

# Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 99102076

Lead Agency: Amador County

Project Title: Martell Business Park Master Plan Amendment

Project Location: Jackson Amador  
*City* *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The Martell Business Park Master Plan property (plan area) is located in an unincorporated area of western Amador County that is generally bounded by State Route (SR) 49, SR 88, and SR 104/Ridge Road. The Martell Business Park is classified in the County General Land Use Plan as Regional Service Center. The Master Plan is divided into four land use areas: (1) Commercial; (2) Light Manufacturing; (3) Medium Manufacturing; and (4) Office/Research and Development. Additionally, approximately 16 acres are preserved as open space. This project proposes an amendment to the previously approved Martell Business Park Master Plan. The proposed Master Plan Amendment also incorporates and updates the Martell Business Park Master Plan to reflect the actual development that has occurred within the planning area since the Master Plan was approved. Development in the plan area that occurred prior to the proposed Master Plan Amendment consists of Commercial Retail development located adjacent to SR 49. The proposed project corrects a surveying error in the approved Master Plan, redesignates areas to reflect as-built conditions, and includes other changes in land use designations to reflect market conditions for the area. Based upon an updated survey, the project area includes 14.66 acres of additional land compared to the approved Master Plan. The proposed changes would result in an increase of 14.67 acres of Commercial, a decrease of 5.87 acres Light Manufacturing, and a decrease of 8.8 acres of Medium Manufacturing, with no change in Office/Research and Development from the current conditions.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts related to air quality, energy, greenhouse gas emissions, and transportation were identified as having a potentially significant impacts in addition to those identified in the previous EIR. Impacts will be fully analyzed in the Subsequent EIR. Mitigation measures from the previous EIR were carried forward as appropriate.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy.

Please provide a list of the responsible or trustee agencies for the project.

N/A