UP-26; 11-2

PLANNING DEPARTMENT
Community Development Agency

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

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 NewYork GreenCloud, LLC (Buena Vista Data Center Project)

Mailing Address 12 Ampersand Drive, Plattsburgh, NY 12901

j.church@nygc.ai, styler@goldcountrylegalgroup.com, amy.higuera@stoel.com

Phone Number (518) 566-4432, (209) 217-8170 (local counsel), (858) 342-3067 (counsel's cell)

Assessor Parcel Number 012-100-39, 012-100-03

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 Data Center

☑ 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: $2932
☑ Environmental Health Review Fee: $492
☑ Public Works Agency Review Fee: $500
☑ Amador Fire Protection District Fee: $113
Discretionary permits may be subject to a CA Fish & Wildlife fee: $ 500

☑ 8. Complete an Environmental Information Form.

☑ 9. Sign Indemnification Form.



Mr. Chuck Beatty, Community Development/Planning Director
County of Amador Planning Department
Amador County Administration Center
810 Court Street
Jackson, CA 95642

November 18, 2026

RE: Conditional Use Permit Application, 4655 Coal Mine Road, Ione, CA

Dear Mr. Beatty:

NewYork GreenCloud (NYGC) is pleased to submit this application and attached supporting documents for a conditional use permit (CUP) to allow NYGC to develop and operate a data center at 4655 Coal Mine Road in Ione. The proposed data center is to be powered by the existing renewable Buena Vista Biomass Power facility operated under an existing CUP and located at the same site.

NYGC is a sustainable data center and renewable energy services company specializing in enterprise-grade graphics processing unit cloud infrastructure powered by a mix of renewable energy, immersion cooling, and biochar-based carbon sequestration. Relying on behind-the-meter, renewable baseload energy allows for a substantially more sustainable and environmentally responsible approach to data center development.

The data center will require 14.4 MW of electric power, which will be provided exclusively by the onsite biomass plant, except during scheduled maintenance periods. In all other respects, the plant is designed to operate continuously. During maintenance periods, onsite gas turbines will power the data center. Because the power plant can produce more power than would be needed to power the data center, it will sell any excess electricity to the California Independent System Operator (CAISO), resulting in a net positive contribution to the California energy grid.

Unlike traditional data centers, this facility will not use standard cooling towers that consume large volumes of water. Instead, the facility will operate with a closed-loop cooling system similar to a residential heat pump. The cooling system produces water through eight atmospheric water generators that can harvest up to approximately 955,000 gallons per year from the air, thereby exceeding the volume required for annual cooler operations. While the cooling fans produce some noise, it is comparable to that of a typical home air-conditioning unit.

In support of this request and to demonstrate the benefits of the data center for the community, NYGC submits the attached CUP application along with supporting documents for the County's review. NYGC is available at any time to answer questions and supply additional information and clarification as needed to assist the County in its review.

Thank you for your prompt attention to this matter and we look forward to working with the County on this project.

Sincerely,

Dr. Joseph Church
NewYork GreenCloud
Founder and CEO

RECORDING REQUESTED BY

WHEN RECORDED RETURN TO:

BENEFICIARY'S RECOVERY SERVICE
47 MAIN ST., P.O. BOX 247
SUTTER CREEK CA 95685

Amador County Recorder
Sheldon D. Johnson
DOC- 2006-0006419-00
Check Number 16972
REQD BY BENEFICARY'S RECOVERY SERVICE
Thursday, JUN 01, 2006 10:56:41
Ttl Pd $27.00 Nbr-0000128852
SDJ/R1/1-8

BRS# 303250

TSG#: 90-5043

MAIL TAX STATEMENTS TO:

THE ONETO GROUP, INC.
P.O. BOX 694
JACKSON CA 95642

DOCUMENTARY TRANSFER TAX $ 00.00
☒ Grantee was the foreclosing beneficiary, consideration $52,339,550.21
☐ Computed on the consideration or value of property conveyed OR
☐ Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant/Agent determining tax - Firm Name

APN (PARCELS 1 AND 2:) 012-100-038-501 012-100-039-510 012-100-003-000 012-070-069-501 012-070-051-501 012-100-037-501 012-100-021-501 (PARCELS 3 AND 4) 012-100-015-502 012-070-052-502 (PARCEL 5) 012-100-022-522 (PARCEL 6) 012-100-022-512 (PARCEL 7) 012-100-001-000 003-420-010-000

TRUSTEE'S DEED UPON SALE

AMADOR EQUITY, INC., a California corporation dba BENEFICIARY'S RECOVERY SERVICE as duly appointed/substituted/successor Trustee and hereinafter referred to as Trustee, does hereby grant and convey, but without covenant or warranty, express or implied, to **THE ONETO GROUP, INC., a California corporation which aquired title as BIZPRO Inc., a California Corporation (Organizational I.D. # C2498268)** (herein called Grantee), that certain real property in the County of **AMADOR**, State of California, and legally described as:

AS SET FORTH IN EXHIBIT "A" ATTACHED HERETO

This conveyance is made pursuant to the authority and powers vested in said Trustee, as Trustee, Successor Trustee, or Substituted Trustee under that certain Leasehold Deed of Trust, Assignment of Rents and Fixture Filing executed by **MANUFACTURERS HANOVER TRUST COMPANY OF CALIFORNIA** as Trustor(s) in favor of **BANK OF CALIFORNIA, N.A.** as Beneficiary(s) dated **March 13, 1985** and recorded **September 22, 1987, Book 525, Pages 73 through 105**, of Official Records of **AMADOR** County, State of California and pursuant to a Notice of Default recorded **January 19, 2006** as Instrument No. **2006-629** of Official Records of said County, said Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by said Deed of Trust, including, among other things, as applicable, the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of a copy of the Notice of Default or the posting of copies of the Notice of Trustee's Sale or the publication of a copy thereof.

At the time and place fixed in the Notice of Trustee's Sale, said Trustee did sell said hereinbefore described real property at public auction on **May 24, 2006** to said Grantee, said Grantee being the highest bidder therefore, for **$52,339,550.21** in cash, lawful money of the United States, in full satisfaction of the indebtedness then secured by said Deed of Trust.

Date: 5/24/06

Robert T. Pack, President, Amador Equity, Inc., dba
Beneficiary's Recovery Service, as Successor Trustee

CALIFORNIA

ALL-PURPOSE

ACKNOWLEDGEMENT

State of California)
) ss.
County of **AMADOR**)

On 5/31/06 before me, **SHERI L. ARNESE**, a Notary Public, personally appeared **ROBERT T. PACK** 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

Sheri L Arnese
SHERI L. ARNESE

SHERI L. ARNESE
Commission # 1521079
Notary Public - California
Amador County
My Comm. Expires Oct 22, 2008

(THIS AREA FOR NOTARY SEAL)

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT _____

DATE OF DOCUMENT _____ NUMBER OF PAGES _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF AMADOR, UNINCORPORATED AREA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (NEW PLANT SITE AND EXISTING WAS PLANT)

PARCEL 1, AS SHOWN ON RECORD OF SURVEY FOR AMERICAN LIGNITE PRODUCTS COMPANY, INC., BEING A PORTION OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 EAST, M.D.M., AND A PORTION OF RANCHO ARROYO SECO, FILED FOR RECORD ON JANUARY 18, 1985 IN BOOK 39 OF MAPS AT PAGE 1, AMADOR COUNTY RECORDS.

EXCEPTING THEREFROM ALL MINERALS AND METALS OF ANY KIND AND CHARACTER ON OR WITHIN A PORTION OF SAID PREMISES, TOGETHER WITH THE RIGHT TO MINE AND PROSPECT THEREFOR AND THE RIGHT TO REMOVE THE SAME, AND THE RIGHT TO USE SUCH REASONABLE AMOUNT OF THE SURFACE OF SAID PREMISES AS SHALL BE NECESSARY FOR THE CONDUCTING OF MINING OPERATION BUT SUCH SURFACE AS USED SHALL BE CONFINED TO THE UPLANDS ON SAID PREMISES; PROVIDED HOWEVER, THAT THE UNDERGROUND TUNNELS SHALL BE SUFFICIENTLY DEEP OR OTHERWISE REINFORCED SO AS TO PROTECT THE SURFACE, AND THE RIGHT TO CONSTRUCT SUCH STRUCTURES AND BUILDINGS AND SAID PREMISES AS MAY BE DEEMED NECESSARY FOR SUCH MINING OPERATIONS AND THE RIGHT TO USE THE PRESENT MAIN TRAVELLED ROAD INTO AND FROM SAID PREMISES AND OVER SUCH PARTS THEREOF AS MAY BE NECESSARY WITH SAID MINING OPERATIONS, AND THE RIGHT TO GENERAL UNMOLESTED INGRESS AND EGRESS TO AND FROM SAID PREMISES WITH AS LITTLE INTERFERENCE AS POSSIBLE TO THE SURFACE OF SAID PREMISES AS RESERVED IN THE DEED DATED SEPTEMBER 8, 1925, RECORDED OCTOBER 5, 1925 IN VOLUME 45 OF DEEDS PAGE 43 RECORDS OF AMADOR COUNTY, EXECUTED BY B. ACCAMPO, ET UX, TO LOUIS ALPERS, ET UX AND NOW VESTED IN TRANSAMERICA DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION, FORMERLY THE CAPITOL COMPANY BY MINERAL GRANT DEED RECORDED APRIL 29, 1985 IN BOOK 464 PAGE 448 OF AMADOR COUNTY OFFICIAL RECORDS.

