

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

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

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

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): [Signature] 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.

[Signature]
ssimpson, Deputy Clerk

