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ENDORSED  
FILED

OCT 15 2021

KIMBERLY L. GRADY, County Clerk  
AMADOR COUNTY

By M. MORRIS Deputy

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

**PROJECT:** TENTATIVE PARCEL MAP (TPM) 2899 Brusatori

**LEAD AGENCY:** Amador County Planning Department

**PROJECT LOCATION:** 13513 Shake Ridge Rd. Sutter Creek, CA 95685

**PROJECT DESCRIPTION:** Tentative Parcel Map #2899, proposes to divide ±12.53 acres into two parcels ±5.56 and ±6.97 acres in size. Proposed use of the parcels is residential, and both parcels will retain the X, Special Use District zoning and AT- Agricultural Transition General Plan Designation. (APN: 015-220-076)

**PROJECT FINDINGS:** There is no substantial evidence that the approval of the Tentative Parcel Map, subject to implementation of the proposed Conditions of Approval and Mitigation measures, will have a significant adverse effect on the physical environment.

**STATEMENT OF REASONS:**

1. The project is consistent with the Amador County General Plan and zoning district at this location,
2. The site is physically suitable for the type and density of the development proposed;
3. The tentative map does not conflict with any easements of record acquired by the public at large;
4. A review of the Use Permit 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 due to the mitigation measures and conditions incorporated and a Mitigated Negative Declaration will be adopted and filed with the County Recorder.
5. The approval of this Tentative Parcel Map by the Planning Commission is sanctioned by County Code Title 17 for Divisions of Land and that the establishment, maintenance or operation of the project applied for will not under any circumstances be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County, due to the implementation of proposed Conditions of Approval and Mitigation Measures.
6. Approval of the tentative map is contingent on the required findings for discretionary approvals in the Agricultural-Transition general plan land use classification (County Code Section 19.50.030): A) Feasible measures will be implemented to mitigate the project's significant adverse impacts, if any, on adjoining or nearby agricultural or timberlands and operations and to minimize the likelihood of those lands converting to nonagricultural or non-timberland uses; and B) Any parcels subject to the county action remain suitable for rural ranchettes, limited animal husbandry, and family garden, orchard, or supplementary agricultural income. (Ord. 1777 §2 (part), 2018).

**PUBLIC COMMENTS:** The Amador County Planning Commission will conduct a public hearing on the matter on November 9, 2021 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642. The Planning Commission will also be conducting this meeting via teleconference. We strongly encourage the public to participate from home by calling in using the following number: 1-669-900-6833, Meeting ID 537-512-8983#, OR via the internet at the following link: <https://us02web.zoom.us/j/5375128983>.

*Krista Ruesel*

10/15/2021

Krista Ruesel, Planner

Date

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