is not the property owner, a consent letter must be attached.
- \_\_\_\_\_ 5. Assessor Plat Map (can be obtained from the County Surveyor's Office).
- \_\_\_\_\_ 6. Plot Plan (no larger than 11" X 17") of parcel showing location of request in relation to property lines, road easements, other structures, etc. (see Plot Plan Guidelines). Larger map(s) or plans may be submitted if a photo reduction is provided for notices, Staff Reports, etc. The need is for easy, mass reproduction.
- \_\_\_\_\_ 7. Planning Department Filing Fee: \$ \_\_\_\_\_  
Environmental Health Review Fee: \$ \_\_\_\_\_  
Public Works Agency Review Fee: \$ \_\_\_\_\_  
Amador Fire Protection District Fee: \$ \_\_\_\_\_  
Discretionary permits may be subject to a CA Fish & Wildlife fee: \$ \_\_\_\_\_
- \_\_\_\_\_ 8. Complete an Environmental Information Form.
- \_\_\_\_\_ 9. Sign Indemnification Form.

**ENVIRONMENTAL INFORMATION FORM**

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

**GENERAL INFORMATION**

Project Name: \_\_\_\_\_

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

Applicant/

Developer \_\_\_\_\_ Landowner \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Phone No. \_\_\_\_\_

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

Existing Zoning District \_\_\_\_\_

Existing General Plan \_\_\_\_\_

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 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 09/09/2023

  
(Signature)

For Buena Vista Rancheria

**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

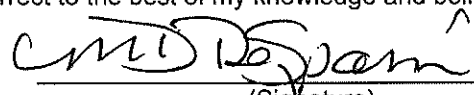
- |                          |                                     |   |
|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 17. Change in existing features or any lakes or hills, or substantial alteration of ground 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 09/09/23

  
 (Signature)

For Buena Vista Rancheria

**INDEMNIFICATION**

Project: Buena Vista Rancheria Government Building(s)

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.

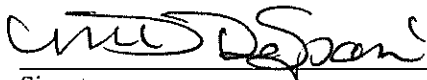
2. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, action, or proceeding in good faith.

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:

Owner (if different than Applicant):

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Buena Vista Rancheria of ME-Wuk INDIAN  
 TRIBAL GOVERNMENT Building (No Scale)

PROJECT PLOT PLAN

Comanche Parkway

0-APR-012-130-035

- 40 +/- ACRES

- NOT TO SCALE

3501 COAL MINE Rd

2,315'

DRIVEWAY EASEMENT

3575 COAL MINE Rd

2,595'

2,032'

918'

COAL MINE Rd

Land Scaping

YARD

1160'

36'

LEACH FIELD

SEPTIC TANK

60'

Proposed  
GROUT  
Building

225'

FD UNIT

Well

1,191'

1,086'

1,086'

YARD

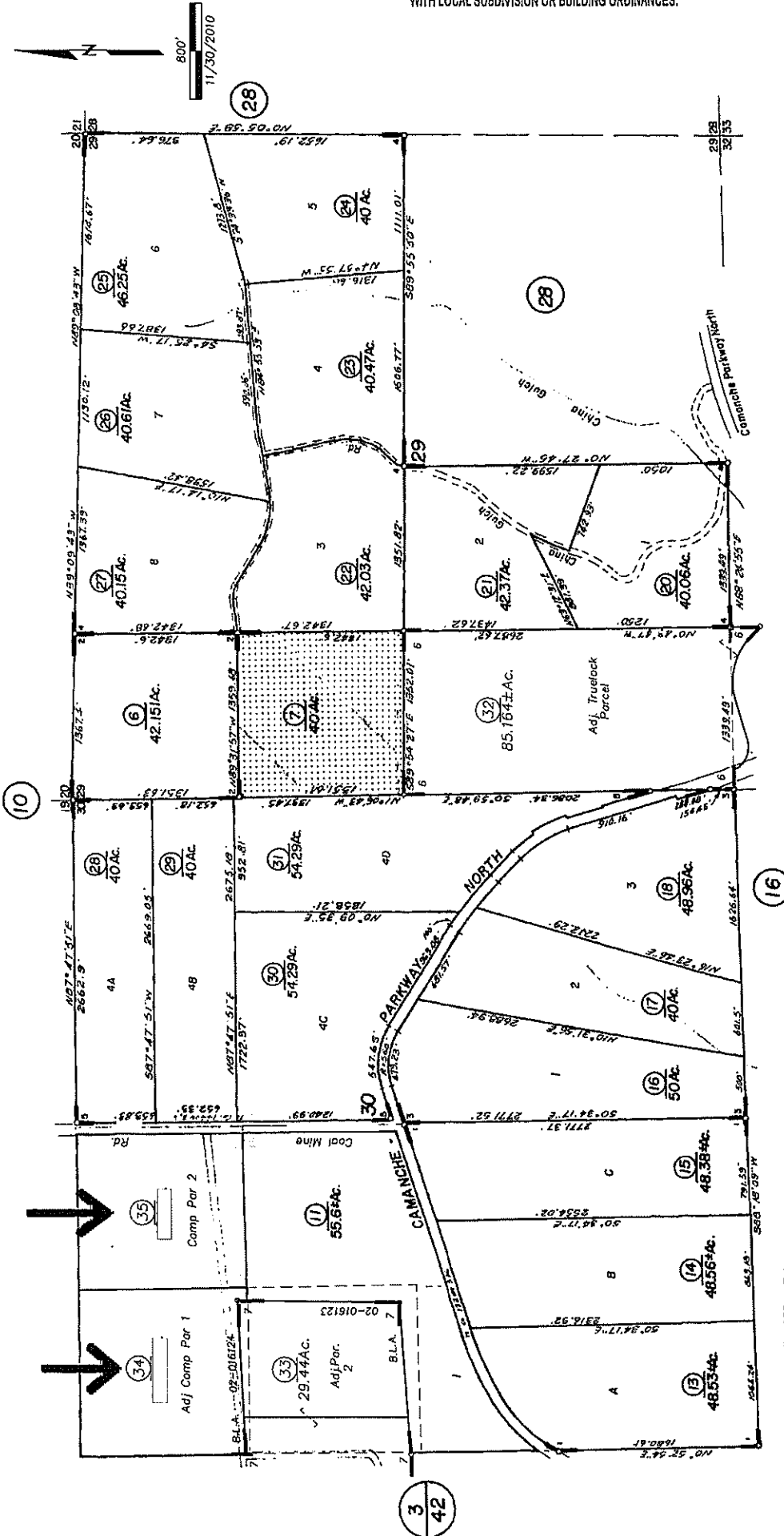
733'

