

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

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

Lead Agency: Calaveras County Planning Department

Contact Name: Katherine Stefani

Email: kstefani@calaverascounty.gov Phone Number: (203) 754-6394

Project Location: San Andreas (unincorporated) Calaveras  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

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 four-floor, 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

**Biological Resources:** The project site provides suitable habitat to support several special-status plants and wildlife species as well as wildlife corridors. Impacts are anticipated from the project. Implementing MM BIO-1 through MM BIO-10 would make habitat impacts less than significant. MM BIO-11 with applicable permits, would minimize/avoid impacts to observed seep and associated wetlands and plants. MM BIO-12 and General Plan requirements would reduce impacts to oak woodlands and trees, making them less than significant.

**Cultural Resources:** Construction activities may unearth undiscovered cultural and human remains. If found, MM CUL-1 and MM CUL-2 would ensure the remains are removed from the site properly, based on applicable regulations.

**Geology and Soils:** Construction may unearth undiscovered paleontological resources. MM GEO-1 would ensure that all paleontological resources are removed from the site properly, based on applicable regulations.

**Tribal Cultural Resources:** If human remains or associated funerary objects are discovered, MM TCR-1 and MM TCR-2 would ensure that impacts to human remains and funerary objects would be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy.

Provide a list of the responsible or trustee agencies for the project.

Air Resources Board  
Caltrans District 10  
Fish & Wildlife Region 2  
Native American Heritage Commission  
Regional WQCB #5  
SWRCB: Water Quality