

ENDORSED
FILED

MAY 31 2023

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By M. MORRIS Deputy

**MITIGATED NEGATIVE DECLARATION
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

PROJECT: Tentative Parcel Map PM 2903, General Plan Amendment GPA-21;10-2, and Zone Change ZC-21;10-2 Del Rapini

LEAD AGENCY: Amador County Planning Department

PROJECT LOCATION: ±300 ft. Southwest of the intersection of Ridge Rd. and Hwy 88 in Pine Grove, CA

PROJECT DESCRIPTION: Tentative parcel map application PM 2903 Del Rapini, proposing a division of a 6.39-acre parcel into three parcels and Boundary Line Adjustment with adjacent parcel resulting in Readjusted Lot 1 (2.57 acres), Lot 4A (1.71 ac.), Lot 4B (1.59 ac.) and Lot C (2.52 ac.); as well as a General Plan Amendment of a ±3-acre portion of proposed Lots 4B and 4C from the RL, Residential Low Density General Plan Designation to TC, Town Center General Plan Designation (GPA-21;10-2 Del Rapini); and Zone Change Application for the same ±3-acre portion of Proposed Lots 4B and 4C from R1, Single-family Residential Zoning District to C2, Heavy Commercial Zoning District (ZC-21;10-2 Del Rapini). APN: 030-740-022)

PUBLIC HEARING: The Amador County Planning Commission conducted a public hearing on the matter on April 11, 2023 at 7:00 p.m. in the Board Chambers of the County Administration Center, 810 Court Street, Jackson, CA, 95642.

PROJECT FINDINGS:

1. Given that Section 66474 of the California Subdivision Map Act requires a County to deny approval of a tentative map if it makes any of the following findings:
 - a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.
 - b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - c. That the site is not physically suitable for the type of development.
 - d. That the site is not physically suitable for the proposed density of development.
 - e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
 - f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.
 - g. That the design of the subdivision or type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision.

2. The above Findings (a) through (g) do not apply to Tentative Parcel Map 2903 in that:
 - a. The proposed map is consistent with the Amador County General Plan (existing and proposed).
 - b. There are no proposed improvements of the proposed subdivision inconsistent with the General Plan (proposed).
 - c. The site is physically suitable for commercial development and is compatible with surrounding residential and commercial area.
 - d. The site is appropriate for the specified density of development as provided in the Amador County General Plan (proposed).
 - e. The CEQA Initial Study for Tentative Parcel Map 2903 determined that potential environmental impacts from the design of the subdivision or the proposed improvements will be mitigated to less than significant levels with implementation of the proposed Mitigation Measures and Conditions of Approval – see attached conditions/mitigation measures.


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- f. The CEQA Initial Study prepared for Tentative Parcel Map 2903 determined that no potentially serious health impacts were identified from the project.
 - g. No conflicts with easements acquired by the public at large, for access through or use of property within the proposed subdivision have been identified.
3. Additionally, Government Code Section 66474.02 requires findings when approving a Parcel or Subdivision Map that is located in a state responsibility area (SRA) or a very high fire hazard severity zone (VHFHSZ). Those findings are:
 - a. The design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any application regulations adopted by the State Board of Forestry and Fire protections pursuant to Sections 4290 and 4291 of the Public Resources Code;
 - b. Structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - i. A county, city, special district, political subdivision of the state, or other entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.
 - ii. The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
 - c. To the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.
 4. The project, as proposed, is consistent with the proposed Amador County General Plan and Zoning District at this location, the site is physically suitable for the type and density of the development proposed; the tentative map does not conflict with any easements of record acquired by the public at large, and the approval of this Tentative 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 the circumstances of the particular case be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county with the implementation of the proposed Conditions of Approval and Mitigation Measures.
 5. On the basis of the administrative record presented, the Planning Commission finds that there is no substantial evidence that the project will have a significant environment and that the Mitigated Negative Declaration included in the Staff Report reflects the Commission's independent judgement and analysis.

PREPARATION OF STUDY: Information on file with the Amador County Planning Department, 810 Court Street, Jackson, CA 95642; (209)223-6380; File No. Tentative Parcel Map PM 2903, General Plan Amendment GPA-21;10-2, and Zone Change ZC-21;10-2 Del Rapini



 Chairperson
 Amador County Planning Commission

4/11/23

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