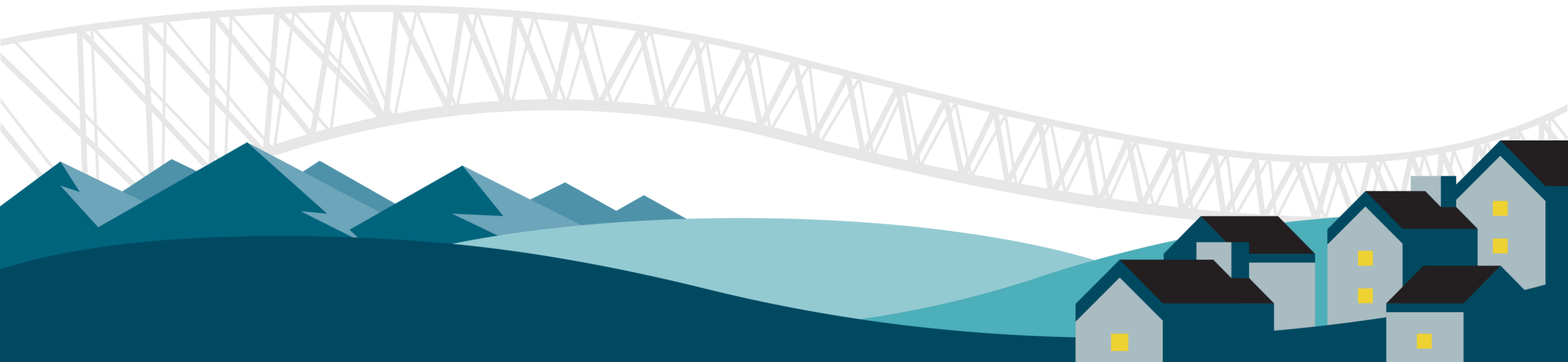


Amador County

Proposed Wicklow Specific Plan

Public Workshop

December 9, 2021



Agenda

1. Introductions
2. Purpose of Meeting
3. Overview of Specific Plan
4. Potential Project Objectives
 - a. Discussion and suggestions
5. Issue Identification
 - a. What is important to the community (traffic, shopping, parks etc.)?
6. Land Use Exercise
 - a. Constraints (drainage areas etc.).
 - b. Interactive discussion on potential land uses
7. Summary of feedback
8. Next Steps and Draft Schedule



Introduction

- County Staff
 - Chuck Beatty AICP, Planning Director
 - Krista Ruesel, Planner
- Management Advisory Services
 - Kathy Pease AICP, Planning Consultant
- AES-Montrose
 - Kelly Boyle, EIR Consultant

