

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Tentative Parcel Map No. 2907 Jess Project

Lead Agency: County of Amador

Contact Person: Nicole Sheppard

Mailing Address: 810 Court Street

Phone: (209) 223-6380

City: Jackson

Zip: 95642

County: Amador

Project Location: County: Amador

City/Nearest Community: lone

Cross Streets: Martin Lane / State Highway 88

Zip Code: 95640

Longitude/Latitude (degrees, minutes and seconds): 33 ° 30 ' 37 " N / 79 ° 53 ' 1 " W Total Acres: 215.46

Assessor's Parcel No.: 005-190-018

Section: _____

Twp.: 5

Range: 9E

Base: _____

Within 2 Miles: State Hwy #: 88

Waterways: _____

Airports: _____

Railways: _____

Schools: lone Elementary, lone Jr. High

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☒ Other: Williamson Act Contract Amendment**Development Type:**☒ Residential: Units 1 Acres 193.46☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☒ Industrial: Sq.ft. _____ Acres 22 Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

AG, Exclusive Agriculture & X, Special Use zoning / AG, Agricultural General & I, Industrial General Plan Designation

Project Description: (please use a separate page if necessary)

See attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # 10	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # 2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 12, 2026

Ending Date June 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Toma & Associates

Address: 41 Summit Street

City/State/Zip: Jackson, CA 95642

Contact: Matt Toma

Phone: (209) 223-0156

Applicant: Connie Jess, Jess Family Trust

Address: 4459 Jackson Valley Road

City/State/Zip: Idone, CA 95640

Phone: (209) 914-8511

Signature of Lead Agency Representative: 

Date: 6/12/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT NAME AND DESCRIPTION:

- 1) Tentative Parcel Map 2907 Jess, proposing the division of a ±215.46-acre parcel into 2 parcels, ±22 acres and ±193.46 acres in size;
- 2) Amendment to California Land Conservation Act Contract #412;
- 3) Zone Change ZC-26;3-1 from the AG, Exclusive Agriculture district to the X, Special Use district and X, Special Use district to the AG, Exclusive Agriculture district; and
- 4) General Plan Amendment GPA-26;3-1 from the AG, Agricultural General designation to the I, Industrial designation to align with the proposed parcel configuration. (APN: 005-190-018)

