

- |  |                      |
|--|----------------------|
| 1. Notice of Intent (NOI).   | Initial<br><u>KR</u> |
| 2. GIS List. <u>300</u> ft. Plus <u>NA</u><br><small>(Distance) (Special Instructions: e.g. to end of access road)</small> | <u>KR</u>            |
| 3. Checked <u>all</u> APN pages of those parcels from the GIS list for "NOTES" or<br>a. "SPECIAL INSTRUCTIONS."            | <u>KR</u>            |
| 4. Project Applicant and Representative(s), if applicable.   | <u>KR</u>            |
| 5. Checked Project file cover for agency distribution.   | <u>KR</u>            |
| 6. Checked inside file for special requests for notification.  | <u>NA</u>            |
| 7. Checked old notification list for additional notification.  | <u>NA</u>            |
| 8. Other – Specify:<br>_____<br>_____<br>_____   |                      |

**AFFIDAVIT OF SERVICE BY MAIL**

I am a citizen of the United States, over eighteen years of age, employed in Amador County, and not a party to the within action; my business address is 810 Court Street, City of Jackson, State of California. I hereby declare I served a copy of the attached public hearing notice regarding UP-21; 7-1 Lyons + 2C-21, 7-1 Lyons(PD) by placing copies in 27 envelopes addressed to: (see attached list).

Said envelopes were then sealed and postage fully paid thereon and were deposited in the United States Mail on December 22, 2021 at Jackson, California.

I declare under penalty of perjury the foregoing is true and correct.

Executed at Jackson, California on December 22, 2021

Signed

Witness



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of the County of Amador, State of California, has received an application for the project described in this notice.

**PROJECT DESCRIPTION:** Request for Zone Change (ZC-21;7-1 Lyons) from H, Highway Commercial District to PD, Planned Development District in conjunction with the application for a Use Permit (UP-21;7-1) for a Commercial Storage Facility and Residential Use. APN: 003-460-044

**Applicant:** William and Alma Lyons 1999

**Supervisor District:** 2

**Location:** Located southwest of the intersection of Camanche Parkway North and Camanche Rd., Ione, CA 95640.

**ENVIRONMENTAL REVIEW PROCESS:** In accordance with the California Environmental Quality Act (CEQA), the lead agency, the Amador County Planning Commission, intends to consider the adoption of a Mitigated Negative Declaration, as the project is consistent with the Amador County General Plan and zoning codes. The environmental assessment and application materials appear to be complete and indicate there are no extraordinary or unique environmental issues not normally mitigated for with the County's standard conditions which would be applied to this type of project. If, during the processing of this application, it is determined that there are state or local issues which cannot be found to be insignificant or adequately mitigated through standard conditions, it may be found by the Planning Commission or Board of Supervisors an Environmental Impact Report (EIR) shall be prepared. The Technical Advisory Committee (TAC) has reviewed this project and has found no technical objection to the approval of this project with the adoption of a Mitigated Negative Declaration.

**PUBLIC HEARING:** Notice is hereby given said Planning Commission will hold a public hearing on this application at the County Administration Center, Board of Supervisors Chambers, 810 Court Street, Jackson, California, on January 11, 2022 or as soon thereafter as can be heard. Anyone having comments on the project may attend and be heard.

THE AMADOR COUNTY PLANNING COMMISSION WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT THE ABOVE ADDRESS, WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN USING ANY OF THE FOLLOWING NUMBERS:

+1 669 900 6833 US

+1 346 248 7799 US

+1 301 715 8592 US

+1 312 626 6799 US

+1 929 205 6099 US

+1 253 215 8782 US

**Meeting ID: 537 512 8983**

The Chairperson will invite the public to comment via phone/online. Public comment will also be accepted by email at [planning@amadorgov.org](mailto:planning@amadorgov.org). All emails must be received prior to the start of the meeting and will be included in the record of the meeting. Emails received after those already included in the meeting materials will be printed and distributed to the Commissioners and available to the public, and shall be subject to the same rules as would otherwise govern speaker comments at the Commission meeting.