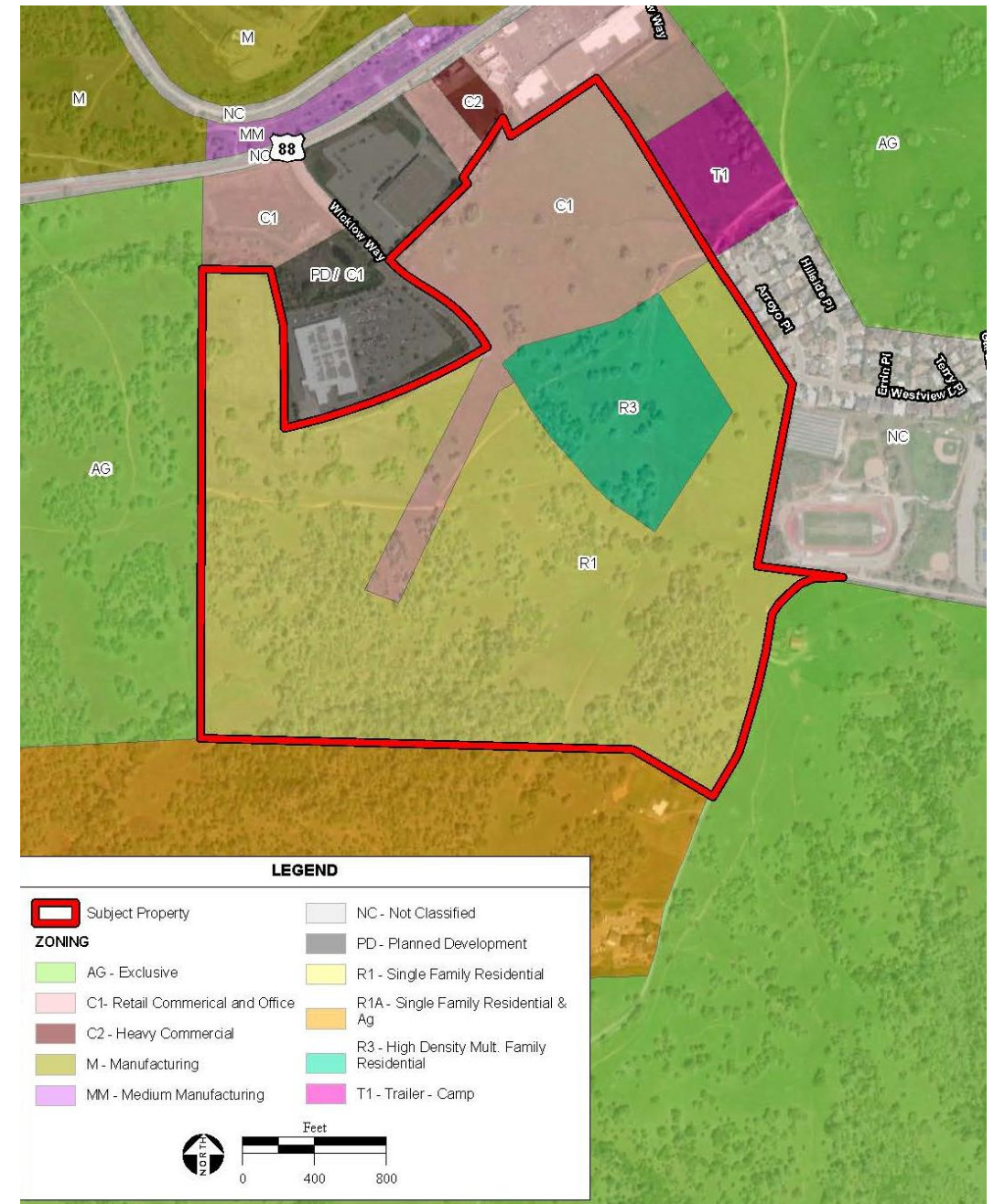


Site Location



Current Land Use Designation

- » Martell Regional Service Center
- » Zoned: Residential and Commercial
- » Largest potential area for high density housing and commercial uses.



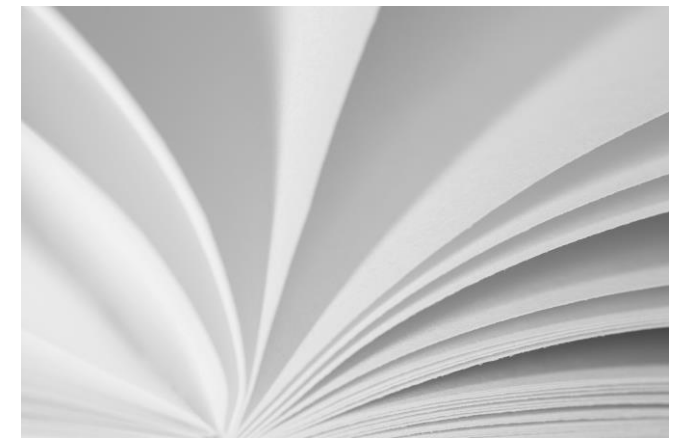
SB 2 and Local Early Agency Planning (LEAP) Grants

- » County received planning grants to help fund community input into developing 200-acre County owned property.
- » The grants are intended to facilitate housing development through the specific plan process.
- » Environmental Impact Report



What is a specific plan?

» A specific plan is a planning and regulatory tool intended to implement a city or county general plan through the development of policies, programs and regulations which provide an intermediate level of detail between the general plan and individual development projects.