ALSO TOGETHER WITH (WATER PUMP AND RELATED FACILITIES EASEMENT):

APPURTENANT TO PARCEL 1, AS EXCLUSIVE EASEMENT FOR INSTALLATION AND USE OF A WATER PUMP STATION AND RELATED FACILITIES FOR COLLECTION AND PUMPING OF WATER FROM PUMP STATION TO PARCEL 1, AS GRANTED TO IONE ENERGY, INC., IN A DOCUMENT DATED OCTOBER 23, 1986 RECORDED OCTOBER 23, 1986 IN BOOK 499 PAGE 426 OF AMADOR COUNTY OFFICIAL RECORDS TO IONE ENERGY INC., A CALIFORNIA CORORATION, SAID DOCUMENT CONTAINS TERMS AND CONDITIONS PERTAINING THERETO, AND A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS RIGHTS OVER THE GRANTORS (THOMAS S. PHILLIPS, ET UX) REMAINING LAND TO THE PUMP STATION LOCATION.

MEMORANDUM OF AGREEMENT, DATED JUNE 3, 1987 EXECUTED BY IONE ENERGY, INC., A DELAWARE CORPORATION AND JACKSON VALLEY IRRIGATION DISTRICT (THE "DISTRICT"), ET AL, PERTAINING TO CONSENT BY THE DISTRICT TO A PUMP STATION AND APPURTENANCES AND USE THEREOF WITHIN AN EXISTING EASEMENT BELONGING TO THE DISTRICT UPON THE CONDITIONS AND TERMS SET FORTH IN THE AGREEMENT REFERRED TO IN THE MEMORANDUM, RECORDED JULY 30, 1987 IN BOOK 521 PAGE 24 OF AMADOR

EXHIBIT "A"
LEGAL DESCRIPTION continued

COUNTY OFFICIAL RECORDS.

THE PUMP STATION LOCATION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN THE EAST 1/2 OF PROJECTED SECTION 18, TOWNSHIP 5 NORTH, RANGE 10 EAST, M.D.M., OF THE ARROYO SECO RANCHO, SITUATE IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE APPROXIMATE EAST LINE OF ARROYO SECO RANCHO GRANT, AS SHOWN ON THE RECORD OF SURVEY FILED IN THE OFFICIAL RECORDS OF AMADOR COUNTY IN BOOK 11 OF MAPS AND PLATS AT PAGE 25, ON THE 28TH DAY OF OCTOBER 1964, SAID POINT BEING THE SOUTHEAST CORNER OF SAID RECORD OF SURVEY, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RECORD OF SURVEY, NORTH 63 DEGREES 15' 00" WEST 115.62 FEET; THENCE NORTH 87 DEGREES 05' 00" 32.60 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY NORTH 171.29 FEET; THENCE EAST 141.69 FEET TO THE APPROXIMATE EAST LINE OF THE ARROYO SECO RANCHO GRANT; THENCE ALONG SAID APPROXIMATE EAST LINE, SOUTH 03 DEGREES 58' 00" WEST 69.31 FEET; THENCE SOUTH 00 DEGREES 24' 00" WEST 155.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6077 ACRES, MORE OR LESS.

PARCEL TWO: (KERR AND CRANFILL PARCEL)

PARCEL 2, AS SHOWN ON RECORD OF SURVEY FOR AMERICAN LIGNITE PRODUCTS COMPANY INC., BEING A PORTION OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 EAST, M.D. B.& M. AND A PORTION OF RANCHO ARROYO SECO, FILED FOR RECORD ON JANUARY 18, 1985 IN BOOK 39 OF MAPS AT PAGE 1, AMADOR COUNTY RECORDS.

EXCEPTING FROM A PORTION OF THE ABOVE DESCRIBED LAND AN UNDIVIDED ONE HALF INTEREST OF, IN AND TO ALL MINERALS CONTAINED WITHIN OR BENEATH THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 19, TOGETHER WITH SUCH INCIDENTAL RIGHTS AS MAY BE NECESSARY OR CONVENIENT IN PROSPECTING FOR AND IN MINING AND EXTRACTING AND REDUCING AND DISPOSING OF SAID MINERALS, AS RESERVED BY MARY A. RINGER IN DEED RECORDED DECEMBER 24, 1941 IN BOOK 13 PAGE 411 OF OFFICIAL RECORDS AND AS CONVEYED TO F. LA VERNE RINGER BY GIFT DEED RECORDED DECEMBER 24, 1941 IN BOOK 13 PAGE 412 OF AMADOR COUNTY OFFICIAL RECORDS.
ALSO EXCEPTING FROM THE REMAINDER OF SAID LANDS ALL MINERALS AND METALS OF EVERY KIND AND CHARACTER ON OR WITHIN SAID PREMSIES AS RESERVING RIGHT TO MINE AND PROSPECT THEREFROM AND THE RIGHT TO REMOVE THE SAME AS RESERVED BY B. ACCAMPO, ET UX, BY DEED RECORDED OCTOBER 5, 1925 IN BOOK 45 PAGE 43 OF DEEDS AND AS RESERVED BY LOUIS ALPERS, ET UX, BY DEED RECORDED MARCH 3, 1927 IN BOOK 46 PAGE 10 OF DEEDS, AND NOW VESTED IN TRANSAMERICA MINERALS COMPANY, FORMERLY THE CAPITAL COMPANY.

TOGETHER WITH AND APPURTENANT THERETO, AN EASEMENT FOR INSTALLATION AND USE OF A PUMP STATION, AS GRANTED IN DOCUMENT DATED OCTOBER 23, 1986 RECORDED OCTOBER 23, 1986 IN BOOK 499 PAGE 426 OF AMADOR COUNTY OFFICIAL RECORDS TO IONE ENERGY, INC., A CALIFORNIA CORPORATION, SAID DOCUMENT CONTAINS TERMS AND CONDITIONS PERTAINING THERETO, AND ACCESS RIGHTS OVER THE GRANTORS (THOMAS S.

EXHIBIT "A"
LEGAL DESCRIPTION continued

PHILLIPS, ET UX) REMAINING LAND TO THE PUMP STATION LOCTION.

MEMORANDUM OF AGREEMNT DATED JUNE 3, 1987, EXECUTED BY IONE ENERGY, INC., A DELAWARE CORPORATION AND JACKSON VALLEY IRRIGATION DISTRICT (THE "DISTRICT"), ET AL, PERTAINING TO CONSENT BY THE DISTRICT TO CONSTRUCTION OF A PUMP STATION AND APPURTENANCES AND USE THEREOF WITHIN AN EXISTING EASEMENT BELONGING TO THE DISTRICT UPON THE CONDITIONS AND TERMS SET FORTH IN THE AGREEMENT REFERRED TO IN THE MEMORANDUM, RECORDED JULY 30, 1987 IN BOOK 521 PAGE 24 OF AMADOR COUNTY OFFICIAL RECORDS.

THE PUMP STATION LOCATION IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN THE EAST 1/2 OF PROJECTED SECTION 18, TOWNSHIP 5 NORTH, RANGE 10 EAST, M.D.M., OF THE ARROYO SECO RANCHO, SITUATE IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE APPROXIMATE EAST LINE OF ARROYO SECO RANCHO GRANT, AS SHOWN ON THE RECORD OF SURVEY FILED IN THE OFFICIAL RECORDS OF AMADOR COUNTY IN BOOK 11 OF MAPS AND PLATS AT PAGE 25, ON THE 28TH DAY OF OCTOBER 1964; SAID POINT BEING THE SOUTHEAST CORNER OF SAID RECORD OF SURVEY; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID RECORD OF SURVEY, NORTH 63 DEGREES 15' 00" WEST, 115.62 FEET; THENCE NORTH 87 DEGREES 05' 00", 32.60 FEET; THENCE LEAVING SAID SOUTHERLY BOUNDARY NORTH 171.29 FEET; THENCE EAST 141.69 FEET TO THE APPROXIMATE EAST LINE OF SAID ARROYO SECO RANCHO GRANT; THENCE ALONG SAID APPROXIMATE EAST LINE, SOUTH 03 DEGREES 58' 00" WEST, 69.31 FEET; THENCE SOUTH 00 DEGREES 24' 00" WEST, 155.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6077 ACRES, MORE OR LESS.

AND PARCEL 1 THE SAME AS SHOWN AND DELINEATED ON THAT CERTAIN PARCEL MAP NO. 1613 FOR JACK HUTCHINSON, ET AL, RECORDED APRIL 29, 1977 IN BOOK 28 OF MAPS AND PLATS AT PAGE 14, RECORDS OF AMADOR COUNTY.

