

TO LEDGER-DISPATCH FOR PUBLICATION AS 1/8 PAGE BLOCK AD ON FRIDAY, FEBRUARY 02, 2024

NOTICE OF PREPARATION AND
NOTICE OF SCOPING MEETING

NOTICE IS HEREBY GIVEN the Amador County Planning Commission will hold a public Scoping Meeting to solicit input on the potential environmental impacts of the Goose Hill RV Park Project in preparation of an EIR being reviewed by Amador County. Zone Change from “X,” Special Use District, to “PD,” Planned Development District (ZC-19; 11-2), General Plan Amendment from A, Agricultural, to SPA, Special Planning Area General Plan Designation (GPA-19;11-1), and Use Permit for a 125-space Recreational Vehicle Park with associated uses (UP-19;11-2). The RV Park uses would include three shower/restroom units, two restroom units, a two-story 8,020 sq. ft. clubhouse including a manager’s residence, office, lounge area, meeting hall, convenience store, storage, and a restaurant for public use. The project site occupies 40-acres of the 105.21-acre parcel. (APN: 012-040-049)

LOCATION: The project site is located at 6080 Jackson Valley Rd. Ione, CA 95640. 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 Meeting will take place during a meeting of the Amador County Planning Commission on **Tuesday, February 13, 2024 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. The certification of an EIR as being adequate is not an indication the County will or will not approve the project; it simply means the environmental impacts have been fully disclosed and adequate mitigation measures have been recommended. 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 comments in writing prior to 5:00 p.m. on March 1.

2024 *Please keep comments focused on environmental impact issues at this preliminary stage of review rather than arguments for, or against, the project.*

If you have questions or desire more information, please view the project materials at **<https://www.amadorgov.org/departments/planning/current-projects>** or contact the Amador County Planning Department at (209) 223-6380 or planning@amadorgov.org.

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