RESERVATION Road

SEC. 'S 29 & 30, T.5N., R.10E., M.D.B. & M.

12-13

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



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 date delineated hereon.

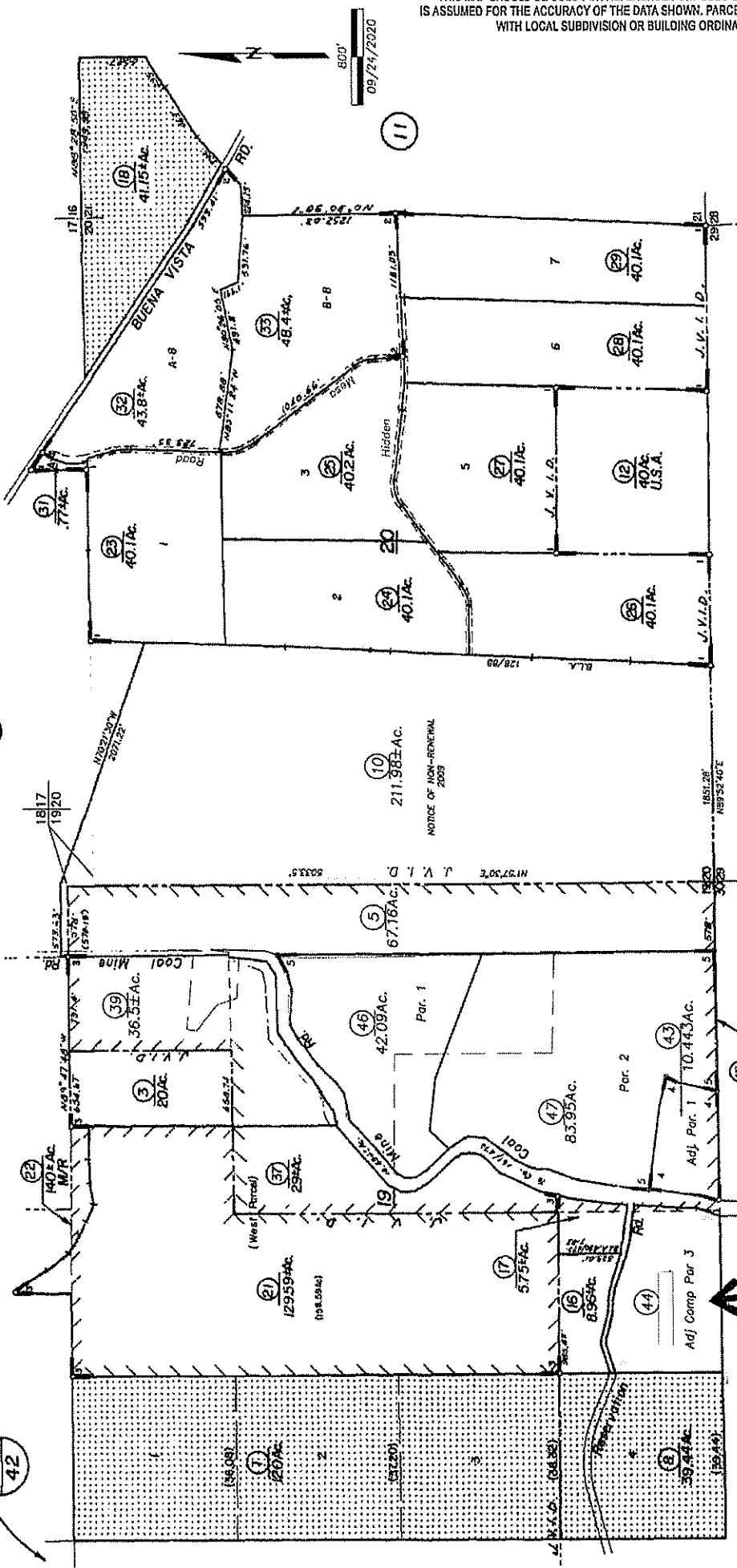
- 1-R.M. Bk. 25, Pg. 2
- 2-R.M. Bk. 27, Pg. 12
- 3-P.M. Bk. 29, Pg. 41
- 4-P.M. Bk. 29, Pg. 70 -Hidden Mesa Unit No. 1
- 5-P.M. Bk. 31, Pg. 72
- 6-R.M. Bk. 50, Pg. 50(14/18/97)
- 7-R.M. Bk. 55, Pg. 25(12/24/2002)

Assessor's Map Bk. 12, Pg. 13  
County of Amador, Calif.