EXCEPTING THEREFROM THE EASTERLY PORTION ALL MINERALS AND METALS OF EVERY KIND AND CHARACTER ON OR WITHIN A PORTION OF SAID PREMISES, TOGETHER WITH THE RIGHT TO MINE AND PROSPECT THEREFOR AND THE RIGHT TO REMOVE THE SAME, AND THE RIGHT TO USE SUCH REASONABLE AMOUNT OF THE SURFACE OF SAID PREMSIES AS SHALL BE NECESSARY FOR THE CONDUCTING OF MINING OPERATION, BUT SUCH SURFACE AS USED SHALL BE CONFFINED TO THE UPLANDS ON SAID PREMISES; PROVIDED HOVEVER, THAT THE UNDERGROUND TUNNELS SHALL BE SUFFICIENTLY DEEP OR OTHERWISE REINFORCED SO AS TO PROTECT THE SURFACE, AND THE RIGHT TO CONSTRUCT SUCH STRUCTURES AND BUILDINGS ON SAID PREMISES AS MAY BE DEEMED NECESSARY FOR SUCH MINING OPERATION AND THE RIGHT TO USE THE PRESENT MAIN TRAVELLED ROAD INTO AND FROM SAID PREMISES AND OVER SUCH PARTS THEREOF AS MAY BE NECESSARY WITH SAID MINING OPERATIONS, AND THE RIGHT TO GENERAL UNMOLESTED INGRESS AND EGRESS TO, UPON AND FROM SAID PREMSIES WITH AS LITTLE INTERFERENCE AS POSSIBLE TO THE SURFACE OF SAID PREMISES AS RESERVED IN DEED DATED SEPTEMBER 8, 1925, RECORDED OCTOBER 5, 1925 IN VOLUME 45 OF DEEDS PAGE 43 RECORDS OF AMADOR COUNTY EXECUTED BY B. ACCAMPO, ET UX, TO LOUIS ALPERS, ET UX, AND NOW VESTED IN TRANSAMERICA DEVELOPMENT COMPANY, A CALIFORNIA CORPORATION FORMERLY THE CAPITOL COMPANY BY MINERAL GRANT DEED RECORDED APRIL 29, 1985 IN BOOK 464 PAGE 448 OF AMADOR COUNTY OFFICIAL

EXHIBIT "A"
LEGAL DESCRIPTION continued

RECORDS.

EXCEPTING FROM THE WESTERLY PORTION OF THE ABOVE DESCRIBED LAND AN UNDIVIDED ONE-HALF INTEREST OF, IN AND TO ALL MINERALS CONTAINED WITHIN OR BENEATH PREMISES, TOGETHER WITH SUCH INCIDENTAL RIGHTS AS MAY BE NECESSARY OR CONVINIENT IN PROSPECTING FOR AND IN MINING AND EXTRACTING AND REDUCING AND DEPOSSING OF SAID MINERALS, AS RESERVED BY MARY A. RINGER IN DEED RECORDED DECEMBER 24, 1941 IN BOOK 13 PAGE 411 OF OFFICIAL RECORDS AND AS CONVEYED TO F. LA VERNE RINGER BY GIFT DEED RECORDED DECEMBER 24, 1941 IN BOOK 13 PAGE 412 OF AMADOR COUNTY OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM ALL THAT PORTION OF THE HEREINABOVE DESCRIBED PROPERTY CONVEYED TO THE COUNTY OF AMADOR BY DEED DATED APRIL 7, 1966 RECORDED FEBRUARY 2, 1967 IN BOOK 161 PAGE 470 OF AMADOR COUNTY OFFICIAL RECORDS.

AND ALSO EXCEPTING THEREFROM ALL THAT CERTAIN PARCEL OF LAND DESCRIBED AS FOLLOWS: "ADJUSTED PARCEL 1", AS SHOWN AND DELINEATED ON THAT CERTAIN "RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT, WILLIAM R. CRANFILL, ET UX AND IONE ENERGY INC.," FILED FOR RECORD ON DECEMBER 10, 1986 IN BOOK 41 OF MAPS AND PLATS AT PAGE 8.

APN'S FOR PARCELS 1 AND 2:012-100-038-501; 012-100-039-501; 012-100-003-000; 012-070-069-501; 012-070-051-501; 012-100-037-501; 012-100-021-501

PARCEL 3: (TRANSAMERICA MINERAL LEASEHOLD)

THE SOUTHEAST QUARTER; THE SOUTH HALF OF THE NORTHEAST QUARTER; AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 EAST, M.D.M.

PARCEL 4: (TRANSAMERICA MINERAL LEASEHOLD)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WHICH WAS CONVEYED TO JOHN FITZSIMMONS BY W.S. BAILEY, ET AL, BY DEED DATED OCTOBER 14, 1871, AND RECORDED IN BOOK "M" OF DEEDS AT PAGE 659 ET SEQ., RECORDS OF AMADOR COUNTY, CALIFORNIA, AND WHICH IS DESCRIBED IN SAID DEED AS FOLLOWS, TO WIT;

ALL THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING IN THE COUNTY OF AMADOR, IN THE STATE OF CALIFORNIA, CONTAINING SEVENTY-FIVE AND FIFTY-FIVE ONE-HUNDREDTHS ACRES OF LAND, MORE OR LESS, BEING A PART OF THE ARROYO SECO RANCHO, WHICH IS BOUNDED AND DESCRIBED AS SHOWN BY THE PATENT OF THE UNITED STATES, ISSUED TO J. MORA MOSS, HORACE W. CARPENTIER, EDWARD F. BEALE AND HERMAN WOHLER, THE SAID PORTION OF SAID RANCHO BEING KNOWN BY THE SURVEY AND ON THE MAP OF SAID RANCHO SURVEYED AND MADE BY JAMES T. STRATTON, IN THE YEAR 1863, BY THE NUMBER "120" AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHERLY BOUNDARY LINE OF THE RANCHO ARROYO SECO, AT A STAKE ON THE WESTERLY LINE OF THE THOMPSON TRACT, SAID POINT BEING 8 - 86/100 CHAINS WEST FROM THE SOUTHEAST CORNER OF THE RANCHO, THENCE ALONG THE WESTERLY LINE OF THE SAID THOMPSON TRACT, NORTH 1 - 1/4 DEGREES WEST 36 - 9/100 CHAINS TO A

EXHIBIT "A"
LEGAL DESCRIPTION continued

STAKE ON THE LINE OF THE TRACT HERETOFORE SOLD BY ANDRES PICO TO CHAS STONE; THENCE ALONG SAID TRACT 89 DEGREES 20' WEST 20 - 49/100 CHAINS, TO ANGLE THEREOF, THENCE SOUTH 1/4 DEGREES EAST 36 - 55/100 CHAINS TO THE SAID BOUNDARY LINE OF SAID RANCHO; THENCE ALONG SAID BOUNDARY LINE EAST 21 - 8/100 CHAINS TO THE PLACE OF BEGINNING. CONTAINING SEVENTY - FIVE AND FIFTY - FIVE ONE HUNDREDTHS ACRES MORE OR LESS.

EXCEPTING THEREFROM ALL THAT PORTION OF THE HEREINABOVE DESCRIBED PROPERTY CONVEYED TO THE COUNTY OF AMADOR BY DEED DATED APRIL 7, 1966, RECORDED FEBRUARY 2, 1967 IN BOOK 161 AT PAGE 470 OF AMADOR COUNTY OFFICIAL RECORDS.

APNS FOR PARCELS 3 AND 4 012-100-015-502; 012-070-052-502

PARCEL 5: (RINGER MINERAL LEASEHOLD)

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THE EAST HALF OF THE NORTHWEST QUARTER; AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL IN SECTION 19 TOWNSHIP 5 NORTH, RANGE 10 EAST, M.D.M.

EXCEPTING THEREFROM THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 EAST, M.D.B.&M.

APN 012-100-022-522

PARCEL 6:(RINGER MINERAL LEASEHOLD)

ALL THAT PORTION OF THE ARROYO SECO RANCH IN THE COUNTY OF AMADOR, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS, TO WIT; BEGINNING AT A POINT FROM WHICH THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (N.W. 1/4 OF N. E. 1/4) OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 EAST, M. D. B. & M. BEARS NORTH 89 DEGREES 57' EAST 679.05 FEET ON THE SOUTHEAST CORNER OF THIS TRACT; THENCE, VARIATION 17 DEGREES EAST RUNNING SOUTH 89 DEGREES 57' WEST 1343.23 FEET ALONG THE NORTH BOUNDAY LINE OF SAID SECTION 19; THENCE, NORTH 0 DEGREES 11' EAST 1978.44 FEET; THENCE, NORTH 85 DEGREES 57' 1218.91 FEET; THENCE, NORTH 0 DEGREES 7' EAST 407.52 FEET; THENCE, NORTH 85 DEGREES 57' EAST, 106.79 FEET; THENCE, NORTH 0 DEGREES 15' WEST, 1997.9 FEET; THENCE, NORTH 89 DEGREES 35' EAST 833.33 FEET; THENCE, SOUTH 1 DEGREES 46' WEST 329.65 FEET; THENCE, SOUTH 1 DEGREES 39' WEST 1112.98 FEET; THENCE, SOUTH 65 DEGREES 0' EAST 148.45 FEET; THENCE, SOUTH 0 DEGREES 11' WEST 559.91 FEET; THENCE, NORTH 89 DEGREES 54' WEST 914.85 FEET; THENCE, SOUTH 0 DEGREES 07' WEST 347. 52 FEET; AND THENCE SOUTH 0 DEGREES 23' EAST 2071.00 FEET TO THE POINT OF BEGINNING.

