NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

2025-0031 GPA, ZA, TPM, CUP Valley Springs Commercial Project

An application has been received by the Calaveras County Planning Department requesting a General Plan Amendment from Industrial/Commercial (I/C) to Commercial (C) and a Zoning Amendment from General Commercial/Business Park (C2/M4) to General Commercial (C2) for the subject parcel. A concurrent Tentative Parcel Map is requested to divide the 32.3-acre subject parcel into a total of five parcels, four of which would be developed under the proposed project. The project would include construction of a drive-through coffee shop, gas station with six fuel pumps, a convenience store, and a car wash, a drive-through fast-food restaurant, a diner, and an oil change shop. A Conditional Use Permit is also requested to allow for the proposed gas station, convenience store, car wash, and drive-throughs in the C2 zone. The subject parcel is located approximately 1,040 feet south of the State Route (SR) 26 and SR 12 intersection and immediately west of SR 26 and Nove Way in Valley Springs. APNs 046-016-091 and 046-016-092 are located in Section 24, T4N, R10E, of the MDB&M. The project site is not known to contain any significant hazardous waste contamination under Section 65962.5 of the Government Code.

NOTICE IS HEREBY GIVEN that the Calaveras County Planning Department has prepared a Mitigated 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 Mitigated Negative Declaration will commence on November 6, 2026, through December 7, 2026, 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 MFlandreau@calaverascounty.gov within the public review period. Copies of the Mitigated Negative Declaration and Initial Study are available for review at the above address 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 and staff report can be purchased at the Planning Department for the cost of making the copies.

Date of Notice – November 6, 2026