3  
42

7



Map changes became effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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 herein.

- R.M. Bk. 10, Pg. 51
- R.M. Bk. 14, Pg. 13
- R.M. Bk. 26, Pg. 22
- 1-P.M. Bk. 29, Pg. 92
- 2-P.M. Bk. 30, Pg. 73
- R.M. Bk. 31, Pg. 78
- R.M. Bk. 35, Pg. 84
- R.M. Bk. 36, Pg. 79
- 3-R.M. Bk. 39, Pg. 1
- 4-R.M. Bk. 47, Pg. 36 (03/16/93)
- R.M. Bk. 58, Pg. 19 (08/31/05)
- 5-P.M. Bk. 66, Pg. 51 (08/29/20)

THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



# SURVEYING DEPARTMENT

COUNTY ADMINISTRATION CENTER

*SURVEY  
&  
LOTLINE ADJUSTMENTS*

11 Street  
12-2132  
3-6371

DATE: June 1, 2010  
TO: Chuck Easterling  
FROM: Steven Zanetta, Deputy County Surveyor  
SUBJECT: Easterling - Boundary Line Adjustment

Your application for a Boundary Line Adjustment of 12-100-044 and 12-130-034 parcel number(s) was reviewed and will be approved subject to conditions checked below. You have one year from the date of this letter to complete the conditions and to record the proper maps and/or deeds. A request may be made for a one year extension, subject to an additional fee.

- Dedication of Public Utility Easement along new property line to replace easement proposed for abandonment prior to map recording.
- County Surveyor to hold Public Hearing for abandoning existing Public Utility Easement along old lot line prior to map recording.
- Applicant to provide County Surveyor with letter from Planning Department mitigating their concerns (see attached document).
- Applicant to provide County Surveyor with letter from Public Works Department mitigating their concerns (see attached document).
- Applicant to provide County Surveyor with letter from Building Department mitigating their concerns (see attached document).
- Applicant to provide County Surveyor with letter from Environmental Health Department mitigating their concerns (see attached document).
- The present taxes must be paid and also a security posted with the Tax Collector for the estimated taxes and assessments which are a lien, but which are not yet payable. The County Surveyor's Office shall receive a letter from the Tax Collector stating the above has been accomplished.
- Other: Submit one of the following to complete the boundary line adjustment:
  1. Deed(s), or
  2. Submit deed(s) and record of survey map, or
  3. Submit parcel map, or
  4. Apply for compliance certificates



**SURVEYING DEPARTMENT**  
COUNTY ADMINISTRATION CENTER

810 Court Street  
Jackson, CA 95642-2132  
Telephone: (209) 223-6371

**MEMO**

RECEIVED  
Amador County

APR 27 2010

PLANNING DEPARTMENT

**TO:** Planning  
Environmental Health  
Building  
Public Works  
Paul Beers, Assessors's Office  
Lafco

**FROM:** Steven Zanetta, Deputy County Surveyor *[Signature]*

**SUBJECT:** Easterling - Boundary Line Adjustment #2010-006

**DATE:** April 26, 2010

**MESSAGE** Reason given for adjustment is to have parcel 3 more usable.

Please check the enclosed map and let me know if it meets with your approval. By County Ordinance you must respond within 15 days.

**REPLY**

The proposal, though not consistent with the general plan of A-M, Agricultural-Marginal (one family per 40 acres), is taking a substantially substandard parcel and making it less substandard. The Planning Department requires a \$66.00 review fee.

Signed *[Signature]*  
Date 05/03/10

RECEIVED  
AMADOR CO. SURVEYING  
MAY -3 2010  
810 COURT ST.  
JACKSON, CA 95642



# SURVEYING DEPARTMENT

COUNTY ADMINISTRATION CENTER

Romy

810 Court Street  
Jackson, CA 95642-2132  
Telephone: (209) 223-6371

## MEMO

## RECEIVED

APR 27 2010

**TO:** Planning  
Environmental Health  
Building  
Public Works  
Paul Beers, Assessors's Office  
Lafco

TRANSPORTATION  
& PUBLIC WORKS

**FROM:** Steven Zanetta, Deputy County Surveyor 

**SUBJECT:** Easterling - Boundary Line Adjustment #2010-006

**DATE:** April 26, 2010

**MESSAGE** Reason given for adjustment is to have parcel 3 more usable.

Please check the enclosed map and let me know if it meets with your approval. By County Ordinance you must respond within 15 days.

REPLY OK FOR BLA, AS LONG AS COMPLIANCE  
PARCEL 2 WILL PROVIDE ACCESS TO ADJUSTED  
COMPLIANCE PARCEL 1

RECEIVED  
AMADOR CO. SURVEYING  
MAY -4 2010

810 COURT ST.  
JACKSON, CA 95642

Signed \_\_\_\_\_  
Date 5-3-10


38

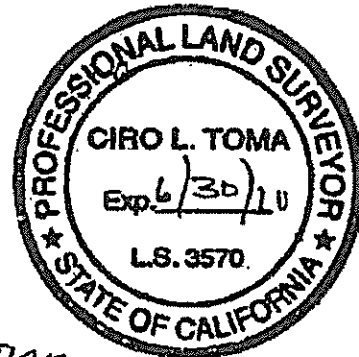
**DESCRIPTION FOR EASTERLING TRUST**  
**Compliance Parcel A - Agricultural Patents - Page 98**

A parcel of land situated in the County of Amador, State of California, and being more particularly described as the South ½ of the Southwest ¼ of Section 19, and the Northwest ¼ of the Northwest ¼ of Section 30, Township 5 North, Range 10 East, Mount Diablo Meridian.