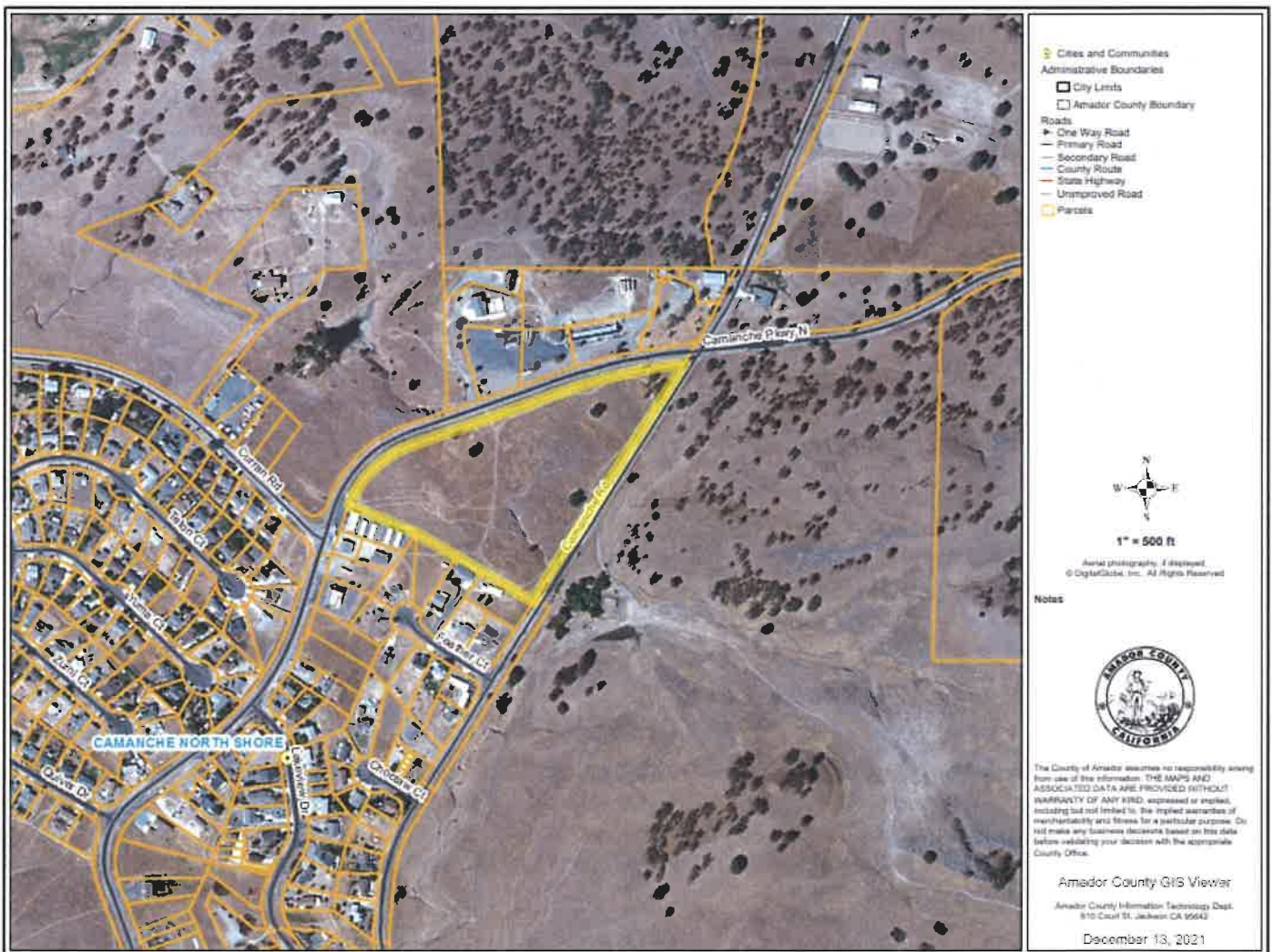
Letters of comment regarding this matter received by the County prior to the publication of the Staff Report will be sent to each Planning Commissioner as part of the agenda packet (generally the Tuesday prior to the meeting). The Staff Report will be published online for viewing at [www.amadorgov.org](http://www.amadorgov.org) in the "Agendas and Minutes" section. Letters received after the Staff Report has been published will be copied and circulated to each Commissioner just prior to the public hearing. However, be advised that due to time constraints, the Commissioners may not be able to give letters submitted after the Staff Report is published, as detailed a review as those received earlier. Therefore, it may be to your benefit to attend the hearing and summarize your concerns orally. Letters will not be read aloud at the public hearing. If you have any questions or desire more information, please contact this office.

