



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

2023-033 Zoning Amendment & 2024-038 Height Variance for St. Charles Hospitality LLC:

The applicant is requesting approval of a Zoning Amendment (ZA) for a vacant 2.96-acre parcel (APN 042-031-017) in San Andreas. They are proposing to amend the zoning from Multiple-Family Residential (R3) to General Commercial (C2). The applicant proposes to merge the subject parcel and the adjacent parcel (APN 042-030-014), zoned C2, to develop a 79-room hotel (45,220 square feet) and separate restaurant (2,527 square feet) on a combined 4.14-acre site. The applicant has also requested a height variance to allow the hotel to encroach 8' 1" into the 45' height limitation.

The project will be located at 236-300 East St. Charles Street (Assessor Parcel Numbers 042-030-014 and 042-031-017, respectively) in the unincorporated town of San Andreas, the county seat of Calaveras County. The parcels are a portion of Section 17, T04N, R12E, MDM.

NOTICE IS HEREBY GIVEN that the Calaveras County Planning Department has prepared a Mitigated 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 Mitigated Negative Declaration will commence on **August 16, 2024, through September 16, 2024**, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address or by the project planner, Katherine Stefani, via email at kstefani@calaverascounty.gov within the public review period. Comments can also be made during the public hearing. Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address during normal working hours, 8:00 a.m. to 4:00 p.m., Monday through Friday except county holidays, on the County's website at <https://planning.calaverasgov.us/Projects>, 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 can be purchased at the Planning Department for the cost of making the copies.

Date of Notice – August 16, 2024