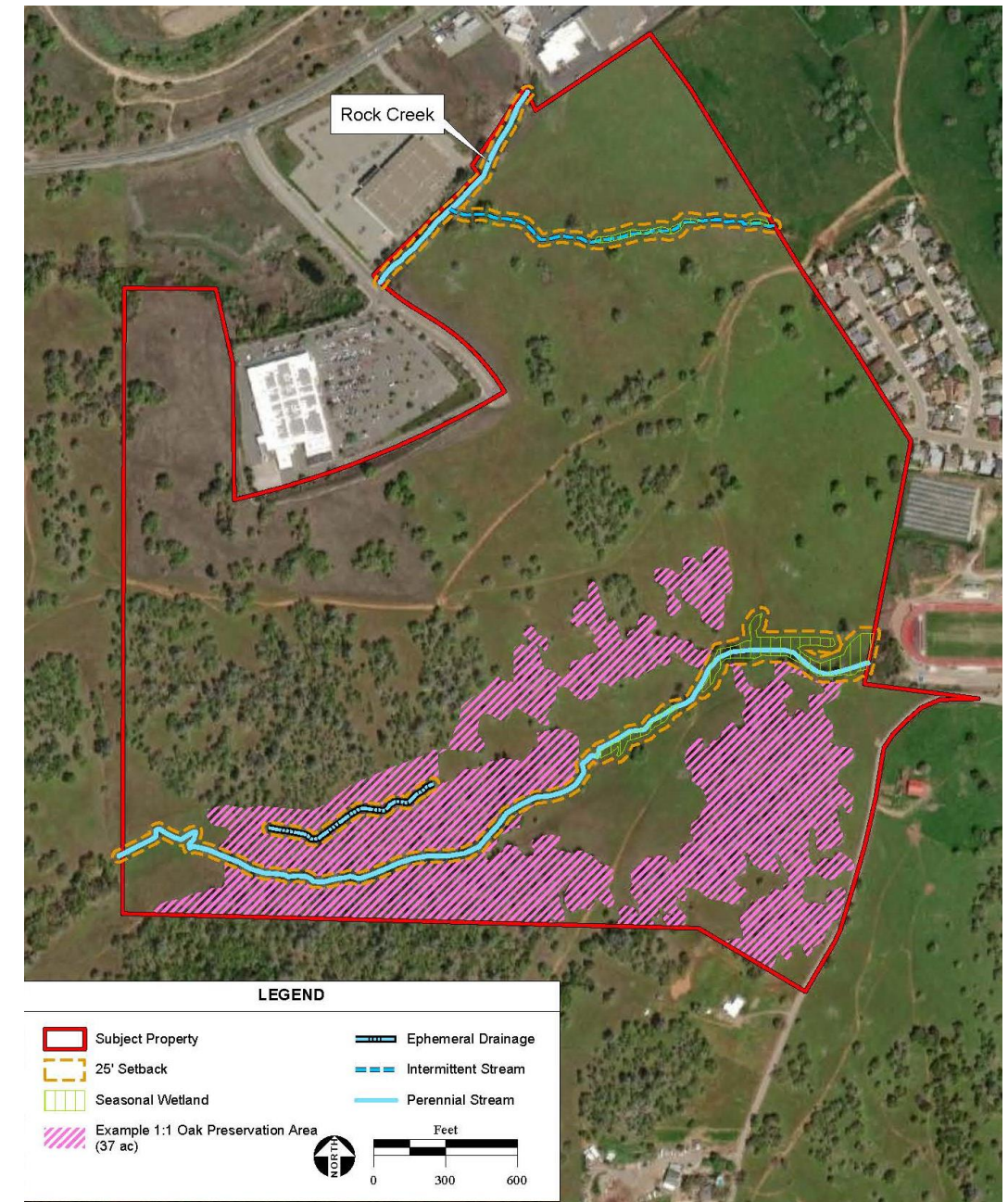
Potential Project Objectives

- » Identify and facilitate housing to meet County's share of its Regional Housing Needs Allocation (RHNA)
- » Economic Development- provide services for community and support growth to the economy.
- » Preserve opportunities for open space and oak preservation

» **Discussion and Suggestions?**

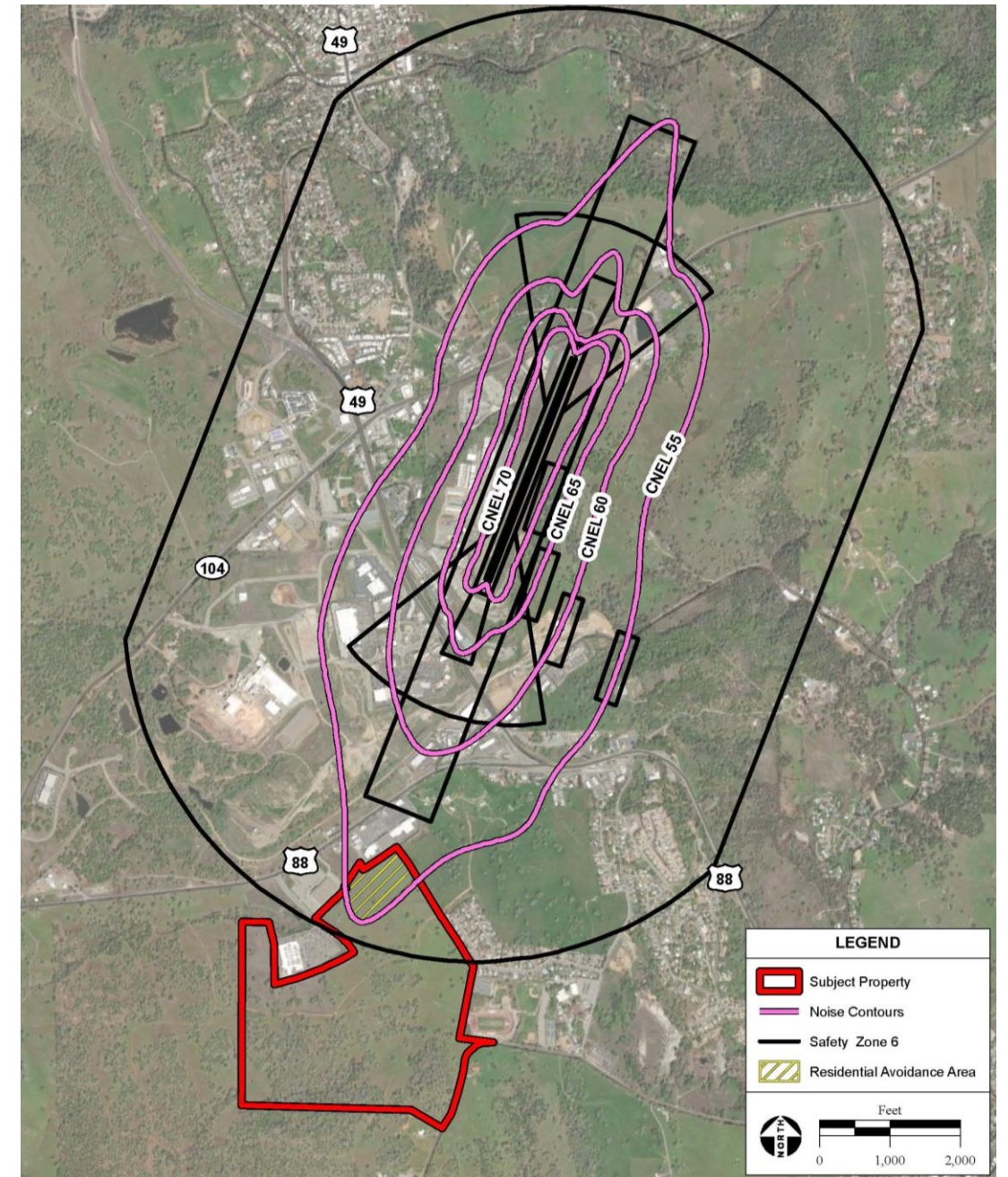
Constraints

- » Wetland and Drainage Corridors
- » Oak Woodland/ Sensitive Habitat
- » Airport Land Use Compatibility Zone/ Noise



Airport Land Use Constraints

» Northeastern corner includes Residential Avoidance Area



Issue Identification

» What is important to the Community?

- Traffic? Increased Shopping Opportunities? Quality Housing? Parks?

» Discussion and Suggestions?

