

**MITIGATED NEGATIVE DECLARATION  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**PROJECT:** UP-21;7-1 and ZC-21;7-1 Use Permit and Zone Change for Lyons Storage

**LEAD AGENCY:** Amador County Planning Department

**PROJECT LOCATION:** Southwest of the intersection of Camanche Pkwy North and Camanche Rd., North of the Camanche North Shore Subdivision at APN 003-460-044.

**PROJECT DESCRIPTION:** Use Permit and Zone Change, UP-21;7-1 and ZC-21;7-1. Lyons Storage proposes a detached single-family residential use with a commercial self-storage, RV, and boat storage facility. The storage uses include one 750 sf. office and seven self-storage buildings totaling 33,650 sf. and containing a maximum of 208 individual units. Existing land use classification is H, Highway Commercial and SPA, Special Planning Area General Plan designation. The project includes a proposed zone change to PD, Planned Development district to allow for combined commercial and residential uses of the 12.90-acre parcel. APN: 003-460-044.

**PUBLIC HEARING:** The Amador County Planning Commission conducted 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.

**PROJECT FINDINGS:**

1. The project, as proposed, is consistent with the Amador County General Plan and proposed zoning district at this location, and County Code Section 19.24.038 PD District Regulations and Procedures. Additionally, this project is found to be consistent with CA GOV Code Section(s) 65860 and 65860(c).
2. The Planning Commission's approval of this Use Permit is sanctioned by Amador County Code Section 19.56.040 and said approval is contingent on the permittee's adherence to County Code Chapter 19.56 Use Permits.
3. The Planning Commission's approval of this Use permit is contingent upon the Board of Supervisor's approval of Zone Change ZC-21; 7-1 as sanctioned by County Code Section 19.68 Amendments.
4. There are no project-specific significant, unmitigated effects which are peculiar to the project or its site.
5. The establishment, maintenance or operation of the use or building applied for will not under the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
6. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgement and analysis.

**PREPARATION OF STUDY:** Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. UP-21;7-1 and ZC-21;7-1 Lyons Storage

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Chairperson  
Amador County Planning Commission

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Date:

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