



CALAVERAS COUNTY PLANNING DEPARTMENT
891 Mountain Ranch Road,
San Andreas, California 95249
(209) 754-6394

Planning Commission Staff Report

Hearing Date	February 9, 2023
Project Number/Name	CUP 2022-003 for Joe Pluim
Supervisory District Number	District 4, Amanda Folendorf
Assessor's Parcel Number(s)	061-040-009
Planner	Katherine Stefani, Planner I

Date: January 27, 2023

PROJECT DESCRIPTION: The applicant is requesting approval of a Conditional Use Permit (CUP) to construct four (4) additional self-storage buildings, totaling approximately 33,000 square feet, at an existing ministorage warehouse facility.

APPLICANT: Joe Pluim, 15256 Camino Del Parque, Sonora, CA 95370

LANDOWNERS: PMW Properties, LLC, 15256 Camino Del Parque, Sonora, CA 95370

PROJECT LOCATION: The subject property is a 5.42-acre parcel located at 33 Copper Cove Court in Copperopolis. APN 061-040-009 is a portion of Section 13, T01N, R12E, MDM.



Figure 1 - Aerial Map (Boundary lines are approximate)

ANALYSIS:

The applicant is requesting approval to modify an existing CUP to construct four (4) additional self-storage buildings, totaling approximately 33,000 square feet, at an existing ministorage facility. Existing development on the parcel consists of seven (7) ministorage buildings totaling 39,500 square feet and one (1) sales office. The original CUP, 86-09, was approved in 1986 and a subsequent CUP in 1999 (99-55) permitted the expansion of the facility. A total of 39,500 square feet has been constructed to date. The project site is visible from O'Byrnes Ferry Road.

The proposed parcel is zoned Rural Commercial (RC) and located in the Commercial (C) land use designation (LUD). The intent of the RC zone is to provide land for commercial use in small towns, community centers, and isolated areas. Calaveras County Code Section 17.30.030 of the County zoning ordinance allows ministorage warehouses with the approval of a CUP. The CUP is a discretionary permit and shall be reviewed consistent with Title 17 of said county code. The purpose of a CUP is to provide the general public with an opportunity to review a proposed land use that is generally consistent with the purpose of the base zoning district, but has the potential to cause conflicts with neighboring land use and zoning.

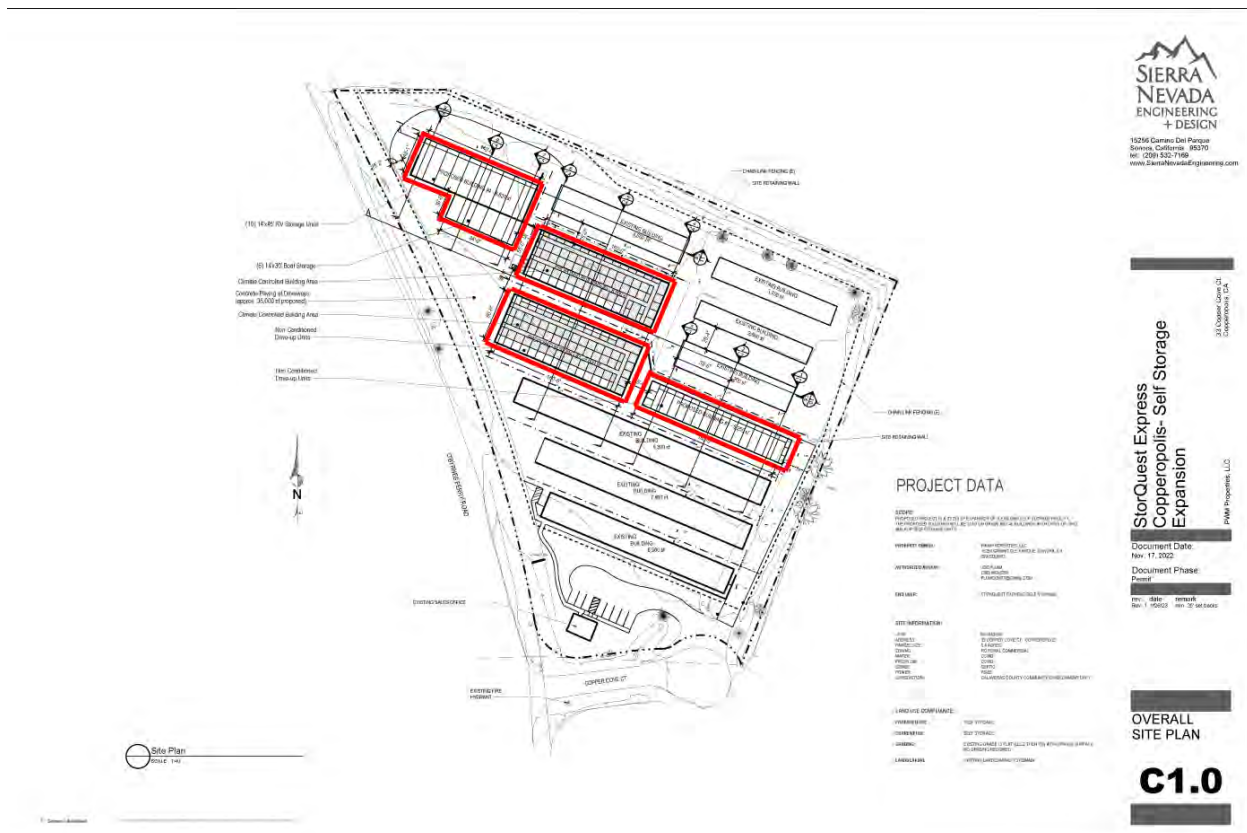


Figure 2 – Proposed Site Plan (Expansion outlined in red)



Figure 3 – Street view of subject property from Intersection of O'Byrnes Ferry Road and Copper Cove Drive

Zoning Requirements

The proposed project meets the performance and development standards of the RC zone. There is adequate space to accommodate the proposed expansion of approximately 33,000 square feet of buildings. Section 17.07.040.E.12 of the County zoning code requires one parking space per two hundred and fifty (250) square feet of office area, with a minimum of two spaces. The site plan shows eight parking spaces for the existing office, and there is no expansion of the office space proposed. Therefore, no additional parking is required. Landscaping equal to 5% of the area devoted to buildings and parking is required. This project requires approximately 3,500 square feet of landscaping and the existing 19,180 square feet of landscaping on the parcel already meets this requirement as more landscaping than required was installed previously. No screening is required as no outdoor storage or solid waste or recycling storage areas are proposed. All setback and height requirements are satisfied.

Ministorage Development Standards

This project meets all requirements of Section 17.04.160 of the County zoning code. Ministorage development must have paved access meeting the requirements Section 17.70.050 of the County zoning code and there must be a minimum distance of 25 feet between the exterior base of building foundations. The site plan references paving and shows 25 feet between the proposed buildings and the existing buildings near them.

This section also requires that use or occupancy cannot commence until a final inspection has been conducted and a certificate of occupancy is issued. It also prohibits conversion of ministorage structures to non-ministorage use without approval and validation of a CUP. A condition has been added to the resolution that the permit is subject to all County regulations whether they are a condition of the permit or not.

General Plan Consistency

The RC zone is consistent with the Commercial LUD. The County General Plan describes Commercial land uses as commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include: general commercial (e.g., retail, stores, and services); professional business offices; employment centers; service commercial (e.g. automotive- related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing); public and quasi-public; and other similar and compatible uses. The proposed expansion is for an existing ministorage warehouse facility surrounded by commercial businesses, undeveloped grazing lands, and residential homes. The permitting process for the approximately 33,000 square-foot expansion allows for construction and operation while giving the opportunity to mitigate impacts to surrounding properties through permit conditions. The property is located within the Copperopolis Community Area, but this area does not have adopted policies.

The subject parcel is immediately surrounded by commercial businesses to the south and southwest, including several restaurants and a minimart with gas pumps. To the north and east is undeveloped grazing lands. To the northwest are single family residences.

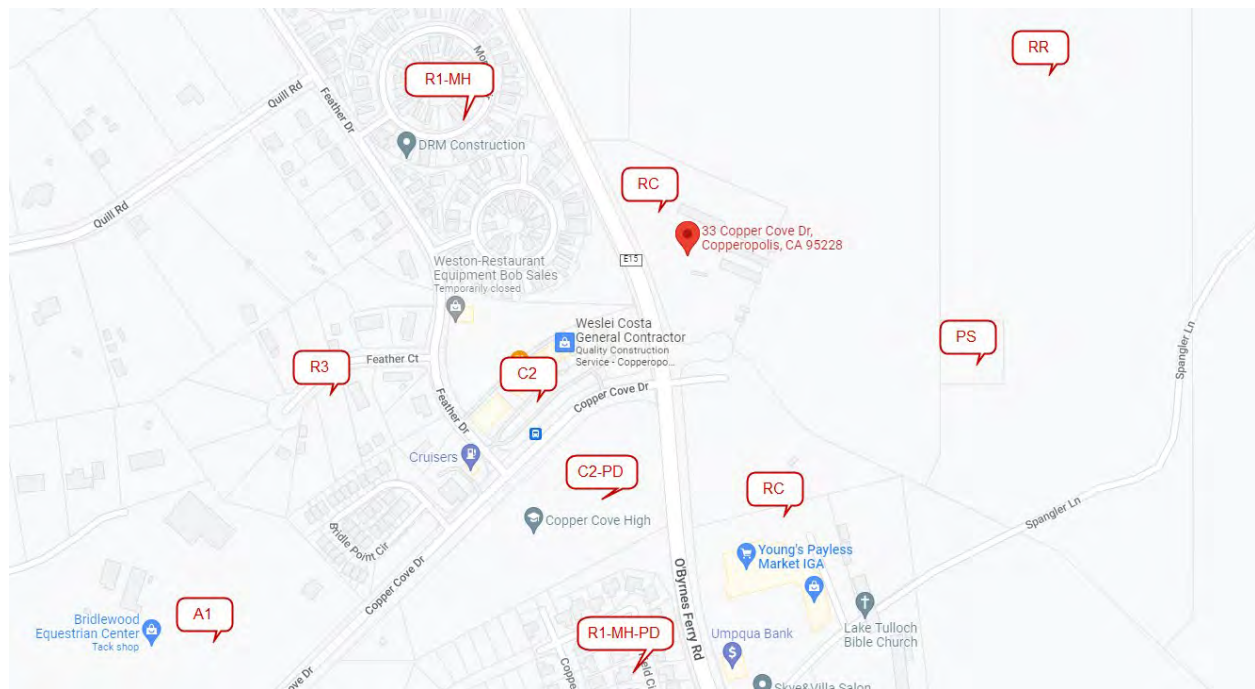


Figure 4 – Surrounding Zoning

Comments to the Application

The parcel is within the Copperopolis Fire District and serviced by the Calaveras County Water District for public water and wastewater. Direct access is from Copper Cove Court, a County maintained road. The application was circulated to various County departments and local public agencies requesting comments relative to the request for a CUP permit. During the 30-day review period, responses were received from the Public Works and the Building Departments. The Public Works Department conditioned the permit to state that a grading permit is required for any grading done and road fees must be paid at the issuance of building permits. The Building Department conditioned the permit requiring a licensed design professional be responsible for the development of plans used and submitted for the project, that all relevant California Code of Regulation Title 24 items be followed, and that the maximum fire flow of the parcel be re-evaluated due to the size of the buildings. No other responses or comments were received.

ENVIRONMENTAL REVIEW:

Pursuant to California Environmental Quality Act (CEQA) guidelines, an Initial Study/Mitigated Negative Declaration was prepared. The Initial Study identified one item that will have a less than significant impact with mitigation related to on-site lighting. A mitigation measure was incorporated into the Mitigated Negative Declaration. A condition of approval has been imposed on the project that requires conformance with the Mitigated Negative Declaration.

The environmental document was available for public review from November 22, 2022 to December 22, 2022. No comments were received during the review period.

CONCLUSION:

In conclusion, the project as proposed conforms to applicable goals and policies of the County General Plan and Title 17 of the County zoning ordinance. Additionally, County General Plan implementation measure LU-1.2 supports growth in and around existing communities while protecting and enhancing community and neighborhood character. The permitting process allows for the proposed addition while giving the opportunity to mitigate impacts to neighbors through permit conditions. The project is found to be compatible with the surrounding land uses and zoning in the general vicinity. The subject property is adequate in land area to accommodate the proposed use, and was found to have safe and adequate access with no site improvements required.

RECOMMENDATION:

Staff recommends approval of Conditional Use Permit 2022-003 to allow the construction of four (4) additional self-storage buildings, totaling approximately 33,000 square feet, at an existing ministorage warehouse located at 33 Copper Cove Court, Copperopolis, APN: 061-040-009, in the RC zone.

ATTACHMENTS:

1. Draft Resolution 2023-003
2. Application & Signature Authority
3. Initial Study/Mitigated Negative Declaration
4. Notice of Public Hearing
5. Site Plans & Elevations

Attachment 1

Draft Resolution 2023-003

**COUNTY OF CALAVERAS, STATE OF CALIFORNIA
PLANNING COMMISSION**

RESOLUTION NO. 2023-003

>>A RESOLUTION APPROVING CONDITIONAL USE PERMIT 2022-003 TO CONSTRUCT FOUR (4) ADDITIONAL SELF-STORAGE BUILDINGS, TOTALING APPROXIMATELY 33,000 SQUARE FEET, AT AN EXISTING MINISTORAGE WAREHOUSE FACILITY AT 33 COPER COVE COURT IN COPPEROPOLIS

WHEREAS, the Planning Department of the County of Calaveras received an application from Joe Pluim requesting approval of a Conditional Use Permit (CUP) to construct four (4) additional self-storage buildings, totaling approximately 33,000 square feet, at an existing ministorage warehouse facility located on property zoned Rural Commercial (RC); and

WHEREAS, the proposed project is located on real property in the unincorporated portions of the County of Calaveras, more particularly described as APN: 061-040-009 and located at 33 Copper Cove Court, a portion of Section 13, T01N, R12E, MDM; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared and available for public review for 30 days, pursuant to the requirements of the California Environmental Quality Act, which adequately addressed any potential significant impacts associated with the proposed project; and

WHEREAS, during a noticed public hearing on February 9, 2023, the Planning Commission considered all the information presented to it, including a staff report and information presented by the project proponent; therefore

BE IT RESOLVED, that the Planning Commission approves CUP 2022-003, based on the following findings:

1. The project was processed consistent with the requirements of the California Environmental Quality Act (CEQA), California Public Resources Code §21000 et seq. The Mitigated Negative Declaration reflects the independent judgement and analysis of the preparer.

