



## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the Planning Commission of the City of Ione will hold a public hearing at 6:00 P.M. at its regular meeting on August 8, 2023, to give the public the opportunity to comment on the following items:

**Site Plan Review (PLN23-0002)** – Site plan review of the 702 Hunter Lane Rail Explorers Facility Project, a guided railbike facility located on APN 005-130-005, 702 Hunter Lane approximately 400 feet west of State Route CA-124 and adjacent to the Amador Central Railroad tracks.

The applicant, Rail Explorers, is requesting approval of a Site Plan Review permit in order to install and operate a guided railbike facility. The project is categorically exempt from CEQA review under CEQA Guidelines Section 15301, Existing Facilities, Section 15303, New Construction or Conversion of Small Structures, and Section 15304, Minor Alterations to Land.

**PURSUANT TO GOVERNOR NEWSOM'S EXECUTIVE ORDER N-25-20, THE PLANNING COMMISSION OF THE CITY OF IONE WILL BE CONDUCTING ITS MEETING BOTH IN PERSON AND VIA ZOOM CONFERENCE. THE CHAIR WILL CALL THE MEETING TO ORDER AND AT THE APPROPRIATE TIME WILL INVITE THE PUBLIC TO MAKE PUBLIC COMMENT VIA ZOOM AS WELL AS IN PERSON. PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD. WRITTEN COMMENTS MAY ALSO BE SUBMITTED TO THE CITY CLERK, CITY OF IONE, P.O. BOX 398, IONE, CA 95640 AND MUST BE RECEIVED NOT LATER THAN 6:00 P.M. TUESDAY, AUGUST 8, 2023.**

The staff report, site plan, and supporting materials will be available for public review on the City's website and at City Hall at least 72 hours in advance of the meeting. Interested persons should attend the Planning Commission meeting on Tuesday, August 8, 2023 at 6:00 p.m., in person or by Zoom conference, in order to make their comments known. A Zoom link will be provided on the Planning Commission agenda for August 8, 2023.

## NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to the City at, or prior to, this public hearing.

## ADA COMPLIANCE STATEMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 209-274-2412. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Dated: Friday, July 28, 2023  
Janice Traverso, City Clerk