

Notice of Determination

Appendix D

To:
 Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Calaveras
 Address: 891 Mountain Ranch Road
 San Andreas, CA 95249

From:
 Public Agency: Calaveras County
 Address: 891 Mountain Ranch Road
 San Andreas, CA 95249
 Contact: Katherine Stefani
 Phone: 209-754-6394

Lead Agency (if different from above): _____
 Address: _____
 Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024080689
 Project Title: 2023-033 Zoning Amendment and 2024-038 Variance
 Project Applicant: St. Charles Hospitality, LLC
 Project Location (include county): 236 & 300 E. St. Charles St., San Andreas, Calaveras County, CA

Project Description:

The applicant is requesting approval of a Zoning Amendment (ZA) for a vacant 2.69-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-story, 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 closest cross street to the project site is the Treat Ave and E. St. Charles St intersection.

This is to advise that the Calaveras County Board of Supervisors has approved the above Lead Agency or Responsible Agency

described project on December 10, 2024 and has made the following determinations regarding the above (date) described project.

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
Calaveras County Planning Department, 891 Mountain Ranch Road, San Andreas CA 95249

Signature (Public Agency): K. Stefani Title: Planner II

Date: 12/10/2024 Date Received for filing at O **FILED**

County of Calaveras
 Rebecca Turner, County Clerk-Recorder
05-2024-062 FISH
 12/10/2024 Pages: 1
 Fee: \$ 2966.75

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

ssimpson
ssimpson, Deputy Clerk