Evidence: An Initial Study was conducted and one item that would have a less than significant impact when mitigated was identified. A Mitigated Negative Declaration was prepared, which incorporated a mitigation measure. A condition of approval has been imposed on the project requiring compliance with Exhibit B of this resolution. The CEQA document was available for public review from November 22, 2022 to December 22, 2022. No public comments were received.

2. The proposed use is consistent with the county's General Plan, any applicable community or special plan, and the provisions of Title 17.

Evidence: The property is zoned Rural Commercial (RC) which permits ministorage facilities with the approval of a Conditional Use Permit from the Planning Commission. The proposed expansion of the existing ministorage facility complies with the applicable performance standards of the RC zone.

The RC zone is consistent with the Commercial LUD. The County General Plan describes Commercial land uses as commercial or office uses in areas with adequate public infrastructure (water, sewer, roads). Typical uses include: general commercial (e.g., retail, stores, and services); professional business offices; employment centers; service commercial (e.g. automotive- related, large equipment sales, building maintenance services, construction sales and services, and storage/warehousing); public and quasi-public; and other similar and compatible uses. The proposed project is to expand an existing ministorage warehouse facility located near several other commercial businesses in a commercial area of Copperopolis. The permitting process allows for the expansion while giving the opportunity to mitigate impacts to surrounding properties through permit conditions.

3. The project satisfied the requirements of the Ministorage Development Standards in §17.04.160 of the County zoning code.

Evidence: The development standards for a ministorage warehouse pursuant to §17.04.160 of the County zoning code, which include paved access and a 25-foot minimum distance between buildings, have been met or have been conditioned to be met before final approval.

4. The subject property is adequate in land area to accommodate the proposed project, its required parking area, access, landscaping, and site improvements.

Evidence: The subject parcel is 5.42 acres and current development consists of a ministorage warehouse facility consisting of seven buildings, totaling 39,500 square feet. There is adequate space to accommodate the proposed, approximately 33,000 square-foot expansion. Section 17.07.040.E.12 of the County zoning code requires one (1) parking space per two hundred and fifty square feet of office area, with a minimum of two spaces. The site plan shows eight parking spaces for the existing office, and there is no expansion of the office space proposed. Therefore, no additional parking is required. Section 17.30.060.B of the County zoning code requires landscaping equal to 5% of the area devoted to buildings and parking. This project requires approximately 3,500 square feet of landscaping and the existing 19,180 square feet of landscaping on the parcel already meets this requirement as more landscaping than required was installed previously. No screening is required as no outdoor storage or solid waste or recycling storage areas are proposed. All setback and height requirements are satisfied.

5. The proposed land use is compatible with neighboring land use and zoning.

Evidence: The project is a request to expand an existing, operational, ministorage facility. The subject property is immediately surrounded by commercial businesses to the south and southwest, including several restaurants and a minimart with gas pumps. To the north and east is undeveloped grazing lands. To the northwest are single family residences.

6. The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access or have been amended by conditions of project approval to satisfy the access requirements.

Evidence: The site is accessed by an existing encroachment off Copper Cove Court, a county-maintained road. The application was submitted to the County Public Works Department in addition to the Copperopolis Fire District. Neither agency expressed concerns about access or roads standards. The lack of comments relative to the proposed project imply that the existing access is safe and adequate, and no conditions are applied to this permit for improvements to the existing roadways or existing encroachments.

7. Conditions of project approval are necessary for protection of the public health, safety, and welfare, and to reduce or eliminate potential environmental effects.

Evidence: This permit is conditioned to ensure that applicable permitting is in place for the construction of four self-storage buildings totally approximately 33,000 square feet at an existing ministorage warehouse facility.

BE IT FURTHER RESOLVED that the Planning Commission approves Conditional Use Permit 2022-003 based on the following conditions:

I. GENERAL CONDITIONS

- I-1. This approval is for a Conditional Use Permit (CUP) to construct four (4) self-storage buildings, totaling an additional, approximately 33,000 square feet at an existing ministorage warehouse facility located at 33 Copper Cove Court in Copperopolis. All conditions of approval set forth herein must be complied with for this permit to be considered valid.
- I-2. The Applicant(s) and Owner(s); and their Heirs, Successors, and Assigns shall abide by all terms of the Indemnification Agreement, dated February 22, 2022, and on file in the Planning Department's records for 2022-003.
- I-3. This Conditional Use Permit will expire if not validated by obtaining a building permit prior to December 31, 2024.

- I-4. All design permits issued by the Planning Commission are subject to all applicable County regulations or plans whether or not such requirements are specified as a condition of the project.

II. PLANNING

- II-1. Within five (5) calendar days from the date of approval, the applicant shall pay all applicable County Administrative fees (\$50) and State Department of Fish and Wildlife fees (\$2,548.00) to the County Recorder's Office in order to facilitate the filing of the Notice of Determination.
- II-2. This approval is for a Conditional Use Permit (CUP) to construct four (4) additional self-storage buildings, totaling approximately 33,000 square feet, at an existing ministorage warehouse facility located at 33 Copper Cove Court in Copperopolis, APN 061-040-009. All improvements shall be in conformance with the approved, stamped site plan in Exhibit A, and the conditions of approval contained herein.
- II-3. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) included as Exhibit B of this resolution for Project 2022-003.
- II-4. Applicant shall be responsible for meeting all applicable performance and site development standards described in Sections 17.04.160, 17.30.060, and 17.30.070 of the County zoning code (referenced in Exhibit C).

III. PUBLIC WORKS

- III-1. A Grading Permit is required for any grading work on the site. The plan must be submitted to and approved by the Public Works Department prior to the beginning of construction. The grading plan must include, without limitation, the following:
- a. Existing and proposed contours.
 - b. Utilities.
 - c. Drainage plan signed by a registered civil engineer including hydrology/hydraulics analysis in support of design and analysis of pre- and post-project conditions to verify that downstream drainage appurtenances can handle the flows. All incremental increases in peak flows from the development must be detained onsite.
 - d. Erosion control plan implementing Best Management Practices for Storm Water Pollution Prevention.
 - e. Soils/geotechnical report in support of design.
 - f. The developer is required to apply for all necessary approval or permits including permits from Fish and Wildlife, Regional Water Quality Control Board, and Army Corps of Engineers. Permits from other agencies shall be submitted to the County along with the improvement plans.
 - g. Construction Quality Assurance Plan.

- h. Prepare and Implement a Storm Water Pollution Prevention Plan (SWPPP) as required and obtain a General Construction Activity Storm Water Permit and a National Discharge Elimination System (NPDES) permit.
 - i. Implement Best Management Practices (BMPs) to manage storm water quality during project operation and post-construction. Identified BMPs shall be compliant with General Permit NO. CAS000002 requirements, and may consist of, but would not be limited to: measures to detain storm water on the project site. Measures to attenuate the concentration time of storm water; measures to attenuate peak flows at the boundary of the project; measures to prevent contamination of storm water within the project; measures to actively treat storm water; and measures to passively treat storm water.
 - j. Provide agreement for ongoing maintenance of BMPs.
- III-2. RIM fees and Copperopolis Benefit Basin fees are due at time of building permit issuance.

IV. BUILDING

- IV-1. A licensed design profession must be responsible for the drafting, approval, and implementation of the plans for the project.
- IV-2. The applicant is required to follow all relevant items in California Code of Regulation Title 24, the version of which is based on the date of the application.
- IV-3. Due to the fact that the applicant is proposing new buildings larger than the current existing largest building, they must re-evaluate the maximum fire flow required and obtain the necessary permits to ensure flow is met.

Approved by the Planning Commission of the County of Calaveras, at a regular meeting of the Planning Commission held on February 9, 2023, on a motion by Commissioner _____ and seconded by Commissioner _____.

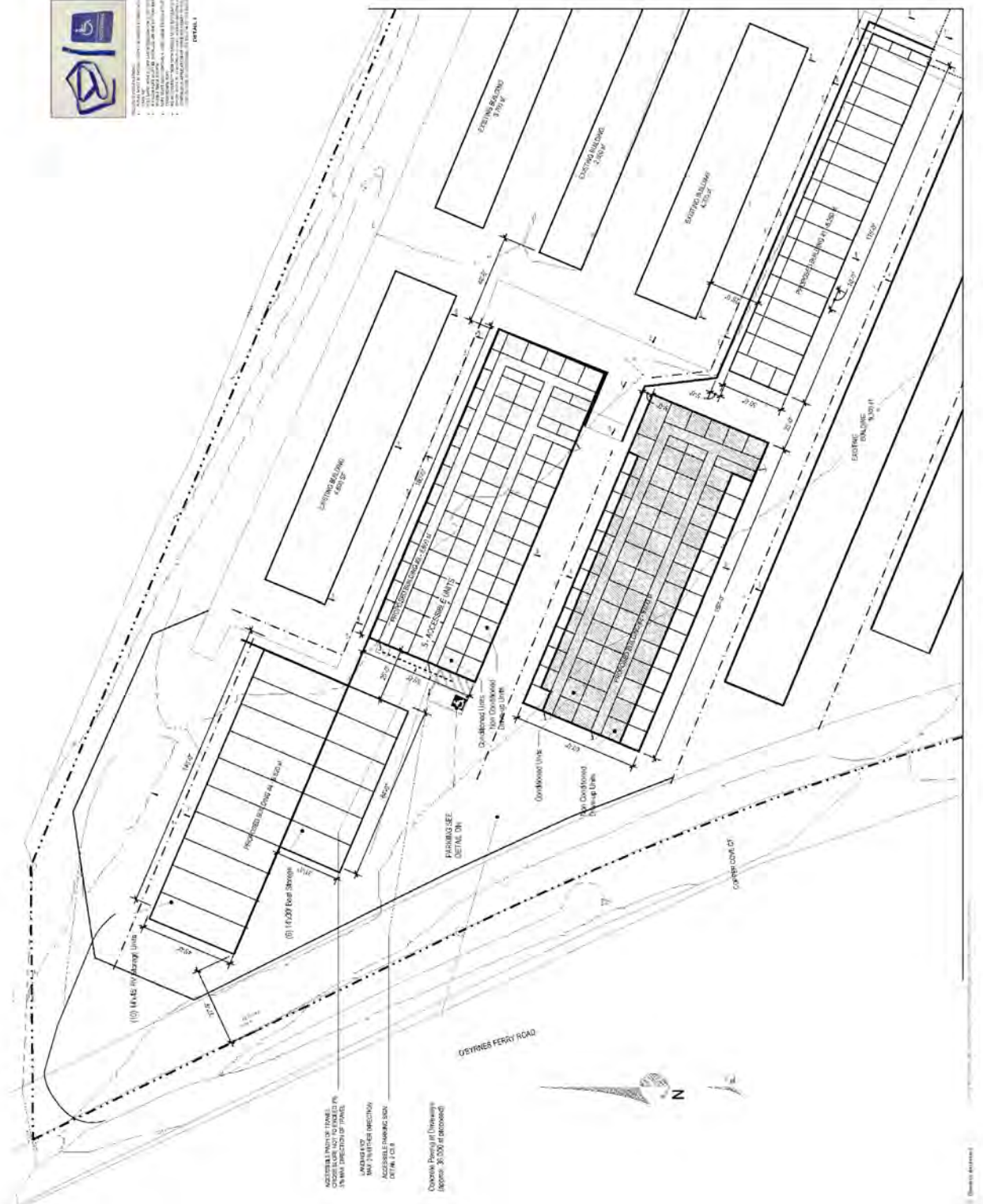
AYES:
NOES:
ABSTAIN:
ABSENT:

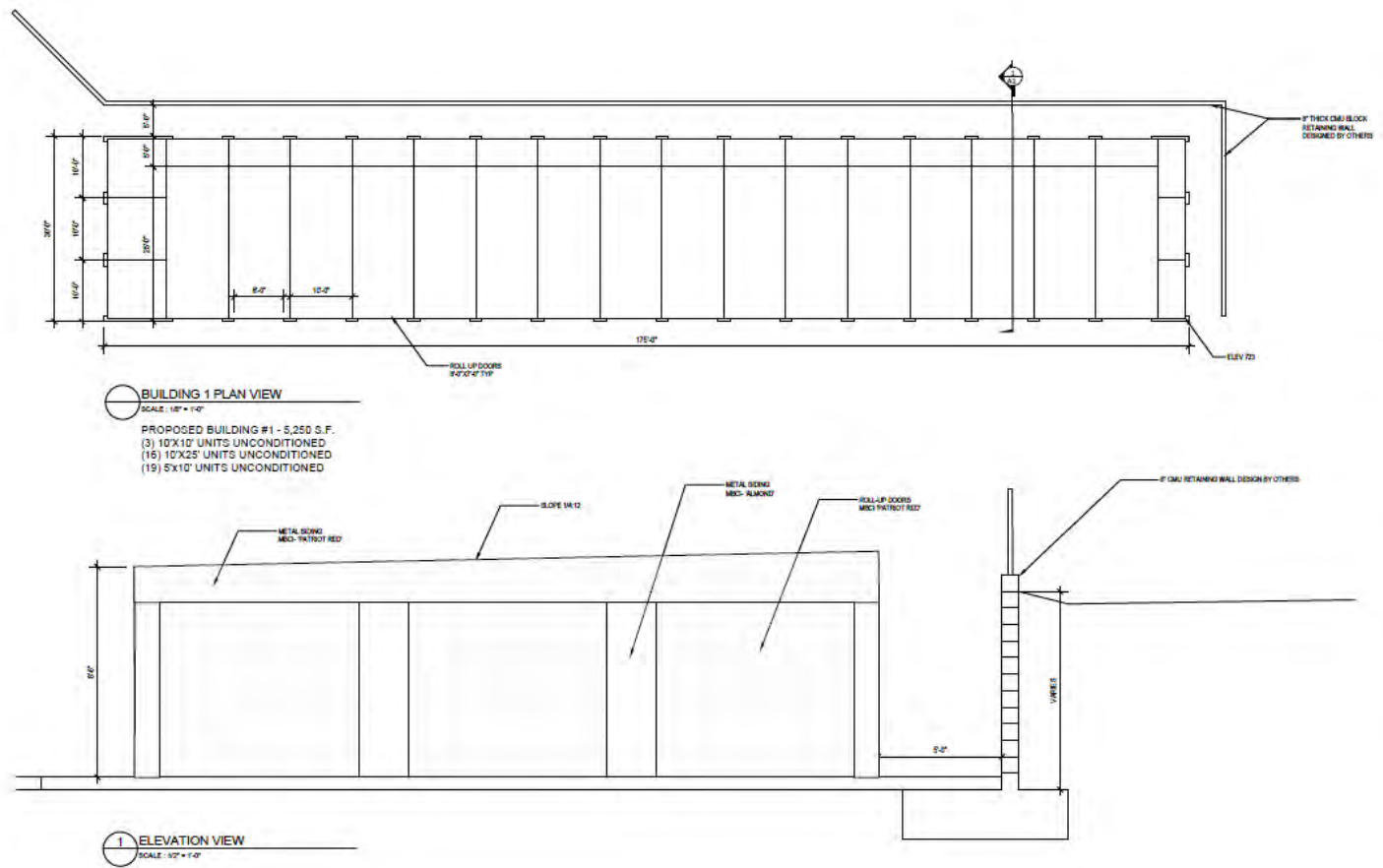
Chair, Planning Commission

ATTEST:

Katherine Stefani,
Planner I

The project files are available for public review in the Planning Department, County of Calaveras, Government Center, 891 Mountain Ranch Road, San Andreas, CA. 95249, between the hours of 8:00 a.m. and 4:00 p.m.





**SIERRA
NEVADA**
ENGINEERING
+ DESIGN

15255 Camino Del Parque
Sonoma, California 95370
tel: (209) 532-7189
www.SierraNevadaEngineering.com

**StorQuest Express
Copperopolis- Self Storage
Expansion**

Document Date:
Nov. 17, 2022

Document Phase:
Permit

rev.	date	remark
Rev. 1	11/09/22	into 2D set back

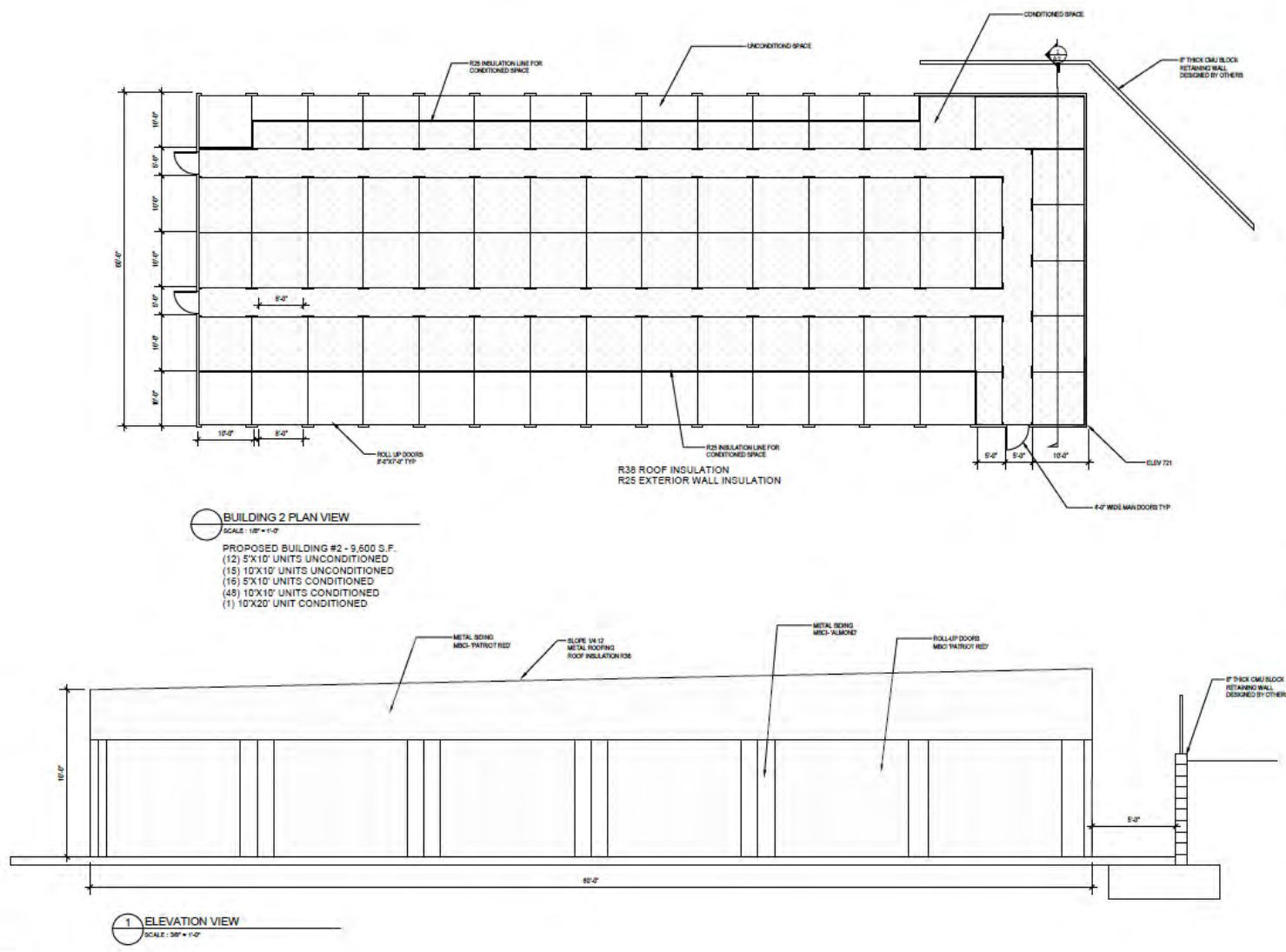
30 Copper Cove Ct
Copperopolis, CA

PMM Properties, LLC

**BUILDING 1
FLOOR PLAN**

A1.0

The use of these plans and specifications is restricted to the original site for which they were prepared.



**StorQuest Express
Copperopolis- Self Storage
Expansion**

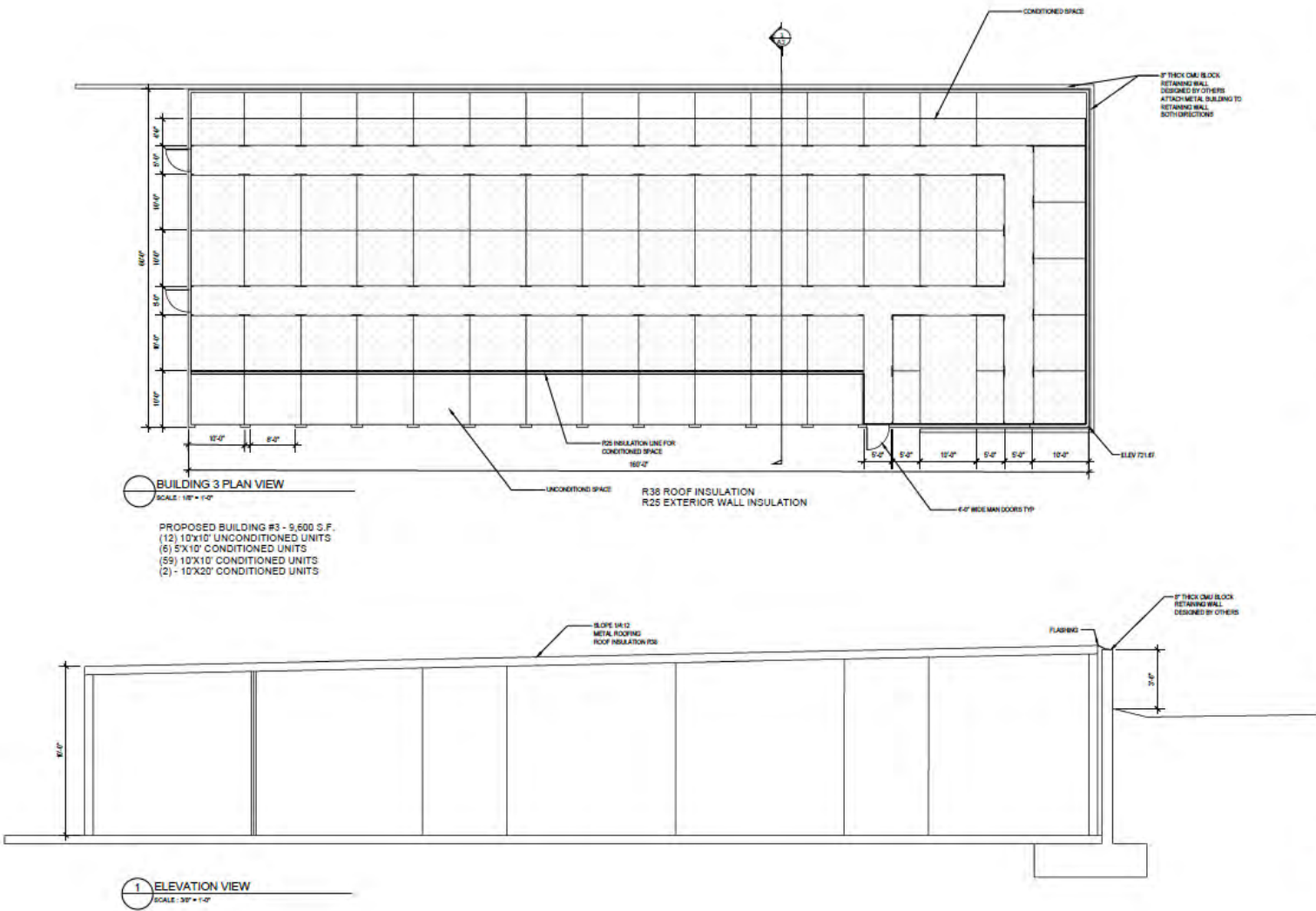
33 Copperopolis Ct
Copperopolis, CA

PFWM Properties, LLC

Document Date:	
Nov. 17, 2022	
Document Phase:	
Permit	
REV.	DATE
Rev. 1	1/26/23

**BUILDING 2
FLOOR PLAN**

A2.0



This set of three plans and specifications is intended to be used in conjunction with the original site for which they were prepared.

**SIERRA
NEVADA
ENGINEERING
+ DESIGN**
15256 Camino Del Parque
Sonoma, California 95370
tel: (209) 532-7169
www.SierraNevadaEngineering.com

**StorQuest Express
Copperopolis- Self Storage
Expansion**
PVM Properties, LLC
33 Copper Cove Ct
Copperopolis, CA

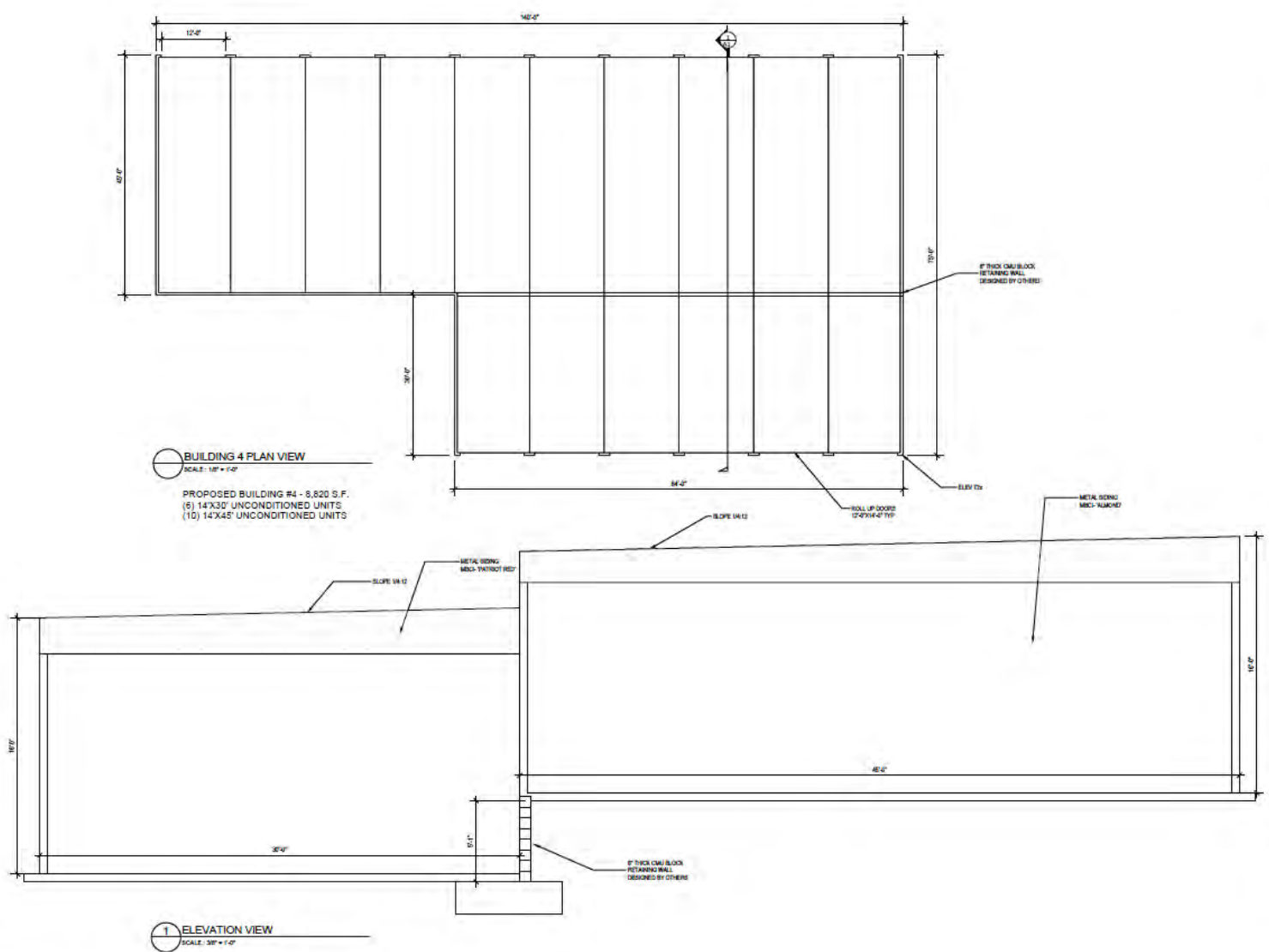
Document Date:
Nov. 17, 2022

Document Phase:
Permit

rev.	date	remark
Rev. 1	1/26/23	notes 221 not tracked

**BUILDING 3
FLOOR PLAN**

A3.0



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NEVADA**
ENGINEERING
+ DESIGN

