

NOTICE OF AVAILABILITY AND INTENT TO ADOPT AN INITIAL STUDY / NEGATIVE DECLARATION FOR THE CAMPBELL TENTATIVE PARCEL MAP PROJECT (PROJECT)

**Project Location:** The Project is located in the City of Sutter Creek at 175 Sutter Hill Road at the intersection of Old Highway 49 and Sutter Hill Road Assessor Parcel Number (APN 018-270-010).

**Description of the Proposed Project:** The Project proposes a vesting tentative parcel map in which the 19.5 acre Commercially designated and zoned parcel with a planned development (pd) overlay would be split, creating a 5.26 acre commercial parcel on which Campbell Construction is currently located, and a 14.24 acre parcel to be rezoned and re-designated as RE – Residential Estate, with no (pd) overlay. Therefore, an amendment to both the General Plan Land Use designation and Zoning Map is required. The purpose of the tentative parcel map, rezone, and General Plan designation amendment are to create a residential parcel on which one single-family unit would be constructed. No new development is proposed on the existing commercially-used portion.

**Public Review and Comment Period:** The environmental document consisting of a CEQA Draft Initial Study/ Negative Declaration (IS/ND) is being circulated for public review and comment. Public agencies and interested members of the public are invited to review and comment on the document. The comment period begins on December 7, 2020. Comments should be submitted no later than 5:00 p.m. on Tuesday January 5, 2021.

Written comments may be sent by mail or email to:

Amy Gedney, City Manager  
City of Sutter Creek  
18 Main Street  
Sutter Creek, CA 95685  
[agedney@cityofsuttercreek.org](mailto:agedney@cityofsuttercreek.org)

This comment period is intended to provide those interested in or affected by this proposal an opportunity to make their concerns known prior to a decision being made by the Responsible official. Comments received in response to this solicitation, including names and address of those who comment, will be part of the public record for the Project. It is the responsibility of persons providing comments to submit them by the close of the comment period.

**Public Meeting:** The public is invited to attend a public meeting regarding the Project during the 7:00 PM City Council meeting on Monday, January 11, 2021 via Zoom: <https://us02web.zoom.us/j/3278978807> or dial by phone: 301-715-8592, Meeting ID: 327 897 8807. Staff will be available during the public meeting to answer questions about the Project.

Questions concerning the Project or public meeting can be directed to the Amy Gedney, City Manager at (209) 267-5647 or by email at [agedney@cityofsuttercreek.org](mailto:agedney@cityofsuttercreek.org)

**Copies of the Draft IS/ND:** A copy of the Draft IS/ND can be downloaded from the following website: <https://cityofsuttercreek.org/sutter-creek-planning-building/>. Paper copies of the Draft IS/MND are available for review at City Hall: 18 Main Street, Sutter Creek, CA 95865