

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: ZC-19;10-1 Regan R1 to C2

LEAD AGENCY: Amador County Board of Supervisors

PROJECT LOCATION: 12461 Jackson Gate Rd and 12454 Depot Rd, Jackson, northeast of the intersection of State Highway 49 and Jackson Gate Road.

PROJECT DESCRIPTION: Request for a Zone Change (ZC-19;10-1) from R1, Single Family Residential, to C2, Heavy Commercial, for ±0.74 combined acres to establish uniform zoning on the Jackson Gate North project site. The request seeks to rezone ±0.37 acres of APN 044-030-024 and ±0.37 of APN 044-030-026 from the R1, Single-family Residential zoning district to the C2, Heavy Commercial zoning district

PROJECT FINDINGS: There is no substantial evidence that the approval of the Zone Change, will have a significant adverse effect on the physical environment.

STATEMENT OF REASONS: The Planning Department notes the following:

1. The project is consistent with the Amador County General Plan at this location;
2. A review of the Zone Change request was conducted by the Technical Advisory Committee who, through their own research and the CEQA Initial Study, found this project will not have a significant effect on the environment and a Negative Declaration will be adopted and filed with the County Recorder.

PREPARATION OF STUDY: Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA, File No. **ZC-19;10-1 Regan R1 to C2**

PUBLIC COMMENTS: The Planning Commission will hold a public hearing on this project on **October 12, 2021** at 7:00 p.m. or as soon thereafter as can be heard at the County Administration Building, 810 Court Street, Jackson CA 95642.

Ruslan Bratan, Planner II

Date: **9/10/2021**

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