APN 012-100-022-512

PARCEL 7 (MINERAL LEASEHOLD KOVACEVICH)

THAT PART OF THE PREMISES DESCRIBED IN DEED DATED AUGUST 20, 1859, RECORDED IN VOL D. OF DEEDS, PAGE 133, ET SEQ., RECORDS OF AMADOR COUNTY, CALIFORNIA, EXECUTED BY ANDRES PICO AND HENRY HANCOCK TO AZARIAH SOLLERS, AND IN DEED DATED FEBRUARY 22, 1864 RECORDED IN VOL H OF DEEDS, PAGE 296 ET SEQ., RECORDS OF

EXHIBIT "A"
LEGAL DESCRIPTION continued

AMADOR COUNTY, CALIFORNIA, EXECUTED BY J. MORA MOSS, ET AL, TO SAID AZARIAH SOLLARS, THEREAFTER CONVEYED BY ROBERT S. MCMURRY, AS ADMINISTRATOR OF THE ESTATE OF AZARIAH SOLLERS, DECEASED, J. P. HOFFMAN BY DEED DATED JANUARY 28, 1867 RECORDED IN VOL. J OF DEEDS AT PAGE 760, ET SEQ., RECORDS OF AMADOR COUNTY, CALIFORNIA, LESS THREE (3) ACRES, MORE OR LESS, CONVEYED BY JOHN BROWNING ET UX, TO ISAAC N. CHITWOOD BY DEED DATED FEBRUARY 23, 1904, RECORDED IN VOL. 25 OF DEEDS AT PAGE 384, RECORDS OF AMADOR COUNTY, CALIFORNIA AND BEING PARTICULARLY DESCRIBED BY SURVEY THEREOF BY WALTER H. RALPH, COUNTY SURVEYOR OF SAID AMADOR COUNTY, MADE AUGUST 1, 1942, AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT, A POINT ON THE SOUTH BOUNDARY LINE TO THE ARROYO SECO RANCHO, FROM WHICH POINT THE NORTHEAST (N.E.) CORNER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 9 EAST, M. D. B. & M., BEARS NORTH 89 DEGREES 22' EAST 597.3 FEET DISTANT, AND THENCE FOLLOWING THE FENCE WHICH ENCLOSES SAID TRACT AS FOLLOWS:

1. NORTH 0 DEGREES 11' WEST 625 FEET;

2. NORTH 2 DEGREES 34' EAST 1,038.8 FEET TO A POINT ON THE SOUTHEAST (S.E.) BOUNDARY OF THE COUNTY ROAD BETWEEN IONE AND LANCHA PLANA IN SAID AMADOR COUNTY;

3. NORTH 38 DEGREES 14' EAST, ALONG THE SOUTHEASTERLY SIDE OF SAID ROAD, 141.3 FEET;

4. NORTH 84 DEGREES 47' EAST 523.1 FEET;

5. NORTH 85 DEGREES 02' EAST 1,931.5 FEET TO THE WESTERLY BOUNDARY LINE OF WHAT WAS FORMERLY CALLED THE "HILL" TRACT AND LATER THE "RINGER" TRACT;

6. SOUTH 0 DEGREES 47' WEST ALONG THE WEST LINE OF SAID LATTER NAMED TRACT, 1,970.9 FEET TO THE NORTH BOUNDARY LINE OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 EAST, M. D. B. & M.,;

7. NORTH 89 DEGREES 39' WEST ALONG SAID LATTER LINE 1,976.3 FEET TO THE NORTHWEST (N.W.) CORNER OF SAID SECTION 19;

8. SOUTH 89 DEGREES 22' WEST ALONG THE NORTH LINE OF SAID SECTION 24, 597.3 FEET TO THE PLACE OF BEGINNING.

ALSO, THE EAST HALF OF THE NORTHEAST QUARTER (EAST 1/2 OF NORTHEAST 1/4) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N.E. 1/4 OF S.E. 1/4) OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 9 EAST, M. D. B. & M.

ALSO, THE WEST HALF OF THE NORTHWEST QUARTER (W. 1/2 OF N.W. 1/4) AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N.W. 1/4 OF S.W. 1/4) OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 10 EAST, M. D. B. & M.

APN 012-100-001-000; 003-420-010-000

October 29, 2026

Amador County Planning Department
810 Court Street
Jackson, CA 95642

RE: Permit Application – APN 012-100-003-000 & 012-100-039-501

Dear Sir or Madame:

I am the lawful representative of Oneto Group, Inc., the record owners of the above-captioned parcel(s) in Amador County. NewYork GreenCloud, the company applying for a permit to build a data center on this land, has the permission of the Oneto Group, Inc. to apply for a permit to, and to ultimately construct and operate, a data center on this/these parcel(s) as set forth in the project description.

Regards,

Rux Oneto

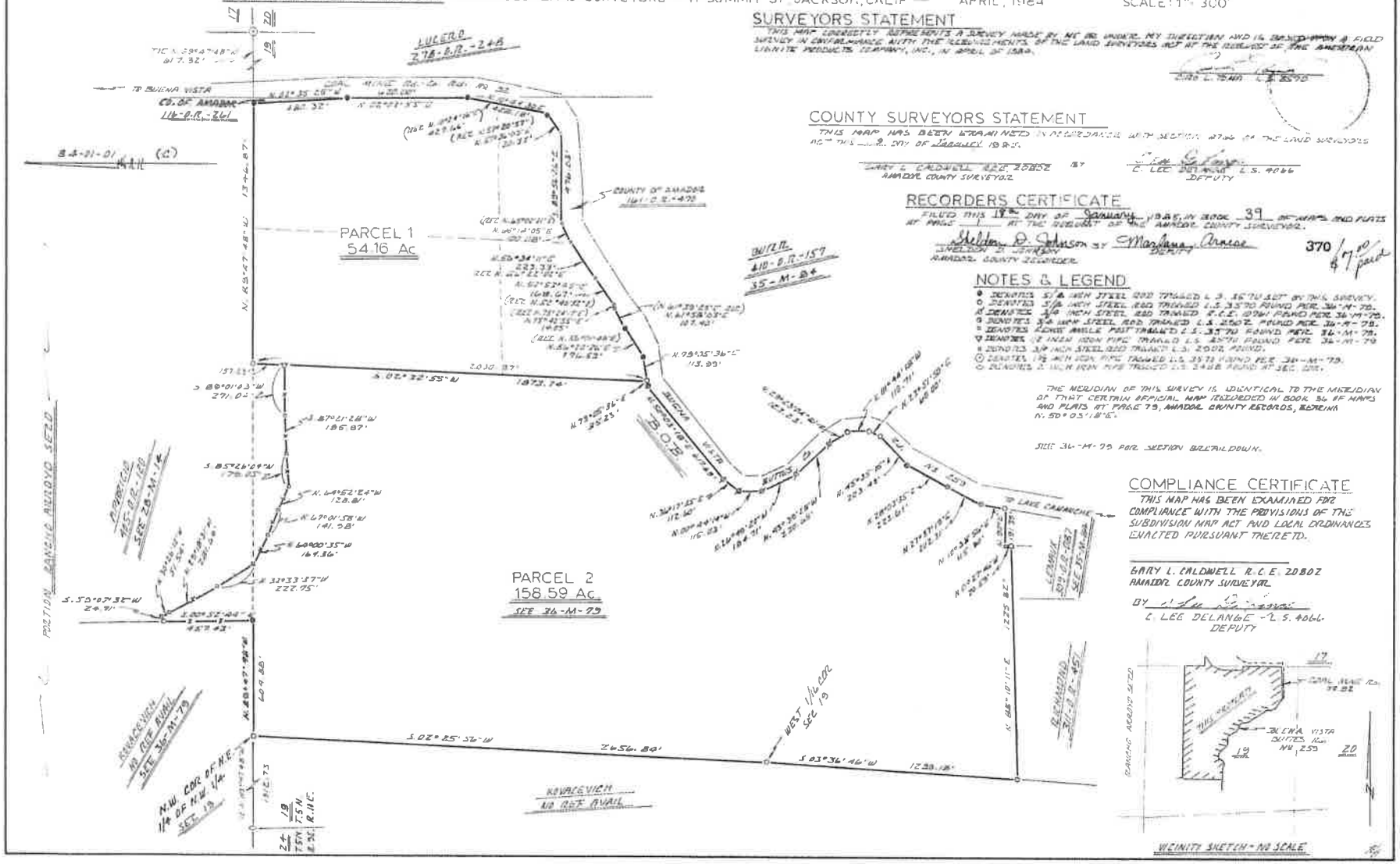
Rux W. Oneto
President
ONETO GROUP, INC.

