



## 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:** Tentative Parcel Map PM 2910 Simpson/Snyder, proposing a division of 160 acres into four parcels, ±38.5, ±38.8, ±38.8, and 40-acres in size. All present and proposed parcel(s) would not experience a change from the existing zoning of R1A, Single-Family Residential and Agriculture, and General Plan designation of AG, Agricultural General (APNs: 007-010-023 and 007-020-008).

**PROPERTY OWNER:** James Thomas Simpson and Lorena Snyder

**SUPERVISORIAL DISTRICT:** 5

**LOCATION:** 10169 Bell Rd., Plymouth, CA 95669

**PUBLIC HEARING:** This project will be reviewed by the Amador **County Planning Commission** at the meeting scheduled for **July 12, 2022 at 7:00 p.m. at 810 Court St., Jackson, CA 95642.**

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.

In compliance with the Americans with Disabilities Act, if you need an accessibility-related modification or accommodation 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.

**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 through the Initial Study checklist or at a public hearing 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 a Mitigated Negative Declaration cannot be filed for this project and an Environmental Impact Report (EIR) shall be prepared instead. California Administrative Code Section 15064(g)(2) requires that a Mitigated Negative Declaration shall be prepared "if the lead agency finds there is no substantial evidence that the project may have a significant effect on the environment." 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.

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.

**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: June 20, 2022**

**SUBJECT PARCEL(S) HIGHLIGHTED BELOW**