EXCEPTING THEREFROM all that portion of the Southeast ¼ of the Southwest ¼ of said Section 19, lying Northerly of Reservation Road.

ALSO EXCEPTING THEREFROM all that portion of the Northwest ¼ of the Northwest ¼ of said Section 30 lying Southerly of the line described in that certain Boundary Line Agreement dated December 10, 2002 and recorded in the office of the Recorder of Amador County as Document 2002-0016124.

  
Ciro L. Toma PLS 3570  
Ciro L. Toma PLS 3570 License expires 6/30/10



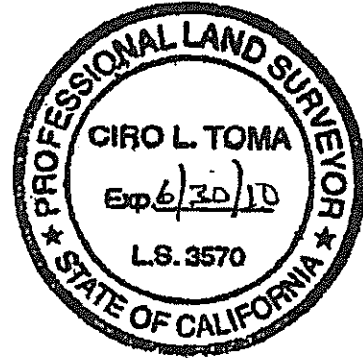
012-130-034  
012-100-044

A PORTION  
2 APR → 1 PARCEL

**DESCRIPTION FOR EASTERLING TRUST**  
**Compliance Parcel A – Agricultural Patents – 187**

A parcel of land situated in the County of Amador, State of California, and being more particularly described as the Northeast ¼ of the Northwest ¼ of Section 30, Township 5 North, Range 10 East, Mount Diablo Meridian.

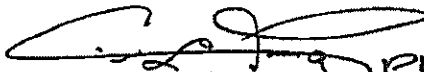
  
PLS 3570  
Ciro L. Toma PLS-3570 License expires 6/30/10

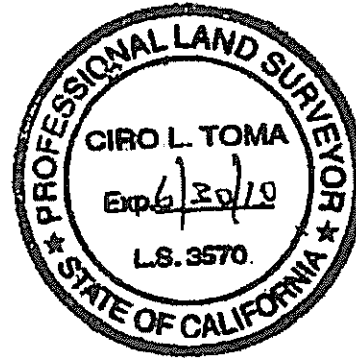


APN 012-130-035

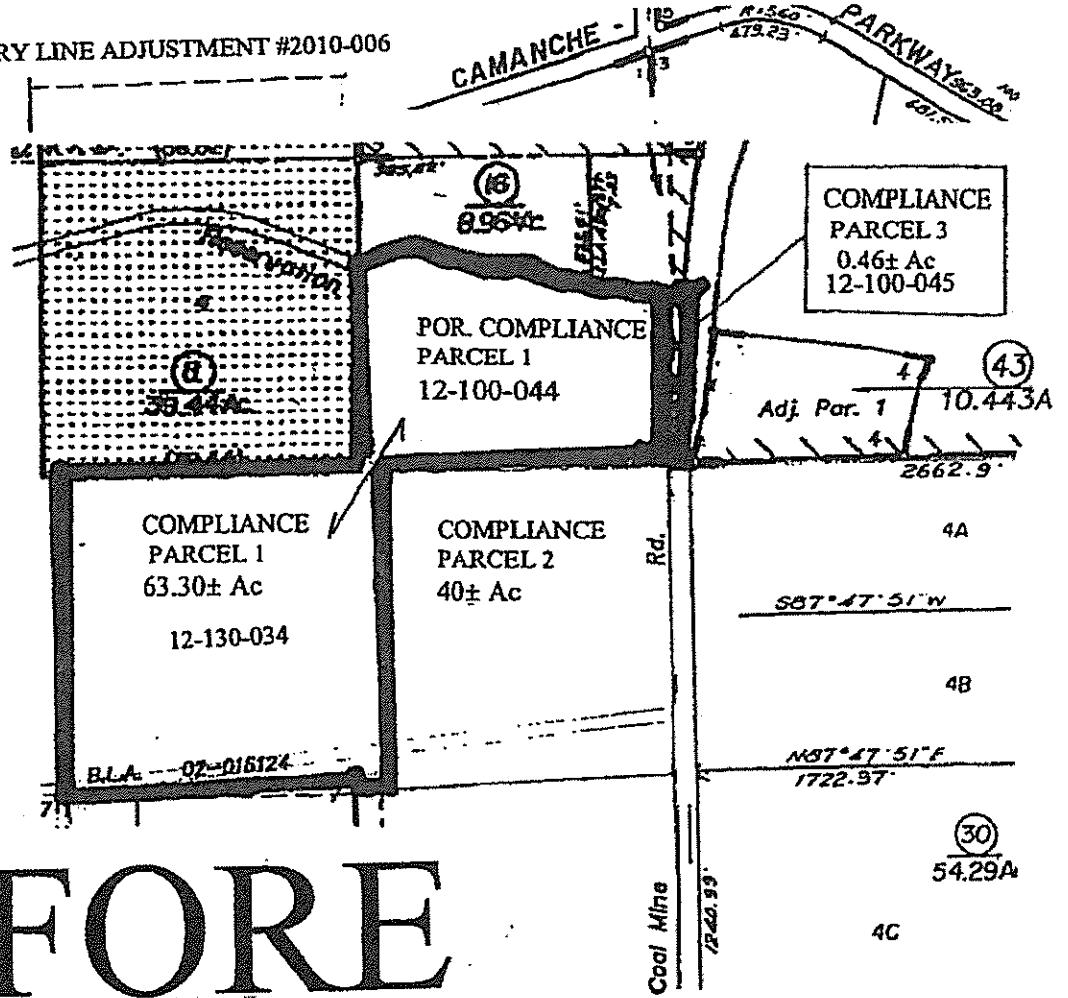
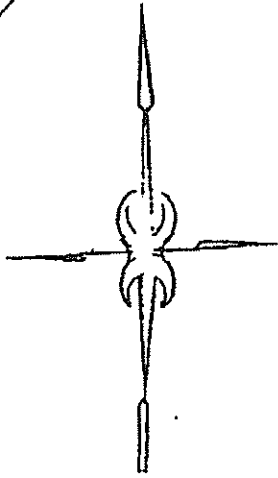
**DESCRIPTION FOR EASTERLING TRUST  
161- O.R. -308**