P.O. Box 694 • Jackson, California • 95642
(209) 223-3121

RECORD of SURVEY for AMERICAN LIGNITE PRODUCTS Co., INC. 258-O.R.-343 & 426-O.R.-080

BEING A PORTION OF SECTION 19, T.5 N., R.10 E., M.D.M. & A PORTION OF RANCHO ARROYO SECO — AMADOR COUNTY, CALIF

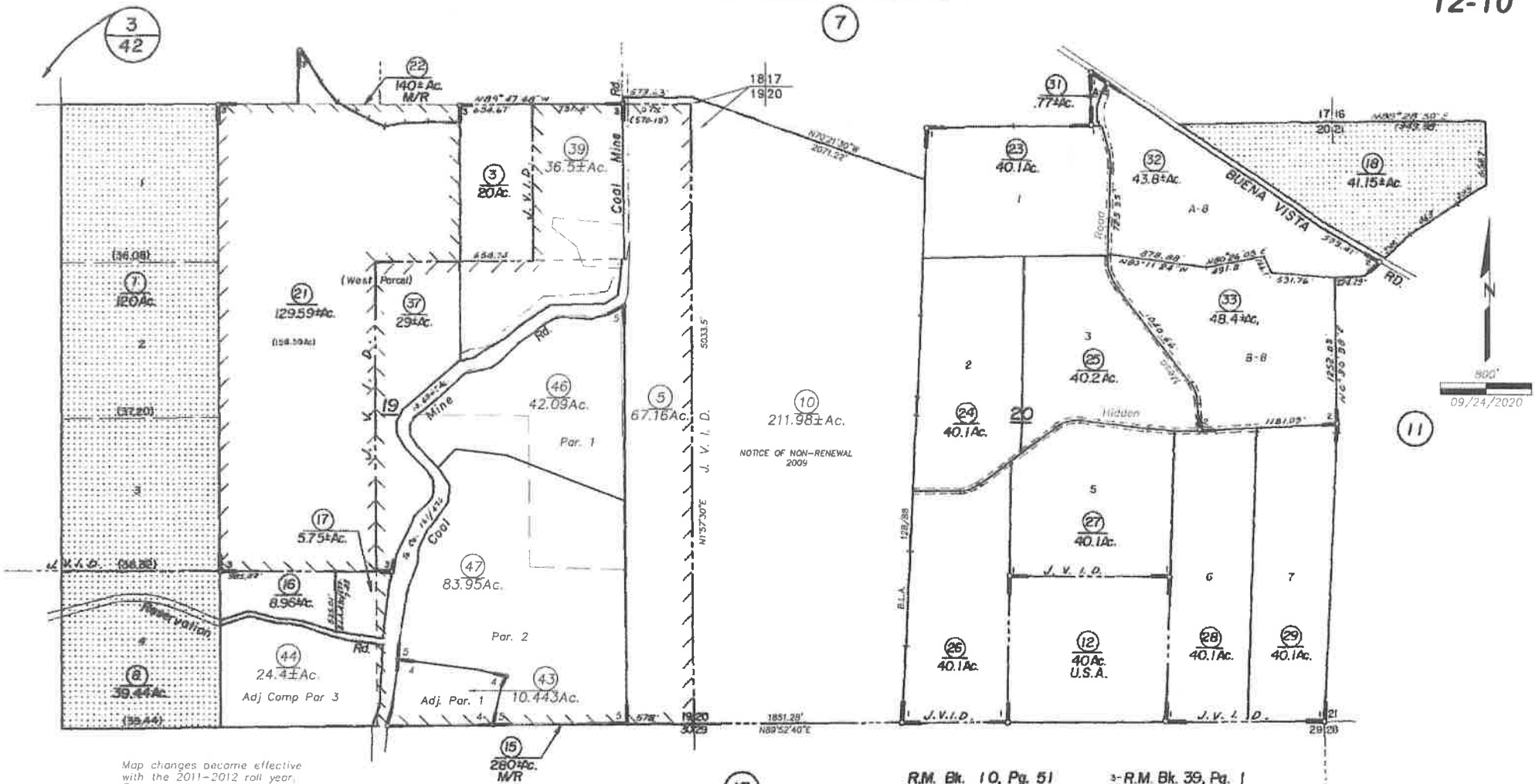
TOMA & ANDERSON — LICENSED LAND SURVEYORS — 41 SUMMIT ST. JACKSON, CALIF. — APRIL, 1984 SCALE: 1" = 300'



39-M-1

POR. T.5N., R.10E., M.D.B.& M.

12-10



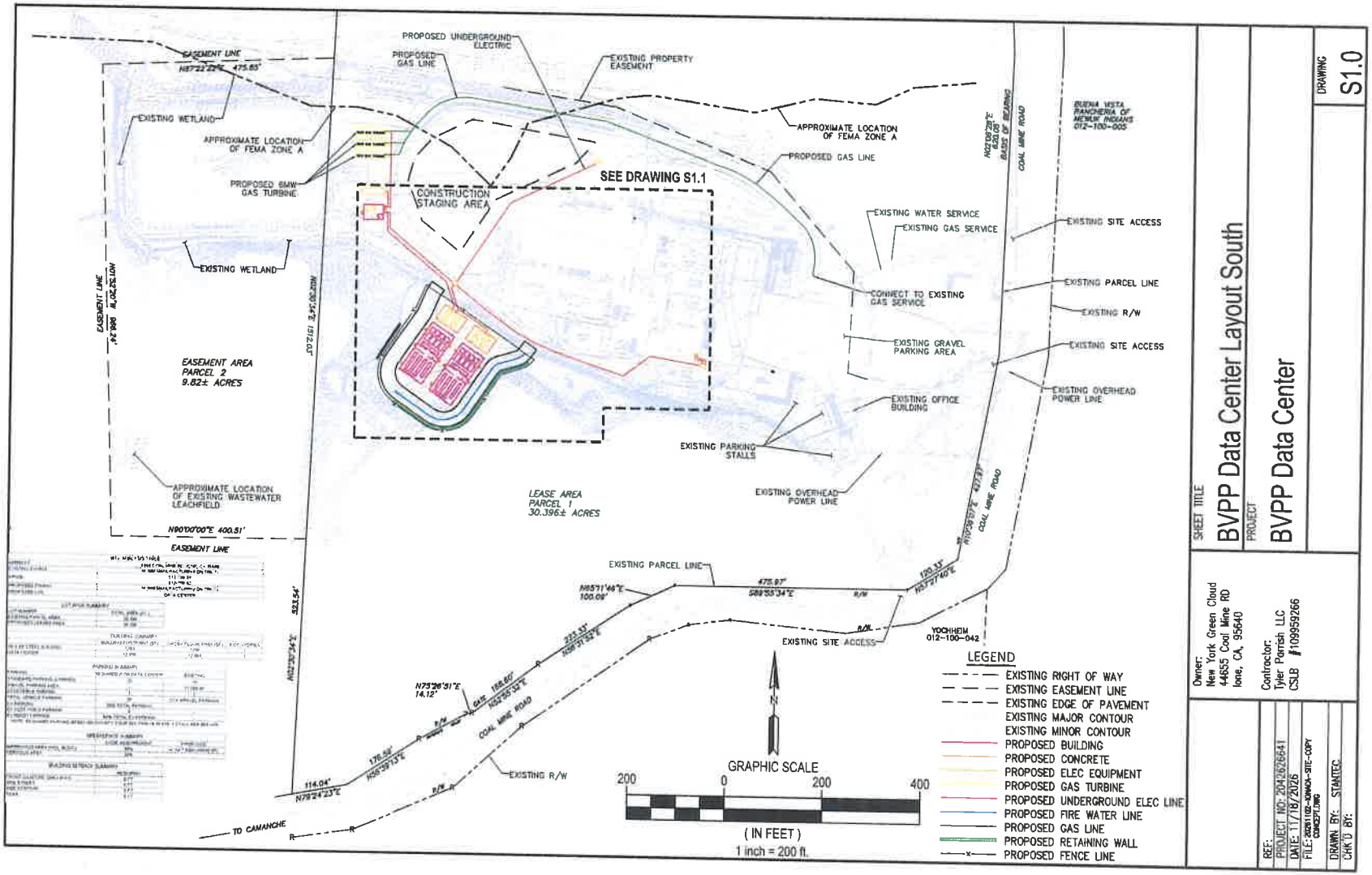
Map changes become effective with the 2011-2012 roll year. Parcel numbers are subject to change prior to adoption of roll on each July 1.

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 hereon.

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 Hidden Mesa Unit No. 2
R.M. Bk. 30, Pg. 73
2-P.M. Bk. 31, Pg. 78
R.M. Bk. 35, Pg. 84 & Adj
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 (08/28/20)

47

Assessor's Map Bk. 12, Pg. 10
County of Amador, Calif.



