

DEC 21 2021

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY

By M. MORRIS Deputy

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

**PROJECT:** ZC-21;7-1 and UP-21;7-1 Lyons Commercial Storage and Residence

**LEAD AGENCY:** Amador County Planning Department

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

**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

**PROJECT FINDINGS:** There is no substantial evidence that the approval of the Use Permit subject to implementation of the proposed Conditions of Approval and Mitigation measures, will have a significant adverse effect on the physical environment.

**STATEMENT OF REASONS:**

1. The project is consistent with the Amador County General Plan and zoning district at this location, subject to a Use Permit issued by the Planning Commission;
2. The approval of the Use Permit by the Planning Commission is sanctioned by County Code Section 19.24.038 PD district regulations allowed uses with a Use Permit issued by the Planning Commission, and is consistent with County Code Section 19.56.040 (Use Permit findings) in that the establishment, maintenance or operation of the use 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;
3. A review of the Use Permit and Zone Change request was conducted by the Technical Advisory Committee who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment due to the mitigation measures and conditions of approval incorporated, and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.

**PUBLIC COMMENTS:** The Amador County Planning Commission will conduct a public hearing on the matter on January 11, 2022 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.

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

Meeting ID: 537 512 8983.

You may also contact the Planning Department with further questions, at (209)223-6380 or [planning@amadorgov.org](mailto:planning@amadorgov.org)

Krista Ruesel  
Krista Ruesel, Planner

12/22/2021  
Date:

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