In compliance with the Americans with Disabilities Act, if you need special accommodations to participate in this meeting, please contact the Amador County Planning Department, at (209) 223-6380, by email to [planning@amadorgov.org](mailto:planning@amadorgov.org). Requests must be made as early as possible, and at least two business days before the start of the meeting.

**NOTE:** If you do not comment at the public hearing or send in written comments and later decide to challenge the nature of this proposed action in court, you may be limited to raising only those issues you raised at the public hearing or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing.

**AMADOR COUNTY PLANNING COMMISSION**  
**Date of this notice: December 22, 2021**

**SUBJECT PARCEL(S) SHOWN BELOW OUTLINED IN YELLOW**



ROSAS RONALD  
2900 CAMANCHE RD  
IONE, CA 95640

THOMPSON HEATHER MAE & BAMERT  
LOREN C  
14141 PROUTY RD  
GALT, CA 95632

LYONS WILLIAM & ALMA 1999  
REVOCABLE TRUST  
LYONS WILLIAM A SUCCESSOR TRUSTEE  
PO BOX 4010  
IONE, CA 95640-4010

EWART MICHAEL  
4307 FEATHER CT  
IONE, CA 95640

CROSS LARRY W & LILLIAN E  
4335 FEATHER CT  
IONE, CA 95640

GREEN JASON & KELLY  
4315 FEATHER CT  
IONE, CA 95640

CLARKE ROGER EDWARD SR & DEBRA  
LEE  
4301 FEATHER CT  
IONE, CA 956409433

KUMAR RABIN CHAND & VINA  
3314 CHERTSEY CT  
SACRAMENTO, CA 95827

STROUT THOMAS  
15 N CHEROKEE LN  
LODI, CA 952402411

GARIBALDI PETER  
PO BOX 41  
SUTTER CREEK, CA 95685

BHULLAR RANJEET K & JASWINDER  
SINGH  
460 LISTOW DR  
FOLSOM, CA 956306213

CAMANCHE COMMUNITY CHURCH  
4216 CAMANCHE PKWY N  
IONE, CA 956409438

SAN NICOLAS JAMES A & MANNINA  
MONA  
1357 ROARING CAMP RD  
MURPHYS, CA 95247

SHARMA AJAY & BARINDER  
7937 NEYLAND CT  
SACRAMENTO, CA 95829-1457

CHAN ANTHONY & HO MAE  
3887 CALLIE CT  
CONCORD, CA 945213000

WISDOM GIDDEON LEE REVOCABLE  
TRUST  
PO BOX 1588  
JACKSON, CA 956421588

CHURCH OF CHRIST  
C/O JOHNSON J TRUSTEE  
316 SIERRA VISTA PL  
LODI, CA 952404724

AMADOR WATER AGENCY  
12800 RIDGE RD  
SUTTER CREEK, CA 95685

ENGSTROM MATTHEW W & CHRISTINE M  
23412 ROBIN RD  
PIONEER, CA 95666

SHARMA AJAY & BARINDER  
7937 NEYLAND CT  
SACRAMENTO, CA 95829-1457

ENGSTROM MATTHEW & CHRISTINE  
791 WILLIAM DR  
LIVERMORE, CA 94550-5363

SULLIVAN JERRY D & SUSAN M  
2825 GRAPEVINE GULCH RD  
IONE, CA 95640

CROWHURST JAMES & MELLISSA  
PO BOX 1033  
IONE, CA 95640

GARCIA DANIEL EUGENE & IRMA  
2607 CURRAN RD  
IONE, CA 956409645

BURNETT PHIL & CHAN SHIRLEY &  
SMITH MICHAEL  
8242 POLO CROSSE AVE  
SACRAMENTO, CA 95829