SHEET TITLE
BVPP Data Center Layout South

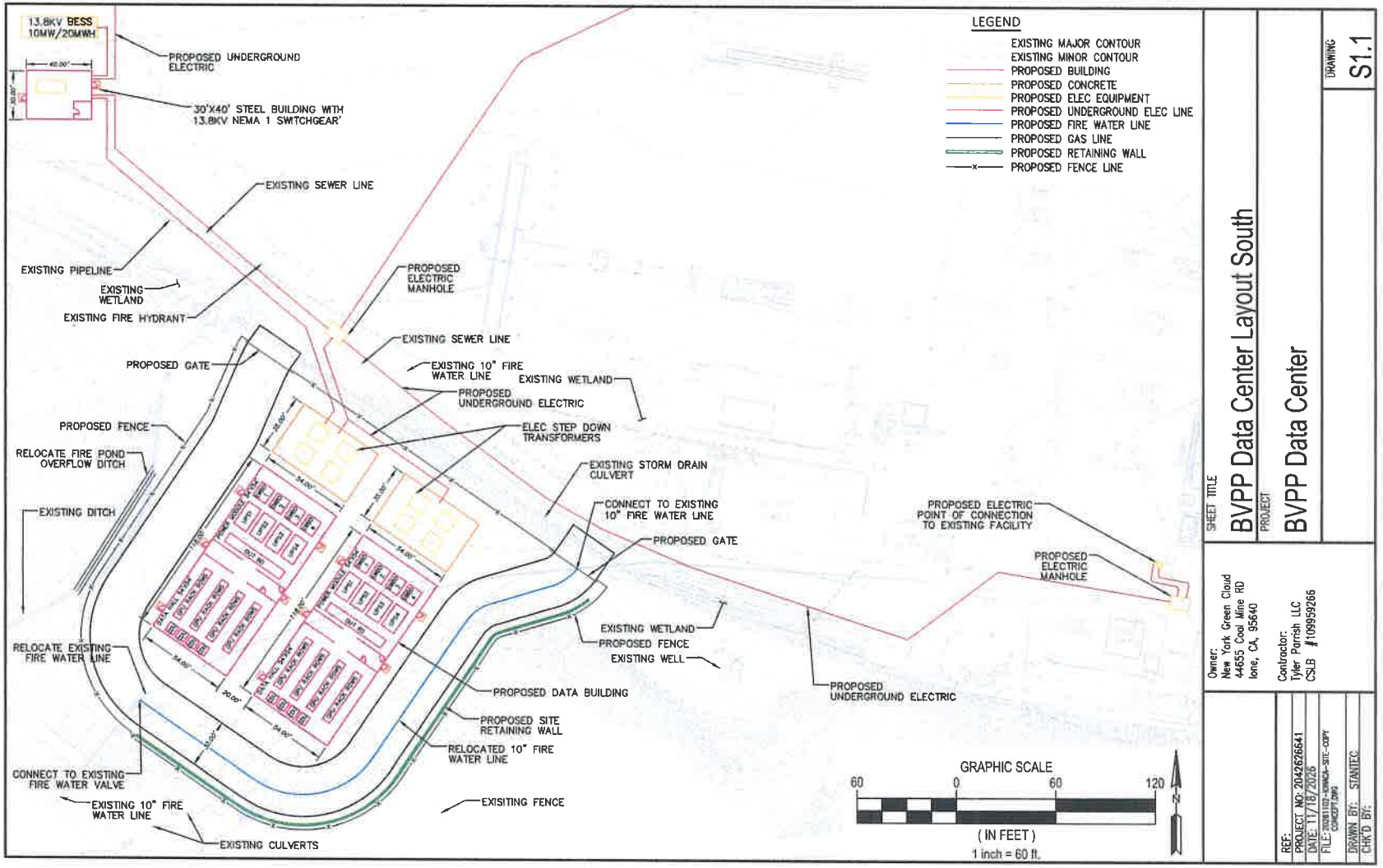
PROJECT
BVPP Data Center

DRAWING
S1.0

Owner:
New York Green Cloud
44655 Cool Mine RD
Ione, CA, 95640

Contractor:
Tyler Parrish LLC
CSLB #1099592666

REF:
PROJECT NO: 2042626641
DATE: 11/18/2026
FILE: 20261102-GRADA-SITE-COPY CONCEPT.DWG
DRAWN BY: STANTEC
CHK'D BY:



SHEET TITLE: BVPP Data Center Layout South

PROJECT: BVPP Data Center

DRAWING: S1.1

Owner:
New York Green Cloud
44655 Coal Mine RD
Ione, CA, 95640

Contractor:
Tyler Parrish LLC
CSLB #1099959266

REF:
PROJECT NO: 2042626641
DATE: 11/18/2026
FILE: 20251102-SOMACK-SITE-COPY CONCEPT.DWG
DRAWN BY: STANTEC
CHK'D BY:

ENVIRONMENTAL INFORMATION FORM

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

GENERAL INFORMATION

Project Name: Buena Vista Data Center

Date Filed: 11/18/26 *File No.*

Applicant/Developer: NewYork GreenCloud, LLC *Landowner*: Oneto Group, Inc.

Address: 412 Ampersand Dr, Plattsburgh NY 12901 *Address*: P.O. Box 694, Jackson, CA 95642

Phone No. (518) 566-4432 *Phone No.* (209) 223-3121

Assessor Parcel Number(s): 012-100-39, 012-100-03

Existing Zoning District: 'M; for Manufacturing District

Existing General Plan: "I" for Industrial

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

Authority to Construct (Amador Air District), Permit to Operate (Amador Air District), Standard Permits for Construction

WRITTEN PROJECT DESCRIPTION *(Include the following information where applicable, as well as any other pertinent information to describe the proposed project)*:

The Project consists of development of a 14.4 MW data center with supporting facilities to be powered by the existing 18.5 MW Buena Vista Biomass Power facility. The Project is located at 4655 Coal Mine Road in Ione, California.

Existing Site and Facilities

The Project site is approximately 30 acres under lease contained within a larger parcel of land of approximately 54 acres. The existing site boundaries are identified in the attached plot plan and include the existing power plant and associated buildings and equipment. More specifically, the site includes the existing power plant, water treatment area and cooling towers, biomass fuel storage and handling equipment, a warehouse, four storage buildings, a scale house, and biomass fuel yard.

Planned Site and Facilities

The proposed data center will consist of two data halls containing four prefabricated single-story modular buildings with corresponding power modules and a common corridor tying the modules together for a total building footprint of 12,994 square feet. The purpose-built modules are designed for outdoor installation. The power modules have their own discrete fire suppression system.

The Project also includes construction of a 30-foot by 40-foot steel building to house 13.8-kV NEMA 1 switchgear. A proposed transformer and a 13.8 KV battery energy storage system (BESS) that will provide 10MW/20 MWh of energy storage and backup power are located on the western portion of the site. Onsite power would be stepped down through the transformer north of the data halls prior to distribution into the buildings. The Project also includes three 6MW gas turbines to provide backup

power during emergencies and periods when the biomass facility is unavailable due to routine maintenance.

The building footprints will be located to the west of existing biomass power facilities on the site along an existing access road. The proposed facilities have been located to avoid any potential wetlands onsite, as well as to avoid areas on the northern portion of the Project site provisionally designated by FEMA as Flood Zone A.

The data center will require 14.4 MW of electric power, which will be provided exclusively by the onsite biomass plant, except during scheduled maintenance periods. In all other respects, the plant is designed to operate continuously. During maintenance periods, onsite gas turbines will power the data center. Because the power plant can produce more power than would be needed to power the data center, it will sell any excess electricity to the California Independent System Operator (CAISO), resulting in a net positive contribution to the California energy grid.

Unlike traditional data centers, this facility will not use standard cooling towers that consume large volumes of water. Instead, the facility will operate with a closed-loop cooling system similar to a residential heat pump. The cooling system produces water by capturing it from the air in an amount ample to supply cooler requirements. While the cooling fans produce some noise, it is comparable to that of a typical home air-conditioning unit.

During Project operations, the data center will have 26 employees, with a maximum of 2-3 people on site at any one time. The data center will operate continuously and will be staffed for monitoring on a 24-hour/7-day per week basis.

1. *Site Size*

   Parcel Area is 54 acres and Proposed Lease Area is 30 acres

2. *Square Footage of Existing/Proposed Structures*

   Proposed Project site is vacant with no existing structures. Proposed structures include the following:

Building	**Approximate Square Footage**	**Approximate Height**
30' X 40' Steel Building	1,200	21 feet on the frontside and 17 feet on the backside
Data Center	12,994	19 feet and 26.9 feet with cooling platform
TOTAL	**14,191**	

3. *Number of Floors of Construction*

   1

4. *Amount of Off-street Parking Provided (provide accurate detailed parking plan)*

   No off-street parking is provided. A total of 26 parking spaces are required for the data center, which will be provided in the existing paved parking lot and gravel parking area within the adjacent biomass power plant facility.

5. *Source of Water*

   The Jackson Valley Irrigation District currently supplies water to the site. The data center will not increase the demand for water. Unlike traditional data centers, this facility will not use standard

cooling towers that consume large volumes of water. Instead, the facility will operate with a closed-loop cooling system similar to a residential heat pump. The cooling system produces water by capturing it from the air in an amount ample to supply cooler requirements.

6. *Method of Sewage Disposal*

   The proposed data center will not generate sewage. The existing bathroom facilities at the biomass plant will be used to serve employees at the data center.