15256 Camino Del Parque
Sonoma, California 95370
tel: (259) 532-7169
www.SierraNevadaEngineering.com

StorQuest Express
Copperopolis- Self Storage
Expansion

33 Copper Drive Ct
Copperopolis, CA

FWM Proposals, LLC

Document Date:
Nov. 17, 2022

Document Phase:
Permit

rev.	date	remarks
Rev. 1	1/25/23	min. 25' set back

**BUILDING 4
FLOOR PLAN**

A4.0

Exhibit B
MMRP

2022-003 Conditional Use Permit for Joe Pluim

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Timing	Responsibility	Verification
AES-1: All new lighting shall be shielded and directed in a manner that does not create a substantial new source of light or glare which would adversely affect day or nighttime views in the area. Plans submitted for plan check must identify location and intensity of any proposed exterior lighting features.	Plan check & prior to final inspection	Applicant	Planning

Exhibit C

Reference to Title 17 Code Sections

17.04.160 - Ministorage and warehousing development standards.

- A. All ministorage and warehousing development shall:
 - 1. Have paved access meeting the requirements of Section 17.70.050.
 - 2. Have a minimum distance between buildings as measured from exterior base of foundation to exterior base of foundation of not less than twenty-five feet.
- B. No use or occupancy shall commence until a final inspection by the chief building inspector has been approved, and a certificate of occupancy issued.
- C. No ministorage structure or warehouse structure shall be converted to non-ministorage use or nonwarehouse use without approval and validation of a conditional use permit pursuant to this title, and Titles 8 and 15 of this code. A use permit for conversion to nonstorage use is required whether or not the proposed new use is permitted or conditionally permitted in the base zoning district. A use permit is required whether the change of use is for one portion of the storage facility or structure, or for the entire facility or structure. No use or occupancy shall commence following conversion until an inspection of the premises has been approved by the planning director or the chief building official to ensure that building codes and parking requirements are satisfied, and a certificate of occupancy has been issued.

17.30.060 - Performance standards.

In the RC zone, the following performance standards shall apply in addition to any other standards in this title:

- A. The parking standards of Chapter 17.70 of this code;
- B. A minimum area equal to five percent of the land area devoted to structures and parking shall be planted with new landscaping. Landscaping shall be installed prior to use or occupancy, and shall be maintained in a vigorous and healthy condition in perpetuity;
- C. Siting of the structures, and location of trees shall be undertaken with care to ensure that shadows do not block solar energy collection devices on adjoining parcels;
- D. Development in the RC zone shall conform to the standards of the noise element of the general plan for average and maximum noise levels;
- E. Solid screening shall be provided around the perimeter of any outdoor storage area related to any business or service;
- F. Designated solid waste storage areas and recycling access areas shall be provided and paved in conformance with Section 8.12.050 of this code.

17.30.070 - Site development standards.

In the RC zone, the following site development standards apply:

- A. Minimum parcel size for new parcels shall be established according to the recommendation of the planning department upon consultation with the environmental health department, based upon an adequate water supply and sewage disposal system, or:
 - 1. With individual well and on-site sewage disposal system: five acres,
 - 2. With public water and on-site sewage disposal system: one acre,
 - 3. With public water and public sewage disposal: twenty thousand square feet;
- B. Maximum density:
 - 1. For residential uses:
 - a. With individual well and on-site sewage disposal system, one dwelling per five acres,
 - b. With public water and on-site sewage disposal system, one dwelling per one acre,
 - c. With public water and public sewage disposal, one dwelling per twenty thousand square feet,
 - 2. For commercial use: density is the same as lot coverage;
- C. Maximum lot coverage:
 - 1. Residential: fifty percent,
 - 2. Commercial: one hundred percent less setback landscaping and septic tank requirements;
- D. Maximum building height: thirty-five feet;
- E. Lot width:
 - 1. Average: one hundred feet,
 - 2. At the road: seventy-five feet;
- F. Lot depth:
 - 1. Average: one hundred fifty feet,
 - 2. Minimum: one hundred feet;

G. Minimum building setbacks:

1. For purposes of this chapter the following shall apply:
 - a. Front, thirty feet from the property line, or sixty feet from the centerline of the road right-of-way or easement, whichever distance is greater,
 - b. Corner, or lots with multiple lot lines fronting roads, same distance as front for all property lines fronting road rights-of-way or easements,
 - c. Side, ten feet,
 - d. Rear, twenty feet,
 - e. Between buildings, twenty feet or the requirements of the responsible fire protection agency, whichever is greater,
 - f. Vision clearance, thirty-five feet,
2. In addition to the setbacks specified in subsection (G)(1) of this section, minimum building setbacks shall meet the requirements of Section 8.10.120 in order to achieve defensible space, which requires a thirty-foot setback from all property lines and/or center of the road for parcels one acre or larger, and the same practical effect shall be provided for parcels less than one acre. Procedures for exceptions to these standards shall comply with Sections 8.10.150 and 8.10.190.

Attachment 2

Application & Signature Authority



County of Calaveras

Department of Planning

Gabriel Elliott – Director of Planning

Phone (209) 754-6394

Fax (209) 754-6540

www.planning.calaverasgov.us

Initial Study / Mitigated Negative Declaration

Review Period: November 22, 2022 through December 22, 2022

Initial Study

ENVIRONMENTAL

CHECKLIST

For: Joe Pluim

Conditional Use Permit 2022-003

Assessor's Parcel No. 061-040-009

1. Project Title: 2022-003 Conditional Use Permit for Joe Pluim
2. Lead Agency Name and Address: Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249
3. Contact Person and Phone Number: Katherine Stefani, Planner I
kstefani@co.calaveras.ca.us
(209)754-6394
4. Project Location: 33 Copper Cove Court
Copperopolis, CA 95228
APN 061-040-009
5. Project Sponsor's Name and Address: Joe Pluim
15256 Camino Del Parque
Sonora, CA 95370
6. General Plan Designation: Commercial
7. Zoning: Rural Commercial (RC)
8. Project Description:

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.

9. Surrounding land uses and setting:

Location	General Plan Designation	Zoning	Land Use
North	Commercial	Rural Residential	Vacant Grazing Land
South	Commercial	Rural Commercial	Material Storage Yard
East	Commercial	Rural Residential	Equipment Storage Yard.

West	Commercial, Recreational, Residential Medium Density	General Commercial, Recreation, Single- Family Residential- Mobile Home	Retail Businesses, Tennis Courts, Mobile Home Park
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10. Other public agencies whose approval is required: NONE

11. Have California Native American Tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code §21080.3.1?

YES or NO

If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? YES or NO

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION (To be completed by Lead Agency):

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that, although the original scope of the proposed project **COULD** have had a potentially significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a potentially significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared.

☐ I find that the proposed project **MAY** have a potentially significant impact on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents.

☐ I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required.



Katherine Stefani
Project Planner

11/15/22

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Environmental Impact Analysis:

The proposed project is for a Conditional Use Permit (CUP) to expand an existing self-storage facility. The original CUP, 86-09, was approved in 1986 and a subsequent CUP in 1999 (99-55) permitted the expansion of the facility. A total of 39,500 square feet has been constructed to date. The applicant is requesting to modify the CUP to construct four additional self-storage buildings, an additional 33,000 square feet. A California Environmental Quality Act (CEQA) analysis was completed in both 1986 and 1999. The project was revised and amended so that it would not have a significant impact in 1986 and findings were made for a negative declaration in 1999.

The subject parcel, APN: 061-040-009, is located at 33 Copper Cove Court in Copperopolis and is a portion of Section 13, T01N, R12E, MDM. The parcel has a land use designation of Commercial and is currently zoned Rural Commercial (RC). A CUP is required for a self-storage warehouse facility in this zone. The purpose of a CUP is to provide the general public with an opportunity to review a proposed land use that is generally consistent with the purpose of a base zoning district but has the potential to cause conflicts with neighboring land use and zoning. The CUP is a discretionary permit and should be reviewed consistent with Title 17. Because this project is an expansion that was not included in either of the previous CUPs for the existing facility, a modification of the CUP is required prior to the approval and issuance of a building permit.

The parcel is served with water and wastewater utilities by the Calaveras County Water District (CCWD). The project site is not located within any known earthquake fault. No Federal Emergency Management Agency (FEMA) flood zones exist on the site. Liquefaction and erosion of the site is less than significant due to parcel features, the scale of potential development, and application of existing local and state codes. The proposed use of the site is permitted with the approval and validation of a CUP and will not include the use of any hazardous materials, nor will it create any hazardous materials associated with future use of the land for uses allowed pursuant to Title 17.

The project site has been adequately conditioned by all appropriate departments and agencies to ensure compliance with local and State codes and regulations.

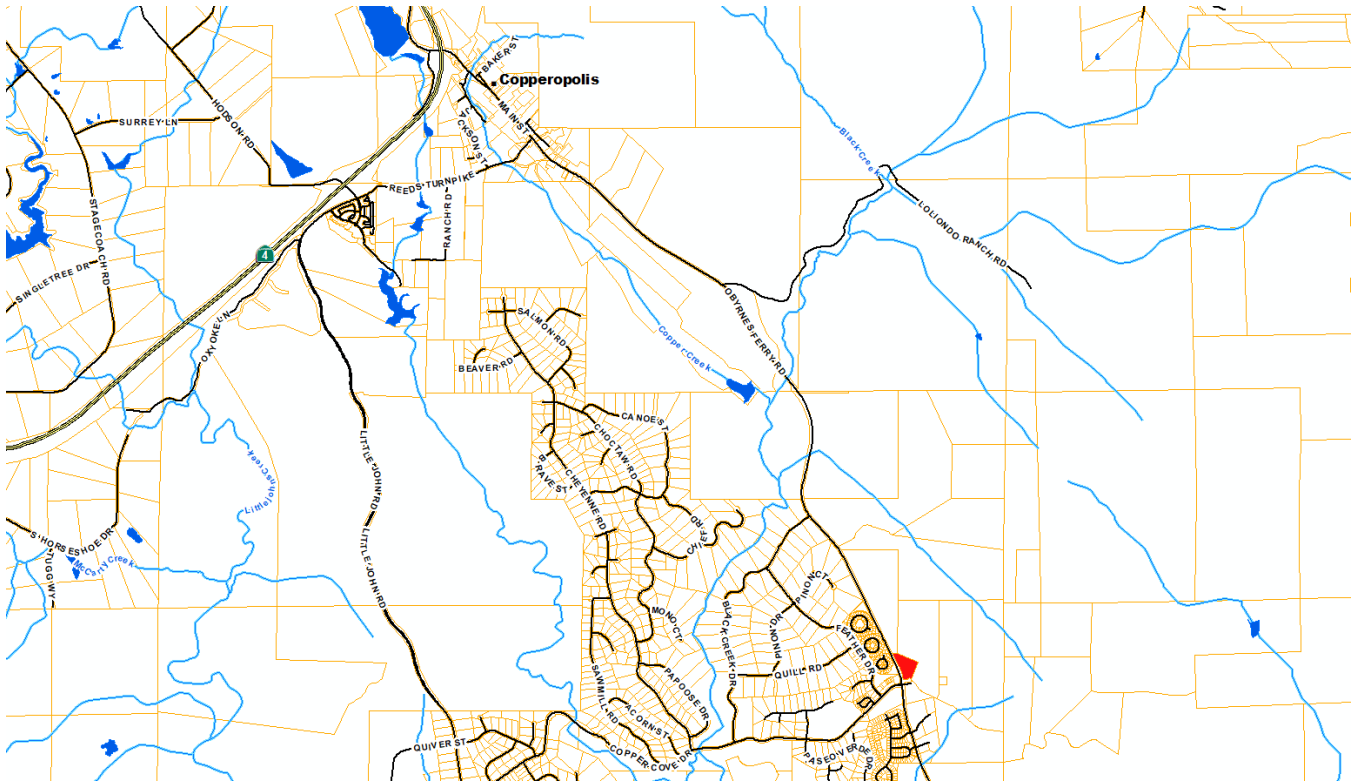


Figure 1 - Location Map

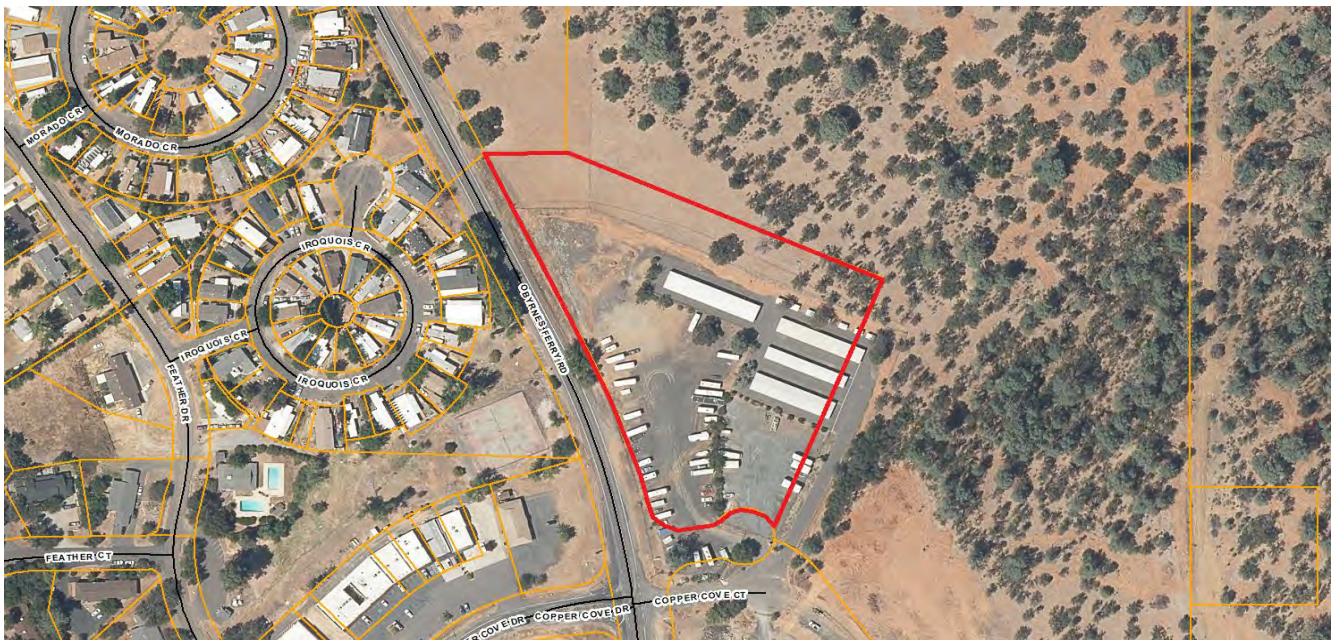


Figure 2 - Aerial Photo (Parcel boundary lines shown in red do not reflect the actual location)

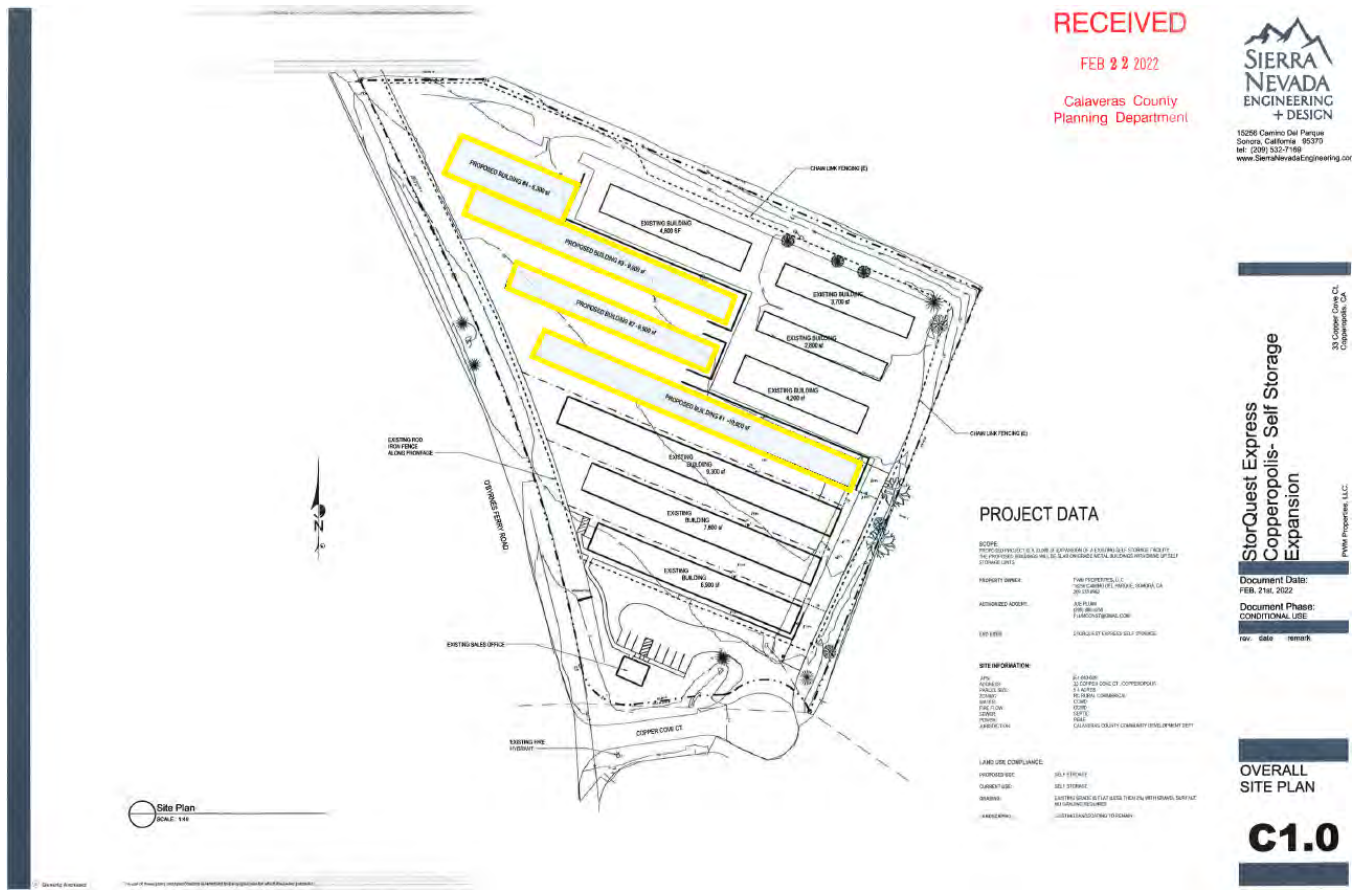


Figure 3 - Site Plan (Proposed buildings outlined in yellow)

I. AESTHETICS

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT IMPACT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
Except as provided in Public Resources Code §21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

DISCUSSION

- a) **Less Than Significant Impact** – The Conservation and Open Space element of the Calaveras County General Plan considers scenic vistas to include forests, rolling hills, ranches, agricultural land, historic landscapes, oak woodlands, rock formations, and other unique topographical features, river corridors, lakes, and streams.¹ None of these features are present on the subject parcel, but there are hills in the surrounding area. There are no designated scenic vistas in the vicinity of the project, however. The subject parcel is already developed with self-storage facilities and the expansion of similar buildings will have a less than significant impact on the surrounding areas.
- b) **No Impact** – Copper Cove Court takes access from O’Byrnes Ferry Road which is not a State Highway. 33 Copper Cove Court is approximately 3.8 miles from the closest State Highway, Highway 4; therefore, it is not located within a state scenic highway.
- c) **Less Than Significant Impact** – The subject parcel is currently developed with self-storage unit buildings and the neighboring parcels to the south and west are developed with single-family residential homes and commercial buildings. The area proposed for the new structures has already been cleared, and no trees will be removed for this project. The addition of more self-storage buildings will not substantially change the existing visual character of the parcel.
- d) **Less Than Significant Impact With Mitigation** – Calaveras County Code Chapter 17.30 does not have requirements to address new sources of light and glare. Mitigation Measure AES-1 is provided to reduce the potential impact to less than significant with mitigation. The Calaveras County Planning Department will check that the appropriate information is submitted during plan check and once again prior to the final inspection to ensure that the mitigation measure is met.

Mitigation Measure AES-1

- All new lighting shall be shielded and directed in a manner that does not create a substantial new source of light or glare which would adversely affect day or nighttime views in the area. Plans submitted for plan check must identify location and intensity of any proposed exterior lighting features.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
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agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a-e) **No Impact** – The proposed project will not conflict with its existing Rural Commercial (RC) zone. Adjacent parcels are zoned RC, C2 (General Commercial), R1-MH (Single-Family Residential with a Mobile Home combining district), and RR (Rural Residential), with a mix of commercial and residential buildings as well as grazing lands. The proposed project is consistent with the County's Zoning Ordinance, and the use defined under Chapter 17.30 of the Zoning Ordinance.

According to the County General Plan, the proposed project is not located on land classified as high capability agriculture, and there are no agricultural activities occurring within its

boundary. The California Department of Conservation has designated 33 Copper Cove Court, Copperopolis as “Urban and Built-Up Land.”² Therefore, there will be no conversion of farmland because of this project. The proposed project site is not restricted by a Williamson Act contract either. The County’s General Plan and Zoning Ordinance does not consider the project site to be high capability timberland or a timber production zone; therefore, the proposed project would not result in loss or conversion of forest land to a non-forest use. Thus, the proposed project will not result in a conversion of farmland or forest land.

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

a) **Less Than Significant Impact** - The California Environmental Quality Act (CEQA) requires that projects be consistent with the local management plan and the State Implementation Plan (SIP). A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the County General Plan and the SIP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the SIP. Projects that are consistent with the local general plan are, therefore, considered consistent with the air quality management plan. No significant air quality impacts have been identified for either construction or operation of the project. As such, the project is consistent with the goals of County General Plan, the SIP, and does not present a significant air quality impact.

b) **Less Than Significant Impact** – The proposed project is in Calaveras County, which is part of the Mountain Counties Air Basin (MCAB). Air quality within the County is under the

jurisdiction of the Calaveras County Air Pollution Control District (CCAPCD). Although the County has experienced relatively good air quality, it has been classified as a non-attainment area for the State and Federal ozone standards (8-hour).³ The project is to expand a self-storage facility. The manufacturing potential for this site is low and will not result in a considerable net increase for ozone pollutants such as NOx. Additionally, the buildings themselves won't release significant amounts of ozone pollutants.

- c) **Less Than Significant Impact** – The closest sensitive receptor is a mobile home park located across O'Byrnes Ferry Road west of the project site. Construction activities will create temporary emissions of dust and construction equipment exhaust. However, these activities are temporary and not considered to be significant.
- d) **Less Than Significant Impact** – The primary source of odor emissions would be exhaust from vehicles traveling to and from the storage facility which would dissipate. The proposed project will not create any objectionable odors near a substantial amount of people.

IV. BIOLOGICAL RESOURCES

Would the project:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural				

Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

☐
☐
☐
☒

DISCUSSION

- a) **Less Than Significant Impact** – No candidate, sensitive, or special status species are known to be on or near the parcel in question. The parcel is currently developed with seven self-storage buildings in an area of residential and commercial uses.
- b) **Less Than Significant Impact** – No riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service is known to exist on or near the subject parcel.
- c) **No Impact** – No state or federally protected wetlands exist on or near the subject parcel. The closest delineated wetland based on FEMA data is a freshwater pond over 2,000 feet east of the subject parcel.
- d) **Less Than Significant Impact** – No migratory wildlife corridors, or native wildlife nursery sites are known to exist on the property. The property is currently developed and fenced, and the proposed expansion of development will not interfere with the local wildlife to a significant degree when compared to the existing structures on the parcel and in the surrounding area.
- e-f) **No Impact** – No policies, ordinances, or conservation plans are in effect within the area where the subject parcel is located.

V. CULTURAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a-c) **No Impact** – There are no known cultural or historic resources located on the parcel or in the surrounding area. The site where the new buildings are proposed has already been disturbed and if any remains or artifacts are found construction will be halted.

VI. ENERGY

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a) ***Less Than Significant Impact*** – The proposed storage units will use electric power from the grid and will be built to all applicable energy codes to prevent energy waste and unnecessary consumption. The increased energy usage resulting from the additional structures when compared to the existing baseline in the surrounding area is less than significant.
- b) ***Less Than Significant Impact*** – Calaveras County has not adopted a local renewable energy or energy efficient plan. All new construction must comply with adopted State regulations.

VII. GEOLOGY AND SOILS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a) **Less Than Significant Impact** – Calaveras County is within the Sierra Block, an area of historically low seismic activity. Although ground shaking from earthquakes with epicenters located elsewhere have been felt, no major earthquakes have been recorded within the County. The closest known Alquist-Priolo Earthquake Fault Zones are the West Tahoe-Dollar Point Fault Zone and the Carson Range Fault System along the eastern margin of the Sierra Nevada.⁴ This fault is located east of the County and the risk of surface rupture is not considered sufficient to restrict the development found in the County. According to the California Department of Conservation, the subject parcel is not within an Earthquake Fault Zone.⁵ The areas of particular landslide concern are those that include high elevations with steep ravines and gulches associated with river and stream channels. Located at an elevation of approximately 720 feet, the parcel is relatively level, and has no ravines, gulches, rivers, or stream channels. The nearest ravine is an unnamed blue line stream, which is 1,300 feet to the southeast and appears fairly shallow. Calaveras County is not considered to be at risk for liquefaction hazards as no portion of the County is located in a Seismic Hazard Zone and liquefaction generally occurs in conjunction with seismically-induced ground shaking. Sites in Calaveras County with liquefaction potential would be those alluvial deposits having groundwater and sand or silt layers of uniform grain sizes within about 30 feet of the surface. Such conditions are not found on the subject parcel.
- b-c) **Less Than Significant Impact** – The soil of the subject parcel is categorized as Group 4, being shallow and having a rocky texture. The base rock is slate and serpentine.⁶ Utilization of best management practices to reduce the risk of erosion is a requirement of all grading and building in the County.
- d) **Less Than Significant Impact** – Group 4 soils have a low shrink-swell behavior and are not considered expansive soils.⁷
- e) **No Impact** – The proposed additional self-storage units will not create an increased need for use of on-site wastewater disposal.

- f) **No Impact** – There are no known unique paleontological resources or sites or unique geologic features on or near the subject parcel.

VIII. GREENHOUSE GAS EMISSIONS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DISCUSSION

- a-b) **Less Than Significant Impact** – An incremental increase in greenhouse gas emissions may be generated through construction due to construction operations and auto emissions from continued use of the existing facility. Building standards in Title 24 of the California Code of Regulations (California Building Standards Code) dictate high-efficiency materials and construction for residential and non-residential buildings. Emissions from the new construction are therefore already reviewed under the standards contained in Title 24. Auto emissions are the primary source of greenhouse gas (GHG) emissions in Calaveras County, however, the County has not yet adopted a Climate Action Plan or program to reduce GHGs so the proposed project would not be in conflict with any such plan or program. The addition of four new storage buildings would have a less than significant impact.

IX. HAZARDS AND HAZARDOUS MATERIALS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

DISCUSSION

- a-b) **Less Than Significant Impact** – The current commercial use of the property will not be altered by the addition of more storage unit buildings. All applicable Federal, State, and County regulations will apply to all hazardous materials that may be used or stored on the subject parcel in the future.
- c) **No Impact** – The subject parcel is not within ¼ mile of an existing or proposed school.
- d) **No Impact** – The subject parcel is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. ^{8 9 10}
- e) **No Impact** – The subject parcel is not located in an airport land use plan or within 2 miles of a public use airport.
- f) **Less Than Significant Impact** – Calaveras County has a Hazard Mitigation Plan, but this project will not impair the plan or its implementation and mitigation goals. The proposed project does not impede any traffic or alter any roads.
- g) **Less Than Significant Impact** – The project was routed to all applicable fire protection districts and agencies. No comments were received. The subject parcel is currently developed with storage unit buildings and the parcel has an existing encroachment that allows for access for fire equipment to the site. The potential to increase the risk for death and injury due to a wildfire is less than significant.

X. HYDROLOGY AND WATER QUALITY

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
--	---	---	---	----------------------

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iv) impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

DISCUSSION

- a) ***Less Than Significant Impact*** – The proposed addition of storage unit buildings will not inherently cause any additional waste discharge or similar affluent that would cause degradation of ground water quality. The proposed self-storage facilities individually or collectively do not generate or discharge waste. During the construction process, there is a possibility of run-off discharge. However, all construction and operation of uses on the parcel are subject to applicable codes, policies, and regulations regarding waste discharge and water quality.
- b) ***No Impact*** – The proposed addition of storage units will not use groundwater, nor will they increase the potential water usage on the subject parcel.

- c) **Less Than Significant Impact** – The addition of storage unit buildings could result in minimal runoff and small amounts of erosion. Best Management Practices (BMPs) during all construction related activities such as grading, excavating, etc., are utilized and enforced by the Public Works Department during grading activities, as well as the Building Department during the actual construction of a structure, resulting in a less than significant effect on the surrounding area.
- d) **No Impact** – The subject parcel is not in a flood hazard, tsunami, or seiche zone.^{12 13}
- e) **No Impact** – There is no water quality control plan or sustainable groundwater management plan for the area of the County in which the subject parcel is located.

XI. LAND USE AND PLANNING

Would the project:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **No Impact** – The proposed addition of storage units will not physically divide a community.
- b) **No Impact** – No plan, policy, or regulation to avoid or mitigate an environmental effect currently exists for the subject parcel.

XII. MINERAL RESOURCES

Would the project:	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a-b) **No Impact** – There are no known mineral resources on the subject parcel.¹⁴

XII. NOISE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project result in:				
a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a-b) **Less Than Significant Impact** – The parcel in question is currently developed and being used as a self-storage warehouse facility. The parcel directly south of the subject parcel is developed with commercial uses. The nearest sensitive receptor is a mobile home park across O’Byrnes Ferry Road approximately 120 feet to the west of the project site. Adding four self-storage buildings to the existing facility will not significantly increase the amount of noise experienced.

This project does not require the use of excessive noise generating equipment such as HVAC units or heavy equipment. By expanding the existing use of the property a minor increase in noise is to be expected, however, the addition of 9.6 vehicle trips per day and the absence of heavy, noise generating equipment other than during the construction phase of the project cannot reasonably be assumed to increase the noise level of the project to a level that would violate the 70 decibel limit set by Calaveras County Code Section 9.02.¹⁵

- c) **No Impact** – The parcel is not located within the vicinity of any known private airstrip or an airport land use plan or within two miles of a public airport or public use airport.

XIV. POPULATION AND HOUSING

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

through extension of roads or other infrastructure)?

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

☐ ☐ ☐ ☒

DISCUSSION

- a) **No Impact** – The proposed project does not change the allowed density of housing and is not extending any roads or other infrastructure that would enable further development.
- b) **No Impact** – The proposed project will not result in the displacement or demolition of any existing housing.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

☐ ☐ ☐ ☒

Police protection?

☐ ☐ ☐ ☒

Schools?

☐ ☐ ☐ ☒

Parks?

☐ ☐ ☐ ☒

Other public facilities?

☐ ☐ ☐ ☒

DISCUSSION

- a) **No Impact** – The proposed project is an expansion of the existing use and does not increase the need for any services.

XVI. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

☐ ☐ ☐ ☒

substantial physical deterioration of the facility would occur or be accelerated?

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? ☐ ☐ ☐ ☒

DISCUSSION

- a-b) **No Impact** – The proposed project does not include any expansion of residential uses which would increase the use of any existing neighborhood and regional parks or other recreational facilities in the vicinity. No new housing or infrastructure is proposed that could result in an increase of park use.

XVII. TRANSPORTATION

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a) **No Impact** – The proposed project will utilize the existing infrastructure and will not conflict with any plans, ordinances, or policies in regard to transportation.
- b) **Less Than Significant Impact** – The parcel is currently developed with seven storage facility buildings that total 39,500 square feet of gross floor area. Using the Institute of Transportation Engineers' trip generation rate of 0.29 trips per 1,000 square feet of gross floor area during the peak PM hour of generation during the week, the site currently generates approximately 11.5 trips per day. The addition of the four proposed self-storage structures totaling 33,000 square feet will increase the number of trips generated by the facility by 9.6 trips per day. The increase from 11.5 trips per day to 21.1 trips per day is less than significant when compared to other uses that are permitted in the RC zone. Restaurants have a generation rate of 18.49 trips per 1,000 square feet of gross floor area during the same period. Specialty retail centers have a trip generation of 5.02 trips per 1,000 square feet of gross floor during the same period.

Both restaurants and specialty retail centers are permitted in the RC zone, and there is a specialty retail center with businesses including restaurants across O'Byrnes Ferry Road to the west of the proposed storage facility expansion.

- c) **No Impact** – The proposed project will utilize an existing encroachment which does not have any hazardous design features.
- d) **No Impact** – The existing facility gains access from Copper Cove Court. Local emergency services, including the fire district, have been notified of the project and no concerns regarding access to the parcel were received.

XVIII. TRIBAL CULTURAL RESOURCES

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

- a-b) **Less Than Significant Impact** – The site has already been disturbed and grading is completed.

XIX. UTILITIES AND SERVICE SYSTEMS

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
Would the project:				
a) Require or result in the relocation or construction of new or expanded water,				

wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

DISCUSSION

a-e) **No Impact** – The proposed project will not require the construction or expansion of additional infrastructure. There is adequate power to the site. The Public Works Department has conditioned the permit to require that the County's Grading and Drainage Ordinance is complied with. No new gas, water, or wastewater is proposed nor will be needed. The proposed project will not generate large quantities of solid waste, if any.

XX. WILDFIRE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

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☐
☒
☐

DISCUSSION

- a) **No Impact** – This area of the County is designated as a high fire hazard area.¹⁶ The proposed expansion does not impair any countywide emergency plans.
- b) **Less Than Significant Impact** – The subject parcel is currently developed with seven storage unit structures. The proposed expansion of the existing facility utilizes an existing encroachment allowing access to the site. The project was routed to the fire protection district that serves the region and no comments or concerns were received.
- c) **No Impact** – The proposed project does not require the installation of any road, nor does it alter any existing roads or impede traffic. Fire access drives providing access to each building will be required to meet fire code standards.
- d) **Less Than Significant Impact** – The subject parcel is not in a flood zone, nor does the site have a significant risk of erosion or runoff. The construction of additional storage facility buildings will not negatively alter any risk that may or may not currently exist on the subject parcel.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	<u>POTENTIALLY SIGNIFICANT IMPACT</u>	<u>LESS THAN SIGNIFICANT IMPACT WITH MITIGATION</u>	<u>LESS THAN SIGNIFICANT IMPACT</u>	<u>NO IMPACT</u>
a) Does the project have the potential to Substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

projects, and the effects of probable future projects)?

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

☐☐☒☐

DISCUSSION

- a) **No Impact** – There is no known habitat or species that will be impacted by the proposed project. The subject parcel is currently developed with storage unit buildings and parking areas and is developed with commercial businesses to the south and a mobile home park to the west. The construction of additional storage unit buildings will not impact the surrounding environment.
- b) **No Impact** – A Conditional Use Permit and the subsequent construction of additional storage unit structures will not raise the future development potential of the parcel. The construction of additional units will prevent future development of more intense uses because the majority of the parcel will be used for the storage facility.
- c) **No Impact** – The analysis of environmental issues contained in this Initial Study indicates that the project is not expected to have substantial adverse effects on human beings, either directly or indirectly. Best management practices, compliance with standard regulations, and conditions of approval will reduce any impacts to a less than significant level.

REFERENCES

1. Calaveras County General Plan, adopted November 12, 2019.
2. California Department of Conservation. California Important Farmland Finder Web Map. <https://maps.conservation.ca.gov/DLRP/CIFF/>.
3. United States Environmental Protection Agency. Current Nonattainment Counties for All Criteria Pollutants. <https://www3.epa.gov/airquality/greenbook/ancl.html>.
4. California Department of Conservation. CGS Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/EQZApp/>.
5. California State Geoportal. CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones Web Map. <https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=37.120942%2C-119.787889%2C7.00>.
6. Calaveras County General Plan, adopted December 9, 1996.
7. Calaveras County General Plan, adopted December 9, 1996.
8. California Department of Toxic Substances Control. EnviroStor. https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG.COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29.
9. California Water Resources Control Board. GeoTracker. https://geotracker.waterboards.ca.gov/search?PAGE=62&CMD=search&business_name=&main_street_number=&main_street_name=&city=&zip=&county=&branch=&status=&site_type=LUFT&cleanup_type=&npl=&reporttype=&reporttitle=PROJECT+SEARCH+RESULTS&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&permitted=&corrective_action=&spec_prog=&national_priority_list=&senate=&assembly=&critical_pol=&business_type=&case_type=&qwbasin=&display_results=&pub=&watershed=&ORDERBY=county&excludenc=False&next=Next+50.
10. United States Environmental Protection Agency. Search for Superfund Sites Where You Live. <https://www.epa.gov/superfund/search-superfund-sites-where-you-live>.
11. Calaveras County Airport Land Use Compatibility Plan, adopted June 2, 2010.

12. Federal Emergency Management Agency (FEMA). FEMA Flood Map Service Center: Search by Address.
<https://msc.fema.gov/portal/search?AddressQuery=33%20copper%20cove%20dr%2C%20copperopolis#searchresultsanchor>.
13. California Department of Conservation. California Tsunami Maps and Data.
<https://www.conservation.ca.gov/cgs/tsunami/maps>.
14. United States Geological Survey. Mineral Resources Online Spatial Data.
<https://mrdata.usgs.gov/general/map-us.html>.
15. Calaveras County Municipal Code. Chapter 9.02.
https://library.municode.com/ca/calaveras_county/codes/code_of_ordinances?nodeId=CD_ORD_TIT9PUPEMOWE_CH9.02NOCO.
16. California Department of Forestry and Fire Protection's Fire and Resource Assessment Program. Fire Hazard Severity Zone (FHSZ) Viewer. <https://egis.fire.ca.gov/FHSZ/>.

Attachment 3

Initial Study/Mitigated Negative Declaration

Project No. PLNG 2022-003



County of Calaveras Department of Planning

Phone (209) 754-6394

Fax (209) 754-6540

www.planning.calaverasgov.us

APPLICATION FOR LAND USE DEVELOPMENT

<input type="checkbox"/> General Plan Amendment (GPA)	<input type="checkbox"/> Administrative Use Permit (AUP)
<input type="checkbox"/> Zoning Amendment (ZA)	<input checked="" type="checkbox"/> Conditional Use Permit (CUP)
<input type="checkbox"/> Tentative Subdivision Tract Map (TSTM)	<input type="checkbox"/> Planned Development (PD)
<input type="checkbox"/> Tentative Parcel Map (TPM)	<input type="checkbox"/> Other _____

NOTE: FAILURE TO FULLY COMPLETE APPLICABLE FIELDS AND PROVIDE REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

Applicant (s):

Name ~~Plum Construction, Inc~~ JOE PLUM
Project Address 33 COPPER COVE CT City COPPERPOLIS
Mailing Address 15256 CAMINO DEL PARQUE City/ZIP SONORA, CA 95376
Phone (Business) (209) 533-8962 (Home) _____
Email plumconst@gmail.com

Landowner (s):

Name PWM PROPERTIES, LLC, JOE PLUM ON BEHALF OF
Mailing Address 15256 CAMINO DEL PARQUE City/ZIP 95370 SONORA
Phone (Business) (209) 533.8962 (Home) _____
Email plumconst@gmail.com

Name and address of property owner's duly authorized Agent who is to be furnished with notice of hearing. (Section 65091 – Calif. Govt. Code):

Authorized Agent:

Name JOE PLUM
Mailing Address 15256 CAMINO DEL PARQUE City/ZIP SONORA 95370
Phone (Business) 209.890.5259 (Home) _____
Email plumconst@gmail.com
Assessor's Parcel Number(s): 061-040-009 Parcel Size: 5.4 Acres

Project No. PLNG 2022-003

Site location, including physical address, with directions to the project site:

33 COPPER COVE CT. COPPERHOLLS CA

Detailed Project Description (or attach separate document):

THIS EXPANSION IS PROPOSED TO ADD FOUR
ADDITIONAL SELF STORAGE BUILDINGS, TOTAL
ADDITIONAL SQUARE FOOTAGE OF 33,000.

EXISTING LAND USE INFORMATION

Describe the existing use of the property:

☐

Agricultural
Timber

☒

Commercial
Industrial

☐

Residential
Multi-family Residential

☐

Public Service
Recreational

Existing General Plan Designation(s): Commercial

Existing Zoning Designation(s): RC (RURAL COMMERCIAL)

Describe the existing man-made features of the subject property, including buildings, roads, wells, septic systems, etc.:

SELF STORAGE FACILITY CONSISTING OF (7) SELF STORAGE
BUILDINGS TOTALING 40,000SF AND ONE SALES OFFICE

Describe any known archaeological, paleontological, or historical resources on the subject property. Provide Archaeological Sensitivity designation from the General Plan Map V-13. Check appropriate level.

Project No. PLNG 2022-003

(High) ☐ (Medium/Moderate) ☐ (Low) ☒ If sensitivity is shown as high or medium/moderate an archaeological assessment study will be required prior to completing the environmental review. If an assessment has been completed on a prior project that included the project area, provide the information where the study can be found.

Describe the existing natural features of the subject property, including terrain or topography, vegetation, bodies of water, wetland habitat (marsh, riparian, vernal pools), etc.:

NONE

Describe the existing land uses within 500 feet of the subject property. (Example: Five single family residences to the north, a duplex and pine forest to the west, a state highway and a gas station to the east, and grazing land to the south.) Be specific:

North: GRAZING LAND

South: MATERIAL STORAGE YARD

East: EQUIPMENT STORAGE YARD

West: COMMERCIAL/RETAIL

Access:

Name of road on which property fronts: O'BYRNES FERRY & COPPER COVE CT.

If property fronts on a private road, provide the name of nearest publicly maintained road:

If the subject property does not have frontage on a County road or State highway, describe the legal access to the property from the nearest public road: _____

Level of Service (Check with Calaveras County Public Works Department): _____

PROJECT SPECIFIC QUESTIONS

Will grading be required to implement the proposed use? ☐ Yes ☒ No

Project No. PLNG 2022-003

If yes, estimate the total cubic yards that will be moved and explain what will be done with the graded material: GRADING IS COMPLETED

Will there be any potentially hazardous materials or toxic substances, flammables or explosives used, stored, manufactured or disposed of at the site? ☐ Yes ☒ No

If yes, list and describe the method of disposal of these items:

Describe any odor, noise, smoke, or dust which will result from the proposal:

ANSWER THE FOLLOWING QUESTIONS APPLICABLE TO YOUR APPLICATION

GPA Proposed General Plan Designation: _____

ZA Proposed Zoning: _____

TSTM Proposed Land Division: _____

& TPM Total Acres: _____ Number of Lots: _____

Minimum Lot Size: _____ Average Lot Size: _____

TSTM Type of proposed land uses for land divisions:

& TPM	Natural Resource: Ag/Timber/Mineral	_____	lots	_____	total acres
	Single Family Residential	_____	lots	_____	total acres
	Multi-Family Residential	_____	lots	_____	total acres
	Commercial	_____	lots	_____	total acres
	Industrial	_____	lots	_____	total acres
	Public Service	_____	lots	_____	total acres
	Recreation/Open Space	_____	lots	_____	total acres

CUP/PD Is the proposed use an expansion of an existing use? ☒ Yes ☐ No

If yes, when was it established? 2002: 1999

Project No. PLNG 2022-003

CUP/PD

Is the proposed use part of an intended larger future project? ☐ Yes ☒ No

If yes, describe: _____

CUP/PD

Will all proposed uses be confined within a building? ☒ Yes ☐ No

If no, describe what activities will not be (including storage that will occur outdoors):

*ALL STORAGE WILL BE INDOORS

CUP/PD

Expected total number of people to be employed at the proposed uses:

Full Time 1 Part Time _____

CUP/PD

For commercial uses, the number of parking spaces to be provided: _____

CUP/PD

Estimated number of vehicles to use the facilities daily: _____

CUP/PD

How many trees with a breast-height diameter of 12" or greater will be removed as a result of the site development? 0

Any additional information or explanations supporting the proposal is encouraged and may be submitted on a separate sheet of paper.

Project No. PLNG 2022-003

ACKNOWLEDGMENT / AUTHORIZATION / VERIFICATION PAGE¹

Calaveras County Agriculture Disclosure Statement

Real property within or adjacent to areas zoned for agricultural operations or areas in zones which permit agricultural operations may be subject to inconveniences or discomfort arising from such operations. Calaveras County has determined that the use of real property for agricultural operations, as defined by County Code, is a high priority and a proper and necessary use, and will not consider the inconveniences or discomforts arising from agricultural operations to be a nuisance if such operations are consistent with accepted agricultural practices and standards.

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge having read and understood this disclosure.

Right of Entry

By our signatures below, I (We), as applicant(s) and property owner(s), hereby acknowledge that by making this application, and under the authority of Government Code Section 65105, County agency personnel, in the performance of their functions, may enter upon the subject property and make examinations and surveys, provided that the entries, examinations and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Verification of Application / Declaration Under Penalty of Perjury

NOTE: If someone other than an individual applicant or land owner signs below (e.g. business entity representatives, agents) satisfactory documentation of signature authority must be provided [see application instructions]. Each record title property owner must sign the application.

APPLICANT(S):

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the applicant(s) for the project described in this application, and I (we) have completed and verified the truthfulness and accuracy of this application and all other documents required for its submittal.

Printed Name(s) of Applicant(s): Joe Pluim
Authorized Signature: [Signature] Date: 2/22/22
Authorized Signature: _____ Date: _____

LAND OWNER(S):

By my signature(s) below, I (we) provide the acknowledgment and consent described above and furthermore declare under penalty of perjury that I am (we are) the record title owner(s) of the property on which the project described in this application will be located and I (we) consent to the applicant's(applicants') preparation and submission of this application.

Printed Name(s) of Property Owner(s): PWM PROPERTIES, LLC., JOE PLUIM ON BEHALF OF
Authorized Signature: [Signature] Date: 2/22/22
Authorized Signature: _____ Date: _____

FOR OFFICIAL USE ONLY

Receipt Number PLNG 301
Application Number PLNG 2022-00003
Method of Payment [] Cash ☒ Check # 5031
Amount \$4,705.00

Date Stamp

RECEIVED

FEB 22 2022

Calaveras County
Planning Department

(Revised July 1, 2021)

¹ May be signed in counterparts.
Land Use Application

PWM Properties, LLC

Resolution #1

Resolution for Authorizing Signature

Whereas, the Board of PWM Properties authorizes the application for 33 Copper Cove Court on APN 61-040-009; and

Whereas, the Board of PWM Properties, LLC authorizes Joe Pluim, Member, to sign documents on behalf of the District.


ON A MOTION by Board Member, Julie Yorston, seconded by Board Member, Brian Wahlbrink, this resolution was passed and adopted by the Board of PWM Properties, LLC, this day 15th day of February, 2022 by the following vote.


Ayes - 3


Noes - 0

Absent -0

Abstain -0

 Julie Yorston, Manager
Signature, Printed Name, Title

 Brian Wahlbrink, Managing Member
Signature, Printed Name, Title

 Joel Pluim, Member
Signature, Printed Name, Title

Attachment 4

Notice of Public Hearing



County of Calaveras

Department of Planning

Gabriel Elliott, Director of Planning
Phone (209) 754-6394 Fax (209) 754-6540
Website: www.co.calaveras.ca.us

PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

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

2022-003 Conditional Use Permit for Joe Pluim: The applicant is requesting approval of a Conditional Use Permit (CUP) to construct four (4) additional self-storage buildings, totaling 33,270 square feet, at an existing ministorage facility. The subject property is a 5.42-acre parcel located at 33 Copper Cove Court in Copperopolis. APN: 061-040-009 is a portion of Section 13, T01N, R12E, MDM. Pursuant to CEQA guidelines, an Initial Study/Mitigated Negative Declaration has been prepared for this project.

NOTICE IS HEREBY GIVEN that the Calaveras County Planning Commission will conduct a public hearing on **February 9, 2023 at 9:00 a. m.** or soon thereafter to consider the above referenced project. The public hearing will be held in the Calaveras County Board of Supervisors Chambers, Government Center, 891 Mountain Ranch Road, San Andreas, California.

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. Katherine Stefani is the project planner and can be reached at (209) 754-6394. Planning Commission staff reports are made available for public viewing online at <https://calaverasgov.us/Meeting-Calendar> on the Friday prior to the scheduled meeting. The project file and staff report can be viewed or purchased at the Planning Department for the cost of making the copies.

Date of Notice – **January 27, 2022**

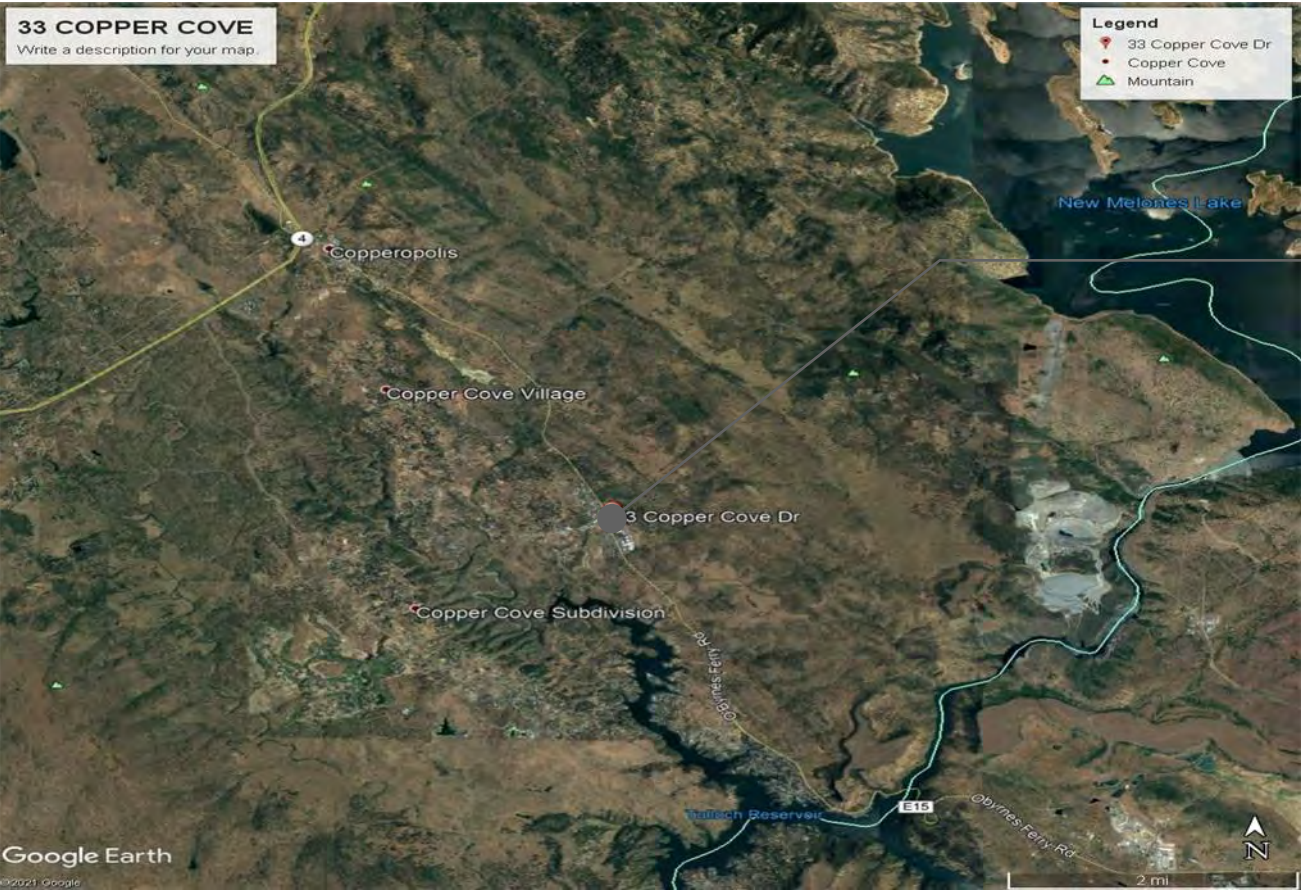
Attachment 5

Site Plans & Elevations

ABBREVIATIONS

@ & ABV. A.C. AC ACT. ACOUST. ADD'NL. ADJ. AFF. AGG. ALUM. ALT. ARCH. AVG.	AT AND ABOVE ASPHALTIC CONCRETE AIR CONDITIONING ABOVE COUNTERTOP ACOUSTICAL ADDITIONAL ADJACENT ABOVE FINISH FLOOR AGGREGATE ALUMINUM ALTERNATE ARCHITECTURAL AVERAGE	MAX. MECH. MFR. MH. MIN. MIR. MISC. MW. MOD. MTL.	MAXIMUM MECHANICAL MANUFACTURER MAN HOLE MINIMUM MIRROR MISCELLANEOUS MICROWAVE MODULE METAL
BD. BF. BF. BIC. BLDG. BLK. BLK'G. BLW BRZ. BTM. BTR. BTWN. BVL BW.	BOARD BOTH FACES BOTH FACES BUILT-IN CABINET BUILDING BLOCK BLOCKING BELOW BRONZE BOTTOM BETTER BETWEEN BEVELED BOTH WAYS	(N) NEC NIC. N/A NTS.	NEW NATIONAL ELECTRIC CODE NOT IN CONTRACT NOT APPLICABLE NOT TO SCALE
CAB. CBC CCR CEC CF CFC CL.G. CLJ CLR. CMC CMU CNTR. C.O. COL COMP. CONC. CONN. CONT. CONTR. CPC CT.	CABINET CALIFORNIA BUILDING CODE CALIFORNIA CODE OF REGULATIONS CALIFORNIA ELECTRIC CODE CUBIC FEET CALIFORNIA FIRE CODE CEILING CONTROL JOINT CLEAR CALIFORNIA MECHANICAL CODE CONCRETE MASONRY UNIT COUNTER CLEAN OUT COLUMN COMPOSITION CONCRETE CONNECTION CONTINUOUS CONTRACTOR CALIFORNIA PLUMBING CODE CERAMIC TILE	PERF. PLAM. PLYWD PNT. PP. PSF PT. PVC. PVMT. PUE.	PERFORATED PLASTIC LAMINATED PLYWOOD PAINT POWER POLE POUNDS PER SQUARE FOOT PRESSURE TREATED POLY VINYL CHLORIDE PAVEMENT PUBLIC UTILITY EASEMENT
DBL. DET. DEPT. D.F. DIA. DIM. DIV. DN DW DWG.	DOUBLE DETAIL DEPARTMENT DOUGLAS FIR DIAMETER DIMENSION DIVISION DOWN DISHWASHER DRAWING	QT. QT.	QUARRY TILE QUARRY TILE
(E) EA. EJ. ELECT. ELEV. EMER. EN. EQP. EOS. EQ. EQUIP. EXT.	EXISITNG EACH EXPANSION JOINT ELECTRIC/ELECTRICAL ELEVATION EMERGENCY EDGE NAIL EDGE OF PAVEMENT EDGE OF SLAB EQUAL EQUIPMENT EXTERIOR	R. RAD. RD. RDWD. REF. REQ'D RET. REV. RM. RO.	RISER RADIUS ROOF DRAIN REDWOOD REINFORCING REFRIGERATOR REQUIRED RETAINING REVISION ROOM ROUGH OPENING
FA. FACP FAU FFE. FG. FH. FIN. FLR.	FIRE ALARM FIRE ALARM CONTROL PANEL FORCED AIR UNIT FINISHED FLOOR ELEVATION FIXED GLASS FIRE HYDRANT FINISH FLOOR	SC. SCHD. SD SDR. SECT. SEZ SF SHT. SHLV. SHWR. SIM. SLR. SPECS. SQ. S&P SS S.S.D. S.ST. STD. STL. STOR. STRUCT. SUSP. S.W.	SOLID CORE SOLID CORE SCHEDULE SOAP DISPENSER STORM DRAIN SECTION STREAM EASEMENT ZONE SQUARE FOOT/FEET SHEET SHELVES SHOWER SIMILAR SEALER SPECIFICATIONS SQUARE SHELF & POLE SANITARY SEWER SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SUSPENDED SHEARWALL
GA. GALV. GC. GFI. GI. GLB. GND. GSM. GYP.	GAUGE GALVANIZED GENERAL CONTRACTOR GROUND FAULT INTERRUPTER GALVANIZED IRON GLUED LAMINATED BEAM GROUND GALVANIZED SHEET METAL BD. GYPSUM WALL BOARD	T. TC. TEL. TEMP. T&G TV TYP.	TREAD TRASH COMPACTOR TELEPHONE TEMPERED TONGUE & GROOVED TELEVISION TYPICAL
HB HC HDWR. HORIZ. HP. HT. HTG. HVAC HW.	HOSE BIBB HOLLOW CORE / HANDICAP HARDWARE HORIZONTAL HIGH POINT HEIGHT HEATING HEATING/VENTILATION/AIR CONDITIONING HOT WATER	UBC UFC UMC UON UPN	UNIFORM BUILDING CODE UNIFORM FIRE CODE UNIFORM MECHANICAL CODE UNLESS OTHERWISE NOTED UNIFORM PLUMBING CODE
ID. ID. INCL. INFO. INSUL. INT. INF.	INSIDE DIAMETER INSIDE DIAMETER INCLUDED INFORMATION INSULATION INTERIOR INFRARED	VCT VENT. VERT. VIF. VNR.	VINYL COMPOSITION TILE VENTILATION VERTICAL VERIFY IN FIELD VENEER
LAM. LB. LF. LVL.	LAMINATE POUND LINEAL FOOT LAMINATED VENEER LUMBER	W/ WC. WD. W. WH. W/O WP. YD.	WITH WATER CLOSET WOOD WASHER WATER HEATER WATER HEATER WATER PROOF YARD

VICINITY MAP



PROJECT SITE

StorQuest Express

SELF SERVICE STORAGE

COOPEROPOLIS, CA

PROJECT DATA

SCOPE:
PROPOSED PROJECT IS (4) ADDITIONAL SLAB ON GRADE METAL BUILDING FOR SELF STORAGE
TOTALING 32,470 SF TO AN EXISTING SELF STORAGE FACILITY.

CODE ANALYSIS:

CODE:	2019 CALIFORNIA BUILDING
TYPE OF CONSTRUCTION:	TYPE III-B
OCCUPANCY:	S-1 MODERATE HAZARD STORAGE
STORIES:	ONE
BUILDING AREA:	
BUILDING 1	5,250 SF
BUILDING 2	9,600 SF
BUILDING 3	8,800 SF
BUILDING 4	8,820 SF
TOTAL PROPOSED	33,270 SF
TOTAL EXISTING	39,500 SF
ACTUAL HEIGHT:	20'-2" <55' ALLOWABLE
FIRE SPRINKLERS:	NO
FIRE ALARM:	NO

ALLOWABEL AREAS: (PER CBC TABLE 506.2):

S-1: TYPE III B 17,500 SF ALLOWABLE> 5,250 SF Building 1
9,600 SF Building 2
8,800 SF Building 3
8,820 SF Building 4

OCCUPANT LOAD (PER TABLE 1004.5):

BUILDING 1: 5,250 / 500 GROSS= 10.5 = 11 OCCUPANTS
BUILDING 2: 9,600 / 500 GROSS=19.2 = 20 OCCUPANTS
BUILDING 3: 8,800 / 500 GROSS= 17.6 = 18 OCCUPANTS
BUILDING 4: 8,820 / 500 GROSS= 17.64 = 18 OCCUPANTS

ACCESSIBLE UNITS

REQUIRED ACCESSIBLE UNITS 10, PLUS 2% OVER 200

EXISTING UNITS= 278
PROPOSED UNITS= 226
TOTAL 503

ALREADY HAVE 12 ACCESSIBLE UNITS
10+(303)X2%=6.06= 17 - 12 = 5 - PROVIDE 5 CONDITIONED ACCESSIBLE UNITS

LAND USE COMPLIANCE:

PROPOSED USE: EXISTING USE OF SELF STORAGE FACILITY

SITE INFORMATION:

APN:	61-040-009
ADDRESS:	33 COPPER COVE CT., COOPEROPOLIS
PARCEL SIZE:	5 ACRES
ZONING:	C2 GENERAL COMMERCIAL
JURISDICTION:	CALAVERAS COUNTY

STRUCTURAL DATA

SNOW LOAD INFORMATION:

PROJECT ELEVATION:	1,275'
GROUND SNOW LOAD:	16 PSF

LATERAL DESIGN LOADS (WIND):

WIND SPEED (3) SEC GUST:	110 MPH
BASIC WIND SPEED:	85 MPH
EXPOSURE:	B
RISK CATAGORY:	II
IMPORTANCE FACTOR (I):	1.0

LATERAL DESIGN LOADS (SEISMIC):

SEISMIC DESIGN CATEGORY :	D
RISK CATEGORY:	II
IMPORTANCE FACTOR (I):	1.0
Ss:	0.384g
S1:	0.193g

SOILS DESIGN CRITERIA:

SOIL BEARING PRESSURE:	1,500 PSF
CONCRETE COMPRESSIVE STRENGTH (F'c):	2,500 PSI AT 28 DAYS

SPECIAL INSPECTIONS

1) GEOTECHNICAL SUB GRADE PREPERATION PER SOILS REPORT BY KRAZAN AND ASSOCIATES, PROJECT NUMBER 072-21007.

DEFERRED APPROVALS

- SIGNAGE



15256 Camino Del Parque
Sonora, California 95370
tel: (209) 532-7169
www.SierraNevadaEngineering.com

DESIGN TEAM

OWNER:

PWM PROPERTIES, LLC.

PROJECT ENGINEER:

SIERRA NEVADA ENGINEERING AND DESIGN
15256 CAMINO DEL PARQUE
SONORA, CA 95370
209.533.7169

BUILDING MANUFACTURER:

HERITAGE BUILDINGS
ATWATER, CA

CONTRACTOR:

PLUM CONSTRUCTION, INC.
209.533.8962
SONORA, CA

DESIGN/BUILDING PLUMBING:

N/A

DESIGN/BUILDING MECHANICAL:

N/A

DESIGN/BUILDING ELECTRICAL:

BAUGHN ELECTRIC
SONORA, CA

GEOTECHNICAL ENGINEER:

KRAZAN AND ASSOCIATES
MODESTO, CA

LANDSCPAE ARCHITECT:

KLA LANDSCAPE ARCHITECTURE
SONORA, CA

StorQuest Express
Copperopolis- Self Storage
Expansion

Document Date:

Nov. 17, 2022

Document Phase:

Permit

rev.	date	remark
Rev. 1	1/26/23	min. 25' set backs

TITLE SHEET

T1.0

StorQuest Express Copperopolis- Self Storage Expansion

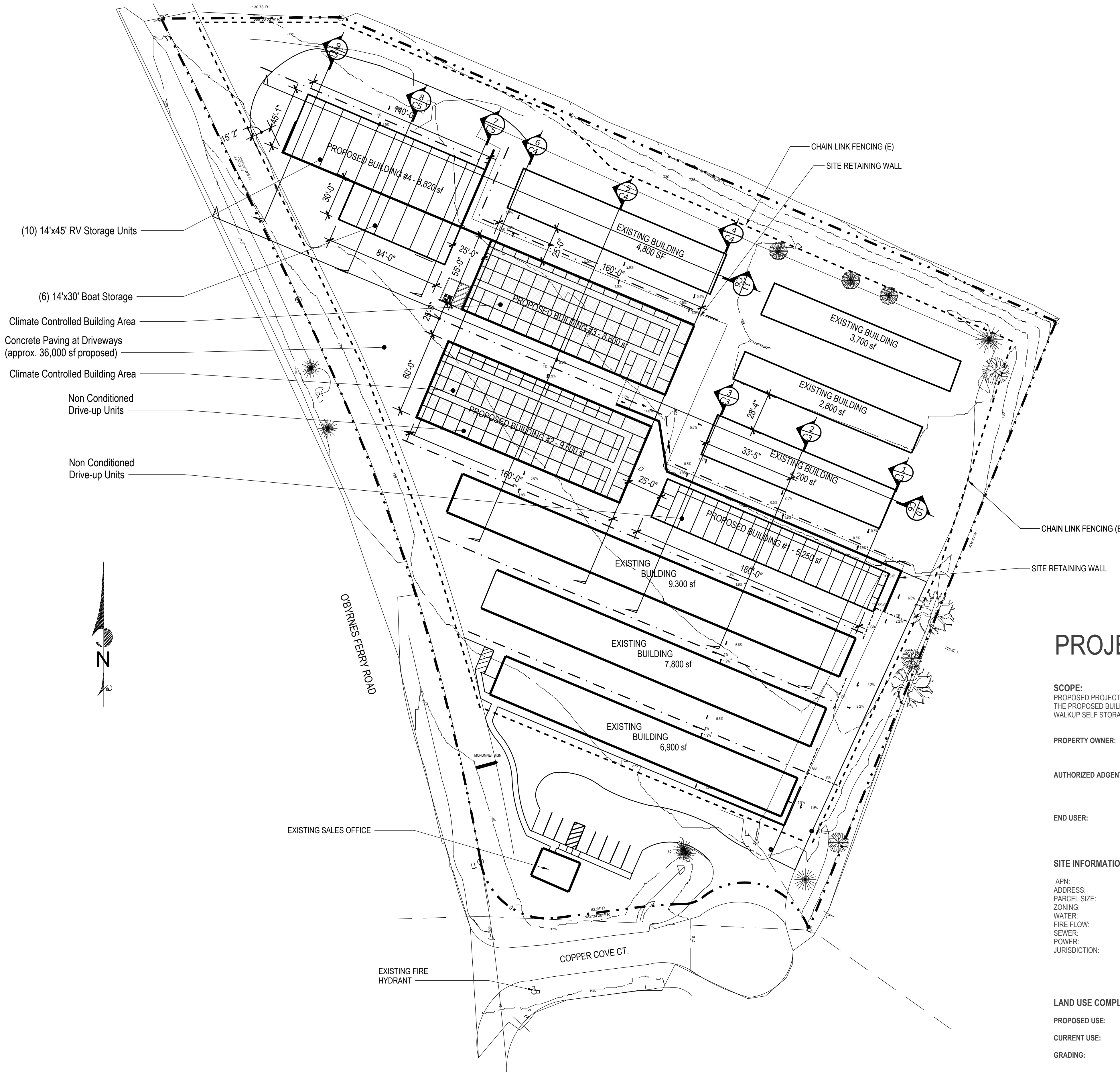
Document Date:
Nov. 17, 2022

Document Phase:
Permit

rev.	date	remark
Rev. 1	1/26/23	min. 25' set backs

OVERALL
SITE PLAN

C1.0



PROJECT DATA

SCOPE:
PROPOSED PROJECT IS A 33,270 SF EXPANSION OF AN EXISTING SELF STORAGE FACILITY. THE PROPOSED BUILDINGS WILL BE SLAB ON GRADE METAL BUILDINGS WITH DRIVE UP, AND WALKUP SELF STORAGE UNITS.

PROPERTY OWNER:
PWM PROPERTIES, LLC
15256 CAMINO DEL PARQUE, SONORA, CA
209.533.8962