A parcel of land situated in the County of Amador, State of California and being more particularly described as that certain parcel of land conveyed to Charles E. Easterling and Lucy O. Easterling by Grant Deed dated January 17, 1967 and recorded in the office of the Recorder in Book 161 of Official Records at Page 308 and containing 0.463 acre of land, more or less.

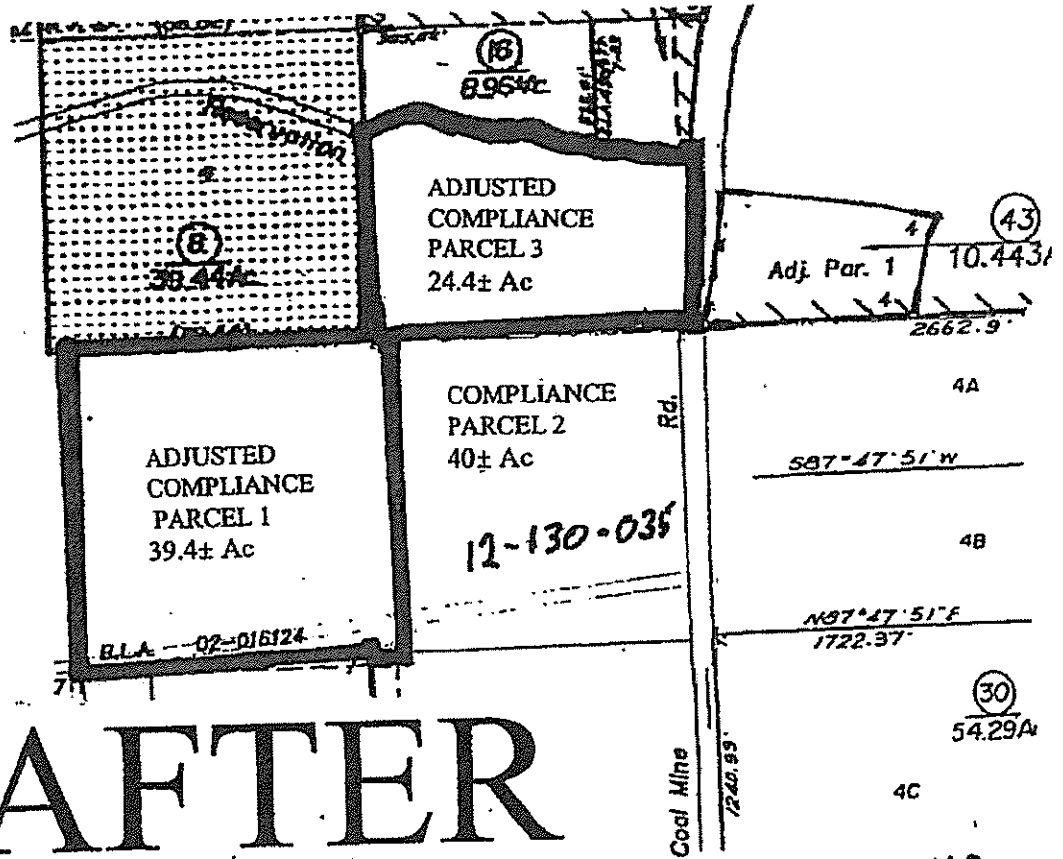
  
Ciro L. Toma PLS 3570 License expires 6/30/10



APN # 012-100-045

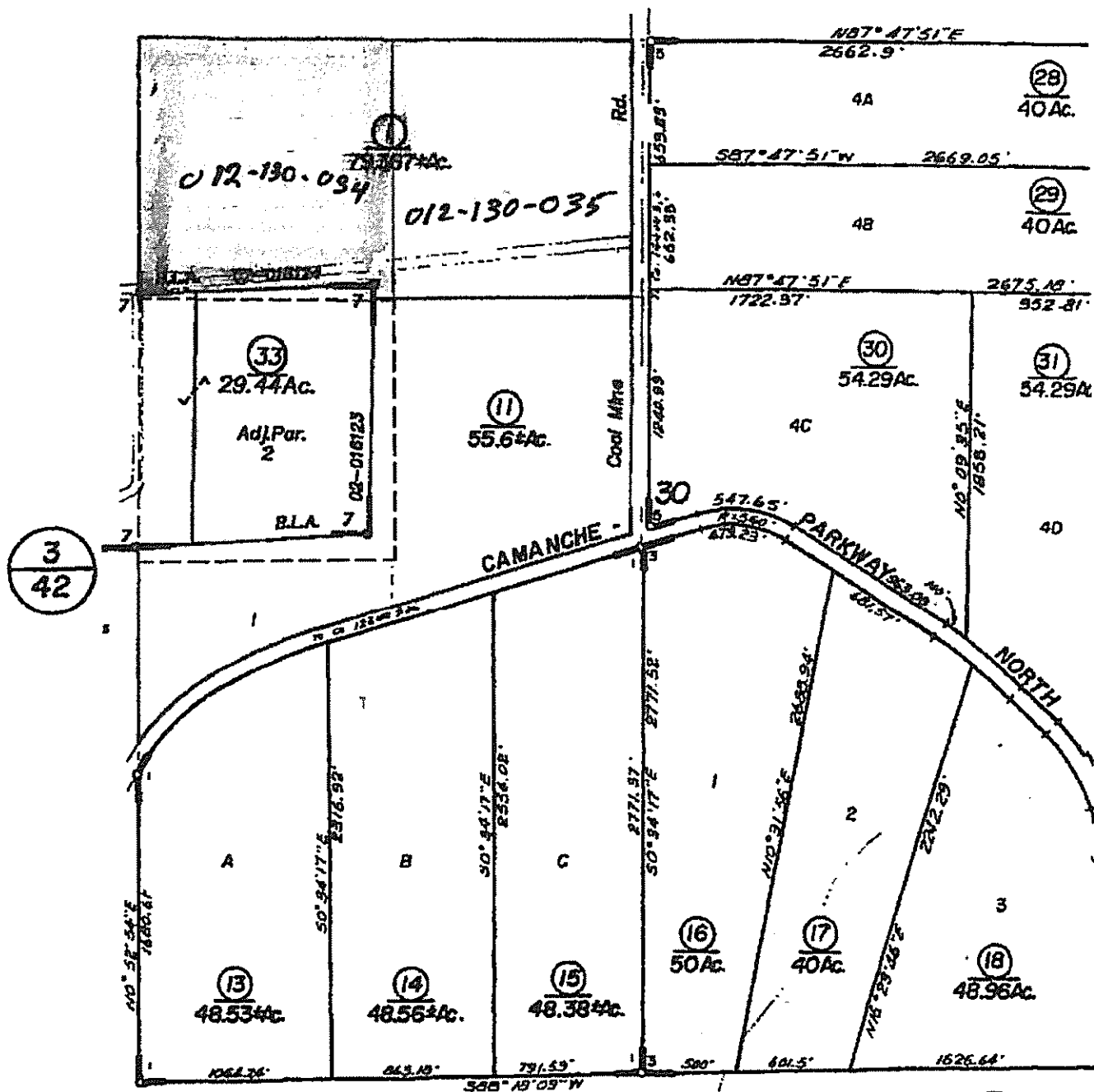


**BEFORE**



**AFTER**

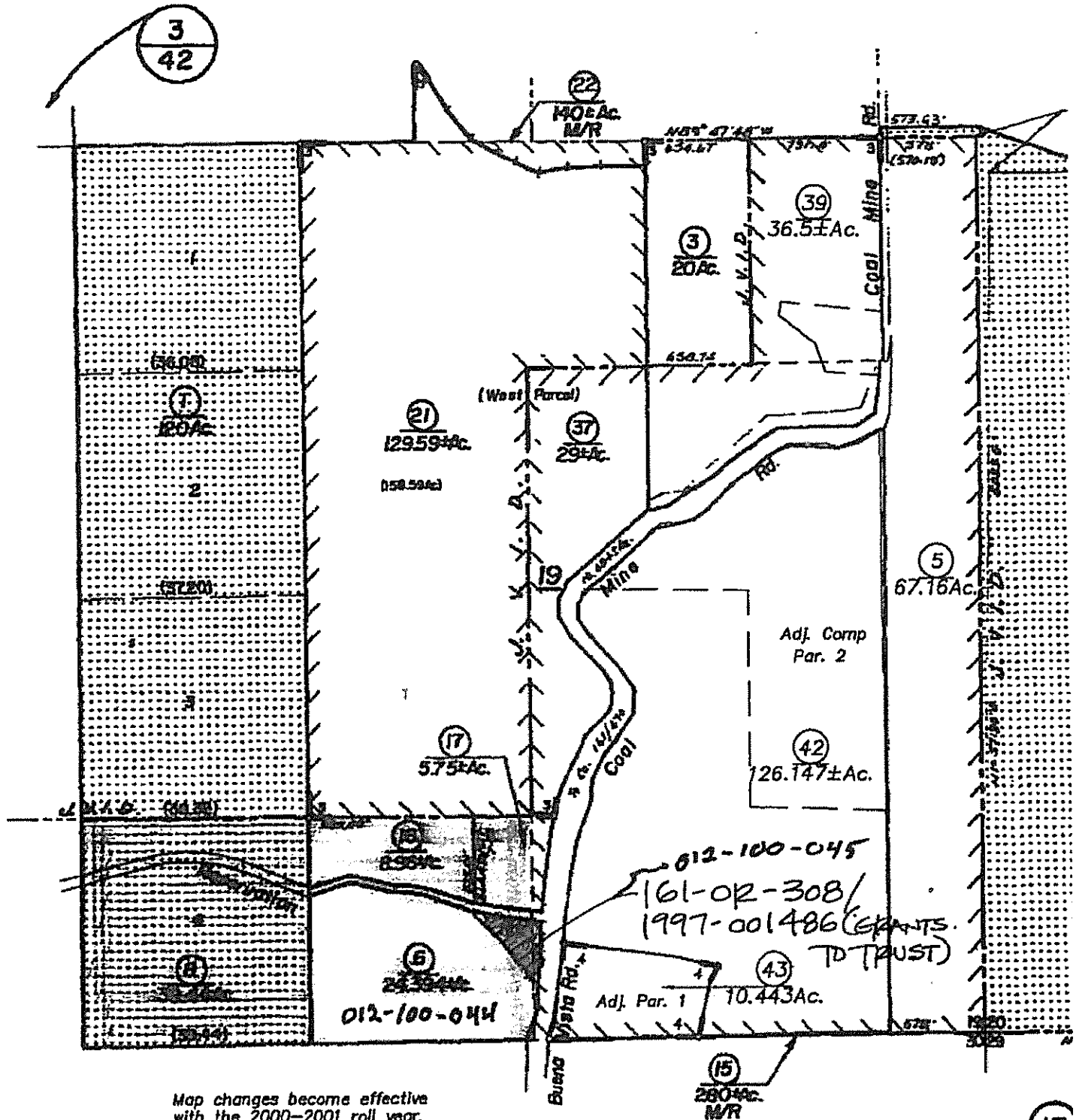




**IMPORTANT NOTE:** This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

Map changes become effective with the 2004-2005 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

