



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: A joint project submitted by Del Rapini Construction and Apex Energy Solutions Consulting consisting of:

- 1) Tentative parcel map application **PM 2903 Del Rapini**, proposing a division of a 6.39-acre parcel into three parcels 1.99, 1.59, and 2.52 acres in size, and Boundary Line Adjustment;
- 2) General Plan Amendment of a ± 3 -acre portion of the abovementioned property from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (**GPA-21;10-2 Del Rapini**);
- 3) Zone Change Application for the same ± 3 -acre portion of the previously referenced property from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (**ZC-21;10-2 Del Rapini**); and
- 4) Use Permit for a Battery Energy Storage Facility (**UP-21;10-3 Apex Energy**). APN: 030-740-022

PROPERTY OWNER: Delbert E. Rapini/Del Rapini Construction

REPRESENTATIVE(S): Toma and Associates, and Apex Energy Solutions

SUPERVISORIAL DISTRICT: 4

LOCATION: ± 300 ft. Southwest of the intersection of Ridge Rd. and Hwy 88

PUBLIC HEARING: This project will be reviewed by the Amador County Planning Commission at the meeting scheduled for **October 11, 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. 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. 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 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: September 6, 2022

SUBJECT PARCEL(S) HIGHLIGHTED BELOW

