

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: Tentative Parcel Map No. 2897

LEAD AGENCY: Amador County Planning Commission

PROJECT LOCATION: Northwest of the Ione City Limits, lying east and west of Michigan Bar Road and Irish Hill Road, between Highway 104 and the Amador County line. APN's: 005-050-012, 005-050-011, 005-020-024, 005-030-005, 005-060-015, 005-040-005, 005-020-016, 005-030-004, 005-040-004, and 005-030-001.


PROJECT DESCRIPTION: Tentative Parcel Map No. 2897, submitted by Tom Swett on behalf of the Property Owners Dry Creek Lands LLC, proposes the division of ±6,409 acres into three ±40 acre parcels with one ±6,289 acre remainder.

STATEMENT OF REASONS: The Planning Department notes the following:

1. The tentative map is consistent with the Amador County General Plan, Land Use Element at this location;
2. The site is physically suitable for the type and density of the development proposed;
3. The proposed design is not likely to cause substantial environmental damage or serious health problems; and
4. The tentative map does not conflict with any easements of record acquired by the public at large.
5. A review of this map project was conducted by the Technical Advisory Committee through their own research and the Environmental Checklist and found this map project will not have a significant adverse effect on the environment due to the mitigation measures incorporated into the tentative map and attached as conditions.
6. The approval of this Tentative Parcel Map by the Planning Commission is sanctioned by County Code Title 17 for Divisions of Land and that the establishment, maintenance or operation of the project applied for will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County, due to the implementation of proposed Conditions of Approval and Mitigation Measures.

PREPARATION OF STUDY: Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA, File No. **No. 2897 Dry Creek Lands, LLC**

PUBLIC COMMENTS: The Planning Commission will hold a public hearing on this project on **September 21, 2021** at 7:00 p.m. or as soon thereafter as can be heard at the County Administration Building, 810 Court Street, Jackson CA 95642.



Ruslan Bratan, Planner II

Date: **08/18/2021**

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