16



Map changes become effective with the 2000-2001 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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.

13

44



**RECORDING REQUESTED BY:**  
Orange Coast Title Company of Northern California

**Amador Recorder**  
**Kimberly L. Grady**  
**DOC - 2022-0003902**  
Account: Pasion title Services  
Thursday, April 28, 2022 13:27  
Total Paid: \$1,073.00

**When Recorded Mail Document To:**  
Buena Vista Rancheria of Me-Wuk Indians  
1418 20th Street  
Sacramento, CA 95811

**Escrow No.:** 525-SAC-22201411-71 - TW  
**Title No.:** 100-2319801-62

counter1/1 - 3

APN: 012-130-035-000, 012-130-034-000 and 012-100-044-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s) that the DOCUMENTARY TRANSFER TAX is: \$1,045.00 SMF: \$10.00

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is computed on:**
  - computed on full value of property conveyed, or
  - computed on full value less value of liens or encumbrances remaining at time of sale,
- The property is located in the Unincorporated Area of Ione

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

Charles E Easterling and Tillie M Easterling, as Trustees of the Easterling Family Trust

hereby GRANT(S) to

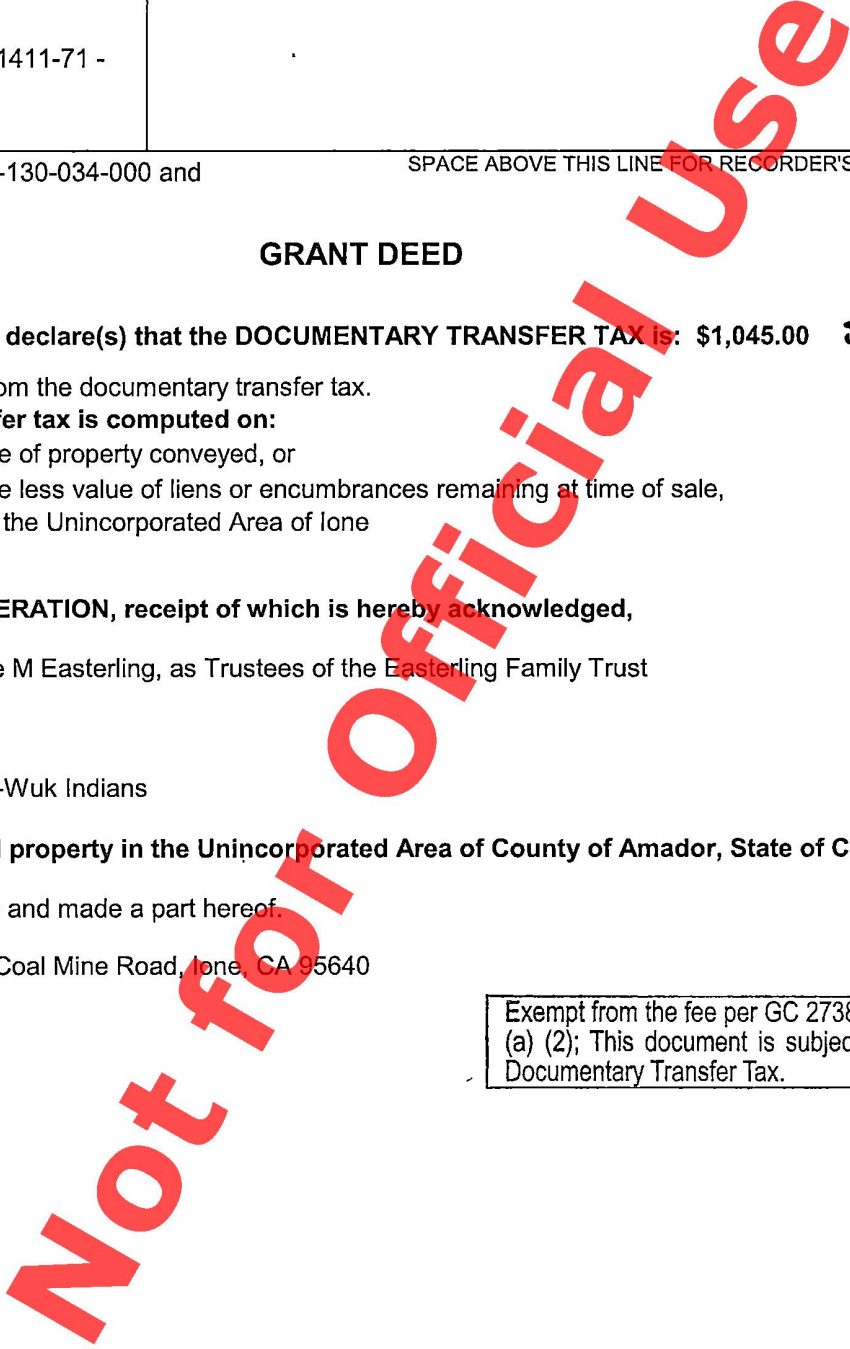
Buena Vista Rancheria of Me-Wuk Indians

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

See Exhibit A attached hereto and made a part hereof.

Commonly known as: 3575 Coal Mine Road, Ione, CA 95640

Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax.



APN: 012-130-035-000, 012-130-034-000 and 012-100-044-000

Dated: April 27, 2022

Charles E Easterling and Tillie M Easterling, as Trustees of the Easterling Family Trust

BY: [Signature]  
Charles E Easterling, Trustee

BY: [Signature]  
Tillie M Easterling, Trustee

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 Placer

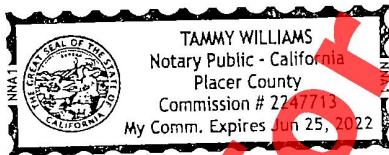
On April 27, 2022, before me, Tammy Williams, Notary Public, personally appeared Charles E Easterling and Tillie M Easterling, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

Signature [Signature] (Seal)

~~Read and Approve~~ [Signature]



Official Use  
Not for

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**Exhibit "A"**

Parcel 1: (APN 012-100-044)

A parcel of land situated in the County of Amador, State of California and lying within the Southeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4 of Section 19, Township 5 North, Range 10 East, Mount Diablo Meridian, and being more particularly described as all that portion of said Southeast 1/4 and that certain parcel of land conveyed to Charles E. Easterling and Lucy O. Easterling by Grant Deed dated January 17, 1967 and recorded in Book 161 of Official Records at Page 308, lying Westerly of Coal Mine Road and Southerly of Reservation Road.

Parcel 2: (APN 012-130-034)

A parcel of land situated in the County of Amador, State of California, and being more particularly described as the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 10 East, Mount Diablo Meridian.

Excepting therefrom all that portion of the parcel of land described above lying Southerly of the line described in that certain Boundary Line Agreement dated December 10, 2002 and recorded in the office of the Recorder of Amador County as Document 2002-0016124.

Parcel 3: (APN 012-130-035)

A parcel of land situated in the County of Amador, State of California, and being more particularly described as the Northeast 1/4 of the Northwest 1/4 of Section 30, Township 5 North, Range 10 East, Mount Diablo Meridian, lying Westerly of Coal Mine Road.

Assessor's Parcel Numbers(s):

1: 012-100-044-000

1: 012-130-034-000

1: 012-130-035-000

**Not for Official Use**

## California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL PLANNING  
P.O. BOX 2048 | STOCKTON, CA 95201  
(209) 948-7325 | FAX (209) 948-7164 TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



December 20, 2023

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

**AMA-88-PM\_\_Buena Vista  
Rancheria Tribal  
Government Building  
Early Consultation  
Application Referral  
Use Permit-UP-23; 11-1**

Dear Mr. Beatty:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the Use Permit Application UP-23; 11-1 for the placement of a 2,160 square-foot modular government office building in the Special Use District "X" with Agriculture-General "AG" general plan designation.

The proposed project site is approximately 6.10 miles from State Route (SR) 88 at 3575 Coal Mine Road in the community of Lone. The Assessor Parcel Number is 012-130-035.

### **Caltrans at this time has the following comments:**

#### **Outdoor Advertising**

It is important to note that any advertising structure visible to the National Highway System (NHS) is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premise commercial copy visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <http://www.dot.ca.gov/trafficops/oda/>.

Caltrans suggests Amador County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

**Encroachment Permits**

If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,

*Gregoria Ponce'*

Gregoria Ponce', Chief  
Office of Rural Planning



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## Fwd: Amador County: Technical Advisory Committee (TAC)

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Jeff White <jwhite@amadorgov.org>

Wed, Jan 3, 2024 at 12:56 PM

To: Planning Department <planning@amadorgov.org>

Hello,

The forwarded email was received as website feedback. Thank you.

----- Forwarded message -----

From: **William May** <wandsmay@hughes.net>

Date: Fri, Dec 29, 2023 at 7:46 AM

Subject: Re: Amador County: Technical Advisory Committee (TAC)

To: <website@amadorgov.org>

TAC

I have two questions regarding Item # 2 .

What is the purpose of the B.V. modular office building ?

Was a TEIR prepared under CEQA and if not , why not ?

Bill May

1-209-274-9103

On Thu, Dec 28, 2023 at 11:30 AM Amador County Website <website@amadorgov.org> wrote:

### Technical Advisory Committee (TAC)

- Date: 01/04/2024 1:00 PM - 3:00 PM
- Location: Board of Supervisor's Chambers  
810 Court St, 1st Floor, East Wing  
Jackson, California 95642

Item 1 - V-23;12-1 Johnson

Item 2 - UP-23;11-1 Buena Vista Tribal Government office

- Agenda: [TAC.01-04-24.AGENDA](#)

To view this email, including any attached documents, [click here](#).

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[Unsubscribe from all Amador County eNotifications.](#)



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Thank you,  
Jeff White  
Amador County Information Technology Director