7. *Attach Plans*

   A plot plan, parcel map, and aerial photograph are attached to this application.

8. *Proposed Scheduling of Project Construction*

   Construction is anticipated to take approximately 8 months.

9. *If project to be developed in phases, describe anticipated incremental development.*

   The Project would not be developed in phases.

10. *Associated Projects*

    There are no 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.*

    The Project does not include a subdivision or division of land.

12. *Residential Projects: Include the number of units, schedule of unit sizes, range of sale prices or rents and type of household size expected.*

    The Project does not include development of residential units.

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.*

    The Project does not include development of commercial businesses/facilities

14. *Industrial Projects: Indicate type, estimated employment per shift, and loading facilities.*

    Operation of the data center requires approximately 26 employees, which will be drawn from local employment. The data center is a 24/7 operation that requires 2 to 3 employees on site for general operational activities and 5 to 6 employees for site security at all times. Additional employees may be on the site as needed for specific maintenance requirements.

15. *Institutional Projects: Indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.*

    The Project is not an institutional project.

16. *If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required.*

    A Conditional Use Permit is required by the site's Manufacturing District "M" Zoning designation for this use.

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

☐ ☒ *17. Change in existing features or any lakes or hills, or substantial alteration of ground contours.*

The Project site already includes existing facilities, including the biomass power plant, warehouse and storage buildings, fuel storage yard, and impoundment pond. There will be some grading necessary that would result in minor alterations to the ground contours for the development of the data center.

☐ ☒ *18. Change in scenic views or vistas from existing residential areas, public lands, or roads.*

The Project site already includes existing facilities including the biomass power plant, which is at a larger scale than the proposed one-story data center. There will be no change in scenic views or vistas from existing residential areas, public lands, or roads.

☐ ☒ *19. Change in pattern, scale, or character of general area of project.*

The Project site is already developed with approximately 35,000 square feet of existing facilities, including the biomass power plant and ancillary facilities. The existing power plant is approximately 115 feet tall. The data center will be a 12,994 square-foot, one-story building with an approximate height of 19 feet, or approximately 26.9 feet including the cooling structure, situated near the biomass power plant facility. It will be consistent with the industrial nature of the site and much smaller than the neighboring power plant. The data center will not change the pattern, scale, or character of the general area.

☐ ☒ *20. Significant amounts of solid waste or litter.*

The data center does not generate any solid waste or litter.

☐ ☒ *21. Change in dust, ash, smoke, fumes, or odors in the vicinity.*

The data center will not generate any dust, ash, smoke, fumes, or odors.

☐ ☒ *22. Change in lake, stream, or ground water quality or quantity, or alteration of existing drainage patterns.*

Lakes or streams will not be changed or impacted since there are no lakes or streams at the Project site and the Project will not discharge any water from the site.

☐ ☒ *23. Substantial change in existing noise or vibration levels in the vicinity.*

The cooling units for the data center generate a minimal amount of noise. These units will be contained within the data center building and measures will be incorporated into the design to further reduce any noise emitted from the center. Noise and vibration will be further evaluated through this application process.

☐ ☒ *24. Site on filled land or has slopes of 10 percent or more.*

The Project site is not located on filled land or on a slope of 10 percent or more.

☒ ☐ *25. Use or disposal of potentially hazardous materials, such as toxic substances, flammables, or explosives.*

The data center does not use or dispose of potentially hazardous materials such as toxic substances, flammables, or explosives. However, it will have a battery energy storage system and gas turbines to provide backup energy during such brief and infrequent times as the biomass power plant is not in operation, e.g., power outage or routine

maintenance. The data center, the battery energy storage system, and the gas turbines all have built-in fire suppression systems to minimize and address fire risks. Also, obviously, these components are already subject to existing regulations designed to address fire risk.

☐ ☒ *26. Substantial change in demand for municipal services (police, fire, water, sewage, etc.).*

No substantial change in demand for municipal services is anticipated. First, as stated above, the servers have built-in fire suppression mechanisms. Second, the facility will be staffed 24 hours a day, and at least one staff member on site will be trained in basic fire suppression. Moreover, security personnel will always be on site, deterring crime and facilitating reporting to law enforcement.

The Project would not require any additional water from the municipal system, nor is there any sewage requirement for the Project.

☐ ☒ *27. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).*

The data center will require 14.4 MW of electric power that will be provided exclusively by the onsite biomass plant, except during scheduled maintenance periods. In all other respects, the plant is designed to operate continuously. During maintenance periods, onsite gas turbines will power the data center. Because the power plant can produce more power than would be needed to power the data center, it will sell any excess electricity to the California Independent System Operator (CAISO), resulting in a net positive contribution to the California energy grid.

☐ ☒ *28. Does this project have a relationship to a larger project or series of projects?*

The Project is not related to any other projects in Amador County.

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).

The Project site is located at 4655 Coal Mine Road in Ione, CA. The proposed data center is to be powered by the existing renewable Buena Vista Biomass Power facility operated under an existing CUP and located at the same site. The proposed data center would be constructed on an undeveloped portion of the Biomass property. The site consists of approximately 30 acres contained within a larger parcel of land of approximately 54 acres. The existing site boundaries are shown in the attached aerial figure and include the power plant and associated buildings and equipment, a wastewater collection basin (Class II surface impoundment), and a fire pond. The power plant, a wastewater treatment area and cooling towers, biomass fuel storage and handling equipment, a warehouse, four storage buildings, a scale house, and a boneyard or storage yard can also be seen in the attached plot plan and aerial photograph.

The site has existing slopes, with elevations ranging from 290 feet to 342 feet. The Project site is in an area designated as Minor to Moderate Seismic Risk, which does not require special consideration. The soil is stable and there is little to no landslide potential.

The Project site is a highly disturbed industrial facility in an area that has been graded, paved, graveled, and periodically sprayed with herbicides. While multiple species are located within the areas that surround the site, the likelihood of occurrence of special-status plant and animal species

is extremely low on site due to the lack of suitable habitat. There is a potential presence of longhorn beetles due to the potential for two small elderberry shrubs near the entrance to the property. There is also an existing freshwater emergent wetland on the north side of the property that would not be impacted by the Project.

For cultural resources, there are no historical resources within the Project site, but there is a potential archaeological site located within the Project site. However, due to the existing disturbance of the area, it is highly unlikely that any cultural resources are present on the site.

The Project site already includes existing facilities including the biomass power plant, which is at a larger scale than the proposed one-story data center. There will be no change in scenic views or vistas from existing residential areas, public lands, or roads.

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).*

    The Project site boundaries are shown in the attached aerial images. The property to the north and west of the site is used for agricultural purposes. The property to the south of the site is vacant woodlands on hilly terrain. Coal Mine Road is located to the east and south of the site and the property beyond Coal Mine Road is used primarily for agriculture. A Native American gaming casino is located directly across (east) of Coal Mine Road from the Project site.

31. *Describe any known mine shafts, tunnels, air shafts, open hazardous excavations, etc. Attach photographs of any of these known features (cannot be returned).*

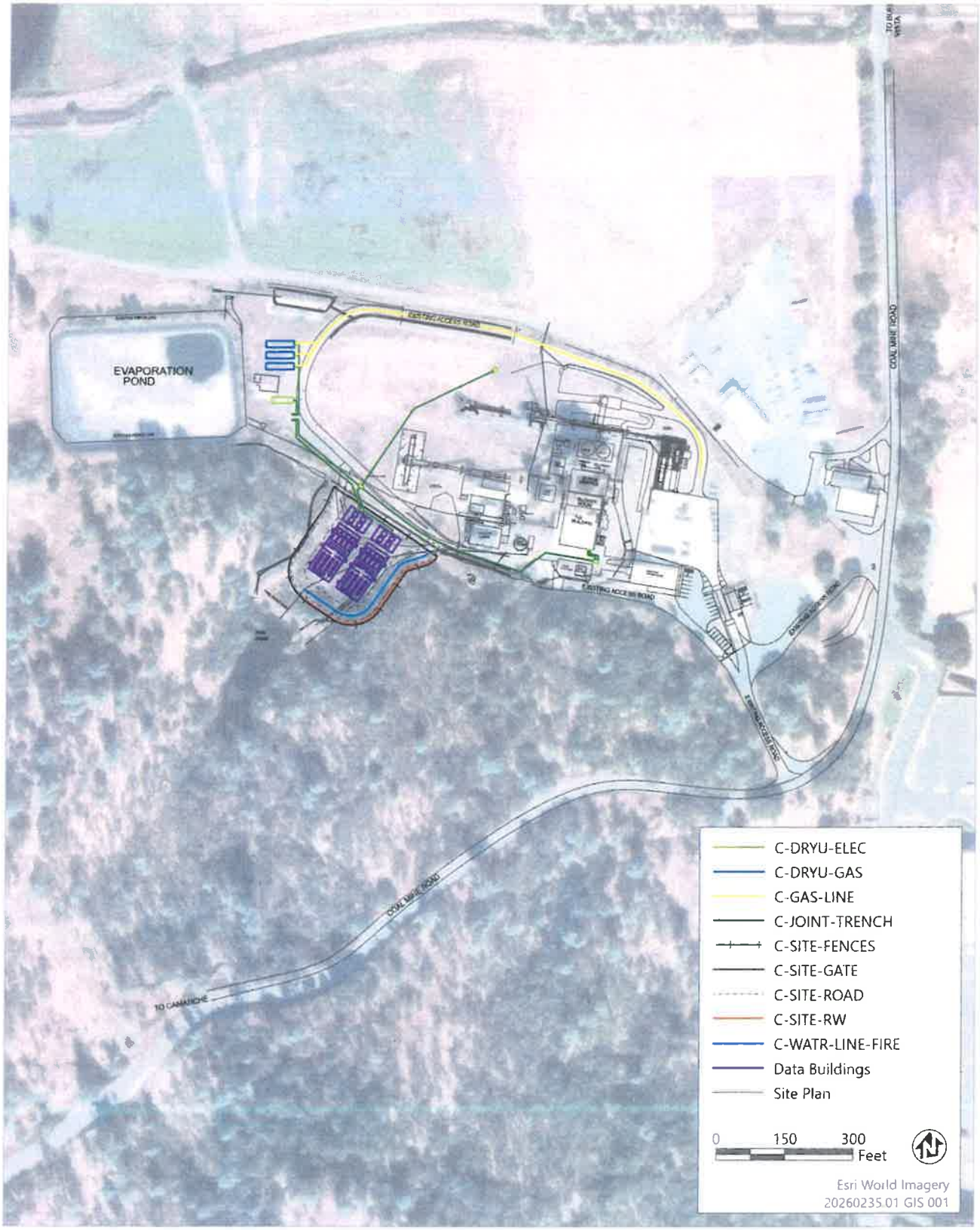
    There are no known mine shafts, tunnels, air shafts, open hazardous excavations, etc., on the Project site.

