

# Notice of Exemption

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To:  Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

From: City of Sutter Creek  
18 Main Street  
Sutter Creek, CA 95685

County Clerk  
County of Amador  
810 Court Street  
Jackson, CA 95642

**Project Title:** Vesting Tentative Parcel Map #2902, 260/258 Gopher Flat Road, Lot split  
Bradley Pearson & Ximena Ortiz: 4521 Holiday Hill Ct, Shingle Springs, CA 95682

**Project Location – Specific:** 260/258 Gopher Flat Road (APN 040-220-039)

**Project Location – City:** Sutter Creek

**Project Location – County:** Amador

## Description of Nature, Purpose, and Beneficiaries of Project:

Vesting Tentative Parcel Map #2902 proposes to split an existing 12,970 square foot lot (0.30 acre) with an existing duplex into two lots so that each duplex unit is on its own separate lot. Lot 2A would be 5,984 square feet (0.14 acre) and Lot 2B would be 6986 square feet (0.16 acre). General Plan Designation: RM Residential Medium Density (no change). Zoning: R-2 Two Family Dwelling. No alteration to the duplex unit is proposed, and no change to the land or drainage area would occur. Appropriate setbacks are maintained with an allowed zero lot line between each duplex unit. A public utility easement is established to ensure each unit's utility lines are accessible. The action is consistent with the General Plan and Zoning Code.

**Name of Public Agency Approving Project:** City of Sutter Creek

**Name of Person or Agency Carrying Out Project:** City of Sutter Creek

## Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1);15268);
- Declared Emergency (Sec. 21080(b)(3);15269(a));
- Emergency Project (Sec. 21080(b)(4);15269(b)(c));
- Categorical Exemption. Section 15315. Class 15. Minor Land Divisions.
- Statutory Exemptions. State code number:

**Reasons why project is exempt:** Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, the parcel does not have an average slope greater than 20 percent, and the parcel is developed with a duplex unit, with this action allowing each unit to be located on a separate lot as allowed in the City of Sutter Creek Zoning Code (R-2). The proposed division is compliant with all the requirements.

**Lead Agency Contact Person:** Amy Gedney, City Manager

Phone: (209) 267-5647

## If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: Amy Gedney Date: 1/20/22 Title: Town Manager

Signed by Lead Agency Date received for filing at OPR:

Signed by Applicant POSTED: \_\_\_\_\_