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## NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

**LEAD AGENCY:** Calaveras County Planning Department  
891 Mountain Ranch Rd.  
San Andreas, CA 95249  
(209)754-6394

### **2021-023 Zoning Amendment for April Johnson**

The applicant is requesting to amend the zoning of a 0.49 acre parcel in Avery from CP-PD (Professional Office – Planned Development) to C1-PD (Local Commercial – Planned Development) for the purpose of allowing a retail bicycle sales and service business to be located within the existing structure on the parcel. The subject property is located at 33 Avery Sheep Ranch Road. APN: 030-016-012 is a part of Section 18, T04N, R15E, MDM.

**NOTICE IS HEREBY GIVEN** that the Calaveras County Planning Department has prepared a Negative Declaration, pursuant to the requirements of the California Environmental Quality Act (CEQA), for the above described project.

**PUBLIC REVIEW PERIOD:** A 30 day public review period for the Negative Declaration will commence on October 20, 2021 through November 19, 2021 for interested individuals and public agencies to submit written comments on the document. Any written comments on the Negative Declaration must be received at the above address within the public review period. Comments can also be made during the public hearing. Copies of the Negative Declaration and Initial Study are available for review at the above address or by contacting the project planner, Tim Pitt, Planner II.

Pursuant to Government Code 65009, if anyone challenges the above listed issues in a court of law, the challenge may be limited to raising only those issues you or someone else raise at the public hearing described in this notice, or in written correspondence delivered to the Commission, at or prior to, the public hearing. You are welcome to review the application at the Calaveras County Planning Department during normal working hours, 8:00 a. m. to 4:00 p. m., Monday through Friday except county holidays. Copies of the project file and staff report can be purchased at the Planning Department for the cost of making the copies.

Date of Notice – October 20, 2021