

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 2023-033 Zoning Amendment & 2024-038 Variance St. Charles Hospitality LLCLead Agency: Calaveras CountyContact Person: Katherine Stefani - Planner IIMailing Address: 891 Mountain Ranch Road, Bldg. EPhone: (209) 754-6394City: San Andreas, CAZip: 95249County: Calaveras**Project Location:** County: CalaverasCity/Nearest Community: San AndreasCross Streets: East St. Charles Street and Hathaway PlaceZip Code: 95249Longitude/Latitude (degrees, minutes and seconds): 38 ° 11 ' 35 " N / 120 ° 40 ' 40 " W Total Acres: 4.14Assessor's Parcel No.: 042-030-014, 042-031-017Section: 17 Twp.: 4N Range: 12E Base: San AndreasWithin 2 Miles: State Hwy #: 49Waterways: Murray and San Andreas Creek, North and South Fork Calaveras River, New Hogan Lake

Airports: _____

Railways: BNSF Railway Schools: See Summary Attachment**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Variance

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 47,749 Acres 4.14 Employees 18
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Community Center (CC)/General Commercial (C2) and Multiple Family Residential (R3)

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/16/24 Ending Date 9/16/24

Lead Agency (Complete if applicable):

Consulting Firm: <u>Ultrasystems Environmental Inc.</u>	Applicant: <u>St. Charles Hospitality LLC</u>
Address: <u>16431 Scientific Way</u>	Address: <u>1484 Pollard Road #264</u>
City/State/Zip: <u>Irvine, CA 92618</u>	City/State/Zip: <u>Los Gatos, CA 95032</u>
Contact: <u>Betsy A. Lindsey, Principal</u>	Phone: <u>408-335-0965</u>
Phone: <u>949/788-4900 x 227</u>	

Signature of Lead Agency Representative: Katherine Stefani

Digitally signed by Katherine Stefani
Date: 2024.08.15 08:18:22 -0700

Date: 8-15-24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Summary Attachment

Schools within two miles of the project site:

- San Andreas Elementary School (0.5 miles)
- The Resource Connection Early Head Start Center (0.9 miles)
- My Own School (0.8 Miles)
- Calaveras High School (0.7 miles)
- Calaveras River Academy (1.5 miles)
- Mountain Oaks School (1.4 miles)