

TO LEDGER-DISPATCH FOR PUBLICATION AS 1/8 PAGE BLOCK AD ON FRIDAY, FEBRUARY 3 and FRIDAY, FEBRUARY 10, 2023

NOTICE OF PREPARATION AND EARLY CONSULTATION REVIEW
NOTICE OF SCOPING SESSION

NOTICE IS HEREBY GIVEN the Amador County Planning Commission will hold a public Scoping Session to solicit input on the potential environmental impacts of the Wicklow Way Specific Plan being prepared by Amador County. The Plan is the primary land use, policy, and regulatory document used to guide overall development of the 201-acre County-owned site. The Plan establishes a development framework for land use, circulation, utilities and services, resource protection, and implementation. All subsequent development is required to be consistent with the Plan. The Plan would provide space for the following land uses:

- 1) A total of 700 residential units with a range of densities on approximately 80 acres that would accommodate approximately 1,800 residents;
- 2) 26 acres for community commercial and civic uses;
- 3) 46 acres of open space;
- 4) 7 acres for parks and recreation;
- 5) 42 acres for public uses.

LOCATION: one mile west of the intersection of State Route 88 and State Route 49, situated between Walmart and Argonaut High School, within the Martell Regional Service Center. The project application materials are available for viewing at: <https://www.amadorgov.org/departments/planning/current-projects>

The California Environmental Quality Act (CEQA) Section 15082 states that once a decision is made to prepare an Environmental Impact Report (EIR), the lead agency (Amador County) must prepare a Notice of Preparation (NOP) that an EIR will be prepared. The purpose of the NOP is to provide sufficient information describing the proposed project and its potential environmental impacts to enable responsible agencies, trustee agencies, and other interested parties to prepare and or present a response regarding the scope and content of the information that should be included in the EIR. Agencies shall focus on the content of the environmental information that is within their particular statutory responsibilities related to the proposed project.

In addition, comments regarding the scope of environmental review are being solicited from the public. Topics examined under CEQA include, but are not limited to the following: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology and Water Quality, Land Use & Planning, Mineral Resources, Noise, Population & Housing, Public Services, Recreation, Transportation & Traffic, Utilities & Service Systems, Tribal Cultural Resources, and Wildfire Risks.

The Scoping Session will take place during a meeting of the Amador County Planning Commission on **Tuesday, February 14, 2023 at 7pm** in the Board Chambers of the Amador County Administration Building, 810 Court Street, Jackson, California, as well as via teleconference, accessible through this link: <https://us02web.zoom.us/j/5375128983> or by calling 1-669-900-6833 and using meeting ID# 537-512-8983.

Following this Scoping Session, a Draft EIR will be prepared to respond to the issues which have been raised by the public and responding agencies. Once the Draft EIR is complete, a public hearing will be held on the adequacy of the document. If the EIR is certified as adequately addressing environmental concerns, the County can then move forward with a decision to approve or deny the project.

All interested persons are invited to attend this Scoping Session and state their concerns. If you are unable to attend the meeting, you may submit your concerns in writing prior to 5:00 PM on February 28, 2023.

CHUCK BEATTY, PLANNING DIRECTOR
(AFFIDAVIT OF PUBLICATION, PLEASE)