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: 11/18/26 _____

(Signature)

For: x New York Green Cloud



Source: Adapted by Ascent in 2026.

11/18/2026

Project Site

PHOTOS OF EXISTING BUENA VISTA BIOMASS POWER FACILITY SITE AND SURROUNDING USES



Google Earth image of the Biomass Power Plant Facility. Depicts agricultural uses to the north and west. Coal Mine Road to the east and south. Harrah's Northern California Casino to the east. Vacant woodlands and hilly terrain to the south. *Red arrow on images depict the proposed location for the data center building.



View of the west portion of the project area.



View of east portion of the site.



View of the southeast portion of the site.

INDEMNIFICATION

Project: Buena Vista Data Center Project

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:

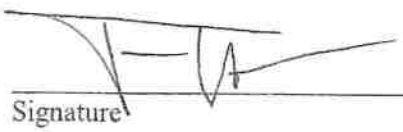
1. Owner and Applicant shall defend, indemnify, and hold harmless the County and its agents, officers or employees from any claim, action, or proceeding against the County or its agents, officers or employees (the "County") to attack, set aside, void or annul the Project approval, or any prior or subsequent 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

allpaid

AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis,IN 46278
24hr. Customer Service #: 888-604-7888

Environmental Health Fees Payment Confirmation (Ref #: 52765995)

PLC: A002LV

Amador County
810 Court Street
Jackson, California 95642
For: Environmental Health Fees

Date: 11/19/2026 18:42 EST

TRANSACTION INFORMATION

Telephone No: (209)217-8170
Mailing Address: 12 Ampersand Dr
Plattsburgh, Ny 12901
Record/invoice #: Up-26;11-2
Type Of Payment: Environmental Health Dept

Transaction Reference #: 52765995
Transaction Date/Time: 11/19/2026 18:42 EST

BILLING INFORMATION

Name: Stacy Tyler
Address: 665 New York Ranch Rd
Ste 3
City, State Zip: Jackson, Ca 95642
Phone #: (209)217-8170
Card #: xxxx-xxxx-xxxx-0676

PAYMENT INFORMATION

Approval #:	06537G
Payment Amount:	$480.00
Service Fee:	$12.00
Total Amount:	$492.00

The service fee is not refundable.

ATTENTION CARDHOLDER
If you have questions about the processing of your payment, please call AllPaid at 888-604-7888.

Thank you for using AllPaid

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Form #: EUR

Amador County
Environmental Health Department
(209) 223-6439 – aceh@amadorcounty.gov

FEES FOR LAND DEVELOPMENT

Fee Computation Date 11/19/26 By Faye Blizinski

Property Owner New York Green Cloud, LLC

Project Name Buena Vista Data Center APN 012-100-039, 012-100-030

UP-26j11-2 Project

☐ **PARCEL MAPS** - $360.00 _____

Sewage Disposal

_____ parcels proposing onsite sewage systems - $300.00/parcel. Includes application and site review for each undeveloped parcel _____

Water Service

_____ parcels proposing onsite well installation - $300 for each well permit _____

☐ **SUBDIVISIONS** - $1000.00 deposit applied against review fees @ $120/hr. _____

☐ **ZONE CHANGE AND/OR GENERAL PLAN AMENDMENT** - $240.00 _____

☑ **CONDITIONAL USE PERMIT** - $240.00 $240

☑ **CEQA REVIEW AND COMMENT**

Negative Declaration - $240.00 $240

Environmental Impact Report - $1000.00 deposit applied to review and comment at $120.00/hour. _____

☐ **BOUNDARY LINE ADJUSTMENT** - $300.00/parcel to be investigated. Includes sewage disposal application and site investigation. _____

TOTAL $480

Fees collected by Faye Blizinski *Receipt No:* 52765995 *Date:* 11/19/26

allpaid

AllPaid
7820 Innovation Boulevard Suite 250
Indianapolis,IN 46278
24hr. Customer Service #: 888-604-7888

Transportation & Public Works Payment Confirmation (Ref #: 52765839)

PLC: **Amador County**
A002M0 **810 Court Street**
Jackson, California 95642
For: Transportation & Public Works

Date: 11/19/2026 18:22 EST

TRANSACTION INFORMATION

First Name:	New York
Last Name:	Greencloud Llc
Telephone No.:	(518)566-4432
Mailing Address:	12 Ampersand Drive Plattsburgh, Ny 12901
Apn #:	012-100-39, 012-100-03
Permit Number:	Up-26; 11-2
Payment Type 1:	Use Permit $500.00?

Transaction Reference #:	52765839
Transaction Date/Time:	11/19/2026 18:22 EST

BILLING INFORMATION

Name:	Stacy Tyler
Address:	665 New York Ranch Road Suite 3
City, State Zip:	Jackson, Ca 95642
Phone #:	(209)217-8170
Card #:	xxxx-xxxx-xxxx-0676

PAYMENT INFORMATION

Approval #:	06867G
Payment Amount:	$500.00
Service Fee:	$12.50
Total Amount:	$512.50

The service fee is not refundable.

ATTENTION CARDHOLDER

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Fire Protection District Payment Confirmation (Ref #: 52766150)

PLC: **Amador County**
A005PA **810 Court Street**
Jackson, California 95642
For: Fire Protection District

Date: 11/19/2026 19:02 EST

TRANSACTION INFORMATION

Name:	Stacy Tyler	**Transaction Reference #:**	52766150
Address:	4655 Coal Mine Rd	**Transaction Date/Time:**	11/19/2026 19:02 EST
	Ione, Ca 95640		
Parcel Number:	012-100-039-000		
Description:	Plan Review For Data Center		

BILLING INFORMATION

Name:	Stacy Tyler
Address:	665 New York Ranch Rd
	Suite 3
City, State Zip:	Jackson, Ca 95642
Phone #:	(209)217-8170
Card #:	xxxx-xxxx-xxxx-0676

PAYMENT INFORMATION

Approval #:	07352G
Payment Amount:	$113.00
Service Fee:	$2.83
Total Amount:	$115.83

The service fee is not refundable.

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Planning Departments Fees Payment Confirmation (Ref #: 52766207)

PLC: **Amador County**
A002LX **810 Court Street**
Jackson, California 95642
For: Planning Departments Fees

Date: 11/19/2026 19:08 EST

TRANSACTION INFORMATION

First Name:	Newyork
Last Name:	Greencloud, Llc
Telephone No:	(518)566-4432
Mailing Address:	12 Ampersand Drive Plattsburgh, Ny 12901
Apn:	012-100-039; 012-100-030
Reference:	Up-26;11-2 Newyork Greencloud, Llc Buena Vista Data Center Project Use Permit Application (major) Review Fee: $2099 (planning Review)+$783 (ceqa Initial Study)+ $50 (admin Fee)= $2932 Total

Transaction Reference #:	52766207
Transaction Date/Time:	11/19/2026 19:08 EST

BILLING INFORMATION

Name:	Stacy Tyler
Address:	665 New York Ranch Rd.
City, State Zip:	Jackson, Ca, Ca 95642
Phone #:	(209)217-8170
Card #:	xxxx-xxxx-xxxx-0676

PAYMENT INFORMATION

Approval #:	05766G
Payment Amount:	$2932.00
Service Fee:	$73.30
Total Amount:	$3005.30

The service fee is not refundable.

ATTENTION CARDHOLDER
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