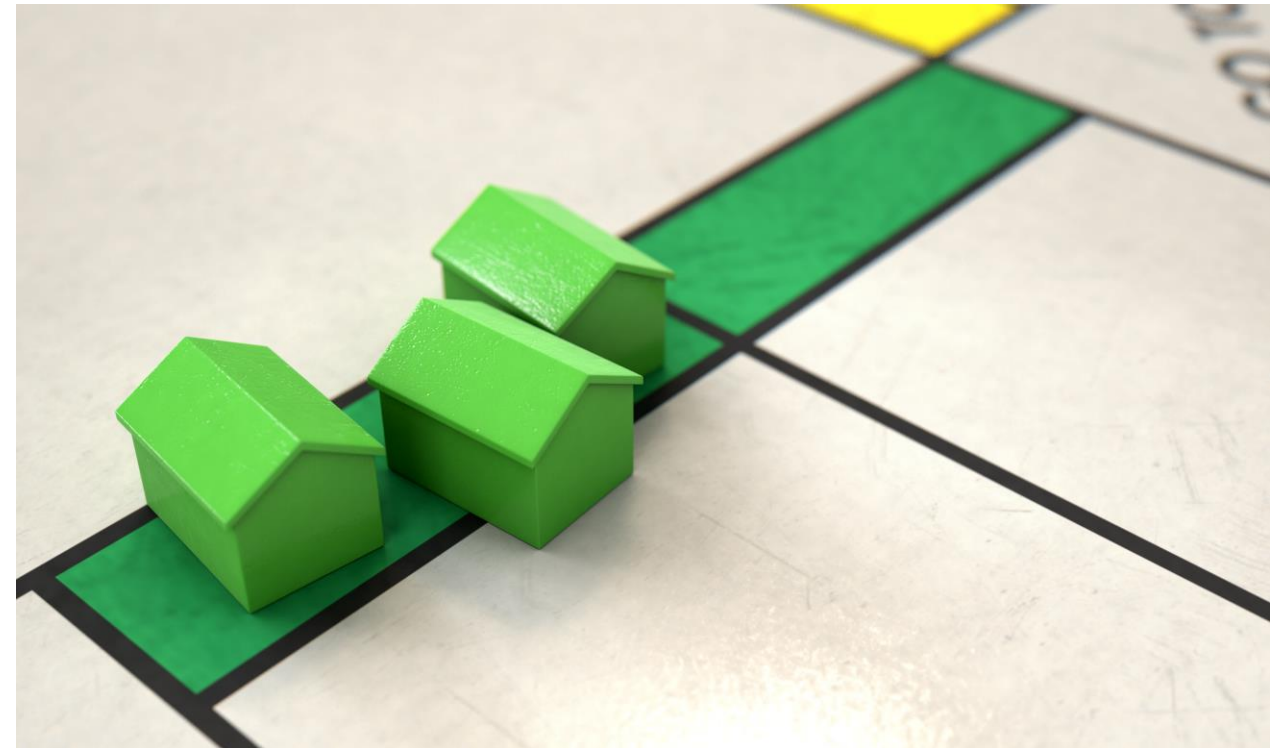


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Potential Development Scenarios

- » 100 acres for residential
- » 20 acres for utility easements/road right of way
- » 40-60 acres for parks and
- » open space
- » 30-60 acres for commercial, office and industrial.





Residential

Housing Type Example- Medium Density/Duplex



Housing Example- Higher Density



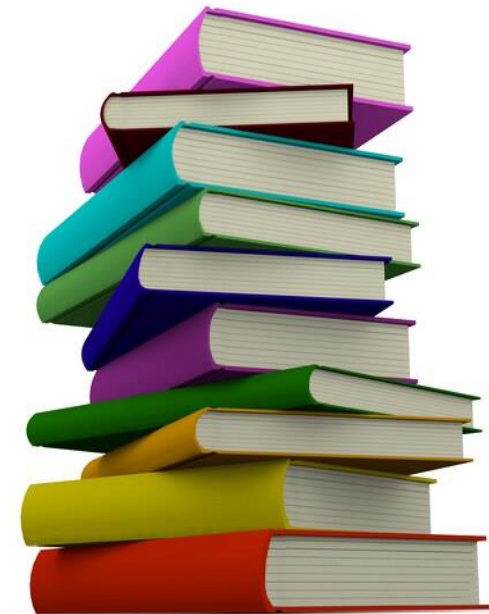
Break Out Session

» Opportunity to inform Land Uses
on the Site



Next Steps

- » Prepare Project Description
- » Draft Specific Plan
- » Prepare Technical Studies
- » Prepare CEQA/
Environmental Impact Report



Main Purposes of CEQA

- Provide information to decision makers and the public regarding environmental impacts of projects
- Identify ways to mitigate or avoid those impacts
- Identify and evaluate alternatives to the proposed project



Environmental Impact Report

- Project Description
- Environmental Setting
- Significant Environmental Effects
- Unavoidable Significant Adverse Effects
- Mitigation Measures
- Alternatives



Environmental Review Process (EIR)

» **PUBLIC SCOPING AND NOP**

- » Complete technical analyses (historic, traffic, noise, etc.)
- » Prepare “Administrative Draft” EIR and revise

» **DRAFT EIR CIRCULATED TO PUBLIC**

- » Comments received from public and agencies
- » Prepare Responses to Comments/Final EIR
- » FEIR circulated
- » Public hearings



Tentative Schedule

- Begin Outreach – December 2021
- Prepare Technical Studies- November 2021-May 2022
- Prepare Draft Documents June 2022-August 2022
- EIR Fall 2022



How to Provide Input

» Provide Written Comments:

Amador County

Planning Department

» Get on Mailing List for updates

» Call: (209) 223-6380 during normal business hours or

» Email: planning@amadorgov.org.