



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

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

2023-028 Zoning Amendment for Allen Sender

The application proposes to amend the zoning of a 0.15-acre parcel (APN 036-005-009) from R1 (Single-Family Residential) to C1 (Local Commercial) to accommodate a proposed 4,500 square foot expansion of the retail grocery and hardware store on the adjacent C1 zoned parcel, APN 036-006-027.

The subject parcel, APN 036-005-009, is located at 8183 Garabaldi Street in Mountain Ranch and the adjacent parcel, where the commercial addition is proposed, is located at 8151 Garabaldi Street (APN 036-006-027). The parcels are a portion of Block 1 of the El Dorado Townsite.

NOTICE IS HEREBY GIVEN that the Calaveras County Planning Department has prepared a 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 Negative Declaration will commence on **October 23, 2024, through November 25, 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 – October 23, 2024