

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

Aug 31 2020**STATE CLEARINGHOUSE**

August 28, 2020

Ruslan Bratan Planner
Amador County Planning Department
810 Court Street
Jackson, CA 95642-2132

**AMA-104-PM 2.114
Edwin Lands LLC,
Zone Change R1A to M-X
Initial Study-Negative
Declaration (IS/ND)
SCH # 2020079029**

Dear Mr. Bratan,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study to adopt a Negative Declaration (IS/ND) for the Edwin Lands, LLC Minor Zone Change. The proposed project is for a zone change from Single-family Residential & Agricultural District (R1A) to Manufacturing with Special Use Combining District (M-X), for 1,150+/- acres congruent with the Industrial General Plan classification. The project location is west of the Lone City limits, lying east and west of Michigan Bar Road between State Route (SR) 104 and the Amador County line (portions of APN 005-020-019, 005-030-005, 005-050-008, 005-060-015, and 005-080-019).

Caltrans reviewed the application for the Zone Change in May 2020 and provided comments on June 2, 2020. This letter supersedes the June 2, 2020 letter. Caltrans has the following comments regarding the IS/ND and the prior letter:

- Caltrans notes the Amador County Transportation Commission (ACTC) should be notified of the zone change. The revised land use will need to be reflected in the latest ACTC travel demand model. If the current scope of the project changes, additional environmental review may be required.
- Although the project does not propose any development at this time, there are some protected resources within Caltrans Right of Way (ROW) and within the area proposed for re-zoning. These resources include occurrences of Federally threatened lone manzanita (*Arctostaphylos myrtifolia*) and Federally Endangered lone buckwheat (*Erigonum apricum*). Additional protected resources include oak woodlands and Waters of the United States regulated by U.S. Army Corps of Engineers

(USACE), Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife (CDFW). Lastly, the Union Pacific Railroad (UPRR) segment that runs through the project area is a recorded historic resource. Any effects, disturbances or potential developments at or near to these resources may need to be analyzed.

If there are any proposals in the future, to developments on said parcels APN 005-020-019, 005-030-005, 005-050-008, 005-080-019 we would like the opportunity to review those applications and determine if they will have an impact to Caltrans facilities.

If any project activities encroach into the Caltrans ROW (example: trenching, utility connections, staging of equipment), an application for an Encroachment Permit to the Caltrans Permit Office is required. Appropriate environmental studies must be submitted with the 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). Please include California Environmental Quality Act (CEQA) documentation with supporting technical studies when submitting the Encroachment Permit. 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 Michael Casas at (209) 986-9830 (Email: Michael.Casas@dot.ca.gov) or me at (209) 986-9635 (Email: Kevin.Schroder@dot.ca.gov).

Sincerely,

Kevin Schroder

Kevin Schroder, Acting Branch Office Chief
Office of Rural Planning

Cc: State Clearinghouse