

ENDORSED
FILED

AUG 12 2026

KIMBERLY L. GRADY, County Clerk
AMADOR COUNTY

By M. MORRIS Deputy

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Amador, County Clerk

810 Court St.

Jackson, CA 95642

From: (Public Agency): County of Amador

810 Court St.

Jackson, CA 95642

(Address)

Project Title: Subdivision Map 189 and Zone Change ZC-26;1-2 Civitas Development LLC

Project Applicant: Civitas Development, LLC

Project Location - Specific:

2 parcels located directly southwest of the intersection of Kirkwood Meadows Dr. and I

Project Location - City: Unincorporated County Project Location - County: Amador County

Description of Nature, Purpose and Beneficiaries of Project:

Subdivision Map 189 and Zone Change ZC-26;1-2, submitted by Civitas Development LLC, proposing the division of two (2) parcels totaling 2.35 acres into ten (10) lots ranging from 5,260 sq. ft. to ± 1.04 -acres in size. Nine lots are proposed for single-family dwellings, and one lot is proposed for a clubhouse, pool, 3 employee housing units, and snow storage. The current zoning designation is PD (MF-C), Planned Development (Multi-family and Commercial), proposed to be changed to PD (R1), Planned Development (Single-family Residential). (APNs 026-270-021 and 026-270-022).

Name of Public Agency Approving Project: County of Amador

Name of Person or Agency Carrying Out Project: Civitas Development, LLC

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. State type and section number: CEQA section 16183/15182
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Tentative Parcel Map No. 189 includes a significant reduction in scope from the originally approved project. No changes in the project scope would require major revisions of the environmental impact report, occur with respect to the circumstances under which the original project was approved (TSM 137), nor has any new information become available that would require additional environmental review beyond which was performed with the original approved project. The Commission hereby finds that nothing has changed that would alter the 2006 or 2016 findings or make Tentative Map 189 inconsistent with the planning documents, and that these planning documents are not inconsistent with each other. A review of the Use Permit was conducted by staff and found the project is not subject to CEQA per the following exemptions: Section 16183 "Projects Consistent with a Community Plan." CEQA mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. 6. The Commission finds that the CEQA Guidelines section 15182 exemption for residential projects implementing specific plans applies to this tentative map extension because the project is in conformity with the Kirkwood Specific Plan.

Lead Agency

Contact Person: Krista Ruesel, Planner

Area Code/Telephone/Extension: 209.223-6803

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: [Signature] Date: 6/9/26 Title: CHAIR

Signed by Lead Agency

Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

File No. 0308122026-021
Posted On 08/12/2026
Posting Removed _____



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

03 — 08/12/2026 — 021

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

Office of Planning & Research - County of Amador

LEAD AGENCY EMAIL

kruesel@amadorcounty.gov

DATE

08/12/2026

COUNTY/STATE AGENCY OF FILING

Amador

DOCUMENT NUMBER

0308122026021

PROJECT TITLE

Subdivision Map 189 & Zone Change ZC-26; 1-2 Civitas Development

PROJECT APPLICANT NAME

Civitas Development LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

()

PROJECT APPLICANT ADDRESS

160 Pacific Ave Ste 204

CITY

San Francisco

STATE

CA

ZIP CODE

94111

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency☐ School District☐ Other Special District☐ State Agency☒ Private Entity**CHECK APPLICABLE FEES:**☐ Environmental Impact Report (EIR)

\$4,227.50

\$ 0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$3,043.75

\$ 0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437.25

\$ 0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$ 0.00

☒ County documentary handling fee

\$ 50.00

☐ Other PAID TO PLANNING

\$

PAYMENT METHOD:☐ Cash☐ Credit☐ Check☒ Other**TOTAL RECEIVED**

\$ 50.00

SIGNATURE

X

R

AGENCY OF FILING PRINTED NAME AND TITLE

M. Morris, Sr. Deputy Clerk