



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

LEAD AGENCY: Calaveras County Planning Department
891 Mountain Ranch Rd.
San Andreas, CA 95249

2022-039 & 2022-040 General Plan Amendment and Zoning Amendment for Dorene and Steve Humason:

The applicants are requesting approval of a Zoning Amendment (ZA) and General Plan Amendment (GPA) for a 0.31-acre parcel in Murphys. They are proposing to amend the zoning from Professional Offices (CP) to Multiple-Family Residential (R3), and the general plan designation from Commercial (C) to Residential Medium Density (RMD). The parcel is currently developed with a single-family residence. The applicants have stated that the intent of the ZA and GPA is to allow the existing single-family residence to continue being used as a single-family residence. Without this proposed change, the property will be designated as non-conforming and would require an approved Conditional Use Permit for future additions or modifications. Additionally, such designation, in the applicant's opinion, would make it difficult to sell the property if necessary. No further development of the parcel is proposed as part of this project.

The subject parcel is located at 73 Mitchler Avenue, Murphys, CA. APN 068-020-065 is located in a portion of Section 5, T03N, R14E, 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 **July 11, 2023, through August 10, 2023**, 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 Planning Department.

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 – July 11, 2023