



AMADOR COUNTY COMMUNITY DEVELOPMENT AGENCY  
**PLANNING DEPARTMENT**

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**NOTICE OF AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT REPORT**  
**AND**  
**NOTICE OF PUBLIC HEARING FOR THE AMADOR COUNTY PROPOSED FINAL GENERAL PLAN**

**NOTICE IS HEREBY GIVEN** the **Final Environmental Impact Report (FEIR) for the County's update of its General Plan and the proposed Final General Plan** are now available. The documents may be viewed by interested parties and agencies during normal business hours at:

- Amador County Planning Department, 810 Court Street, Jackson, CA;
- Main Branch (Jackson) of the Amador County Library located at 530 Sutter Street, Jackson, CA;
- Lone Branch of the Amador County Library located at 25 Main Street, Lone, CA;
- Pine Grove Branch of the Amador County Library located at 19889 Pine Grove, CA;
- Pioneer Branch of the Amador County Library located at 25070 Buckhorn Ridge Rd., Pioneer, CA; and
- Plymouth Branch of the Amador County Library located at 9375 Main Street, Plymouth, CA.

Both documents are also available on the County website at [www.amadorgov.org/departments/planning](http://www.amadorgov.org/departments/planning). CDs may be obtained by contacting the Planning Department. The FEIR was prepared for the General Plan Update in compliance with the California Environmental Quality Act (CEQA) and was routed to State and local agencies and to those who submitted comments on the Draft EIR as required by the CEQA Guidelines. Pursuant to Government Code Section 65352 the proposed Final General Plan and FEIR have also been referred to various state, local, and federal entities.

**Project Description:** The project is the proposed 2030 Amador County General Plan, which will guide land use decisions within the unincorporated areas of the County. The 2030 General Plan is a comprehensive update of the policies in the County current General Plan to reflect a new vision for future growth and development within the county and recent State law requirements.

**Potential Environmental Impacts:** Implementation of the proposed Final General Plan is anticipated to result in two types of significant environmental effects; those that can be mitigated, and those that would be significant and unavoidable. Potentially significant and significant impacts that can be mitigated include: aesthetics, air quality, biological resources, cultural resources, geology, soils, mineral resources and paleontological resources, hazards and hazardous materials, hydrology and water quality, noise, and public services and utilities. If the County implements the mitigation measures identified in the FEIR each of these potentially significant impacts would be reduced to a less than significant level. Significant and unavoidable impacts include: aesthetics, agricultural and forestry resources, air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services and utilities, and transportation. These impacts will remain significant and unavoidable even if the County implements identified mitigation measures. These impacts are described in detail in the DEIR throughout Chapter 4, "Environmental Impact Analysis."

It should be noted that the project site is the whole of the unincorporated area of Amador County which contains a number of sites enumerated under Section 65962.5 of the Government Code, as described in the FEIR, Section 4.8 Hazards and Hazardous Materials, including, but not limited to, lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites.

**NOTICE OF PUBLIC HEARING:** The **Amador County Planning Commission** will hold a public hearing to make recommendations to the Amador County Board of Supervisors on the certification of the FEIR, the adoption of CEQA Findings of Fact and Statement of Overriding Considerations, adoption of a Mitigation Monitoring and Reporting Program; the adoption of the proposed Final Amador County General Plan, and the approval of the Implementation Plan. The proposed Final General Plan consists of nine elements, or chapters, that together meet State requirements for a general plan. These elements are: 1) land use, 2) circulation, 3) economic development, 4) conservation, 5) open space, 6) noise, 7) governance, 8) safety, and 9) housing. The proposed Final General Plan will also include an introduction chapter and a glossary. Due to statutory requirements, the Housing Element was updated on a different timeline under a separate California Environmental Quality Act (CEQA) review. The updated Housing Element, adopted on July 14, 2015 and certified by HCD on December 16, 2015, will be incorporated into the proposed Final General Plan upon its adoption. The proposed Final General Plan represents the County's policy for determining the

appropriate physical development and character of Amador County, and establishes an overall future development capacity. The environmental impact analysis in the FEIR is based on the change between existing conditions and those associated with likely development in accordance with the proposed Final General Plan by 2030. Review of the FEIR should focus on the responses to comments on the Draft EIR (Section 15089 of CEQA Guidelines).

All interested persons are invited to attend the public hearing and be heard thereon. If you are unable to attend the hearing, you may submit your comments in writing to the Amador County Planning Department at the address above. Letters of comment regarding this matter received by the County prior to the preparation of a Staff Report (generally the Tuesday prior to the meeting) will be mailed to each Planning Commissioner as part of the Staff Report. The Staff Report will be available online (typically the Friday prior to the meeting) for viewing at [www.amadorgov.org](http://www.amadorgov.org) in the "Agendas and Minutes" section. Letters received after the Staff Report has been mailed will be copied and circulated to each Commissioner just prior to the Public Hearing. However, be advised the Commissioners may not, due to time constraints, be able to give those letters submitted after the Staff Report is prepared, as detailed a review as those received earlier and it may be to your benefit to attend the hearing and summarize your concerns orally. Letters received will not be read aloud at the Public Hearing. If you have any questions or desire more information, please contact this office.

**NOTICE IS HEREBY FURTHER GIVEN** said public hearing will be held:

**DATE: Tuesday, July 19, 2016**  
**TIME: 7:00 p.m.**  
**PLACE: Board of Supervisors Chambers**  
**County Administration Center**  
**810 Court Street**  
**Jackson, California**

If you have any questions or desire more information, please contact the Planning Department, 810 Court Street, Jackson, CA, (209) 223-6380.

AMADOR COUNTY PLANNING DEPARTMENT  
DATE OF NOTICE: June 22, 2016

**NOTE: If you do not comment at the public hearing or hearings held on this project or submit written comments before the project is approved, and you later decide to challenge any aspect this proposed action in court, you may be limited to raising only those issues you raised at public hearings or have given in written correspondence delivered to the public entity conducting the hearing at, or prior to, the public hearing in which project approval will be considered.**