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## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

### **2022-003 Conditional Use Permit for Joe Plum:**

The applicant is requesting approval of a Conditional Use Permit (CUP) to construct four (4) self-storage buildings, totaling an additional 33,000 square feet. The parcel is zoned Rural Commercial (RC). A self-storage facility is a conditional use in the RC zone. Existing development on the parcel consists of seven (7) self-storage buildings totaling 39,500 square feet and one (1) sales office. The existing facility currently operates under two CUPs. The facility was originally approved in 1986 by CUP 86-09 and a subsequent CUP in 1999 (99-55) permitted the expansion of the facility. This proposal would modify the existing CUP from 1999 by allowing the construction of four (4) additional self-storage buildings, for a total 72,500 square feet. The subject parcel is located at 33 Copper Cove Court, Copperopolis, CA. APN 061-040-009 is 5.42 acres in the SW ¼ of the NE ¼ of Section 13, T01N, R12E, MDM. In compliance with CEQA, this notice discloses that there are no listed toxic sites present on site.

**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 22, 2022 through December 22, 2022** 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 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 or by contacting Katherine Stefani in the Planning Department at [kstefani@co.calaveras.ca.us](mailto:kstefani@co.calaveras.ca.us) or (209)754-6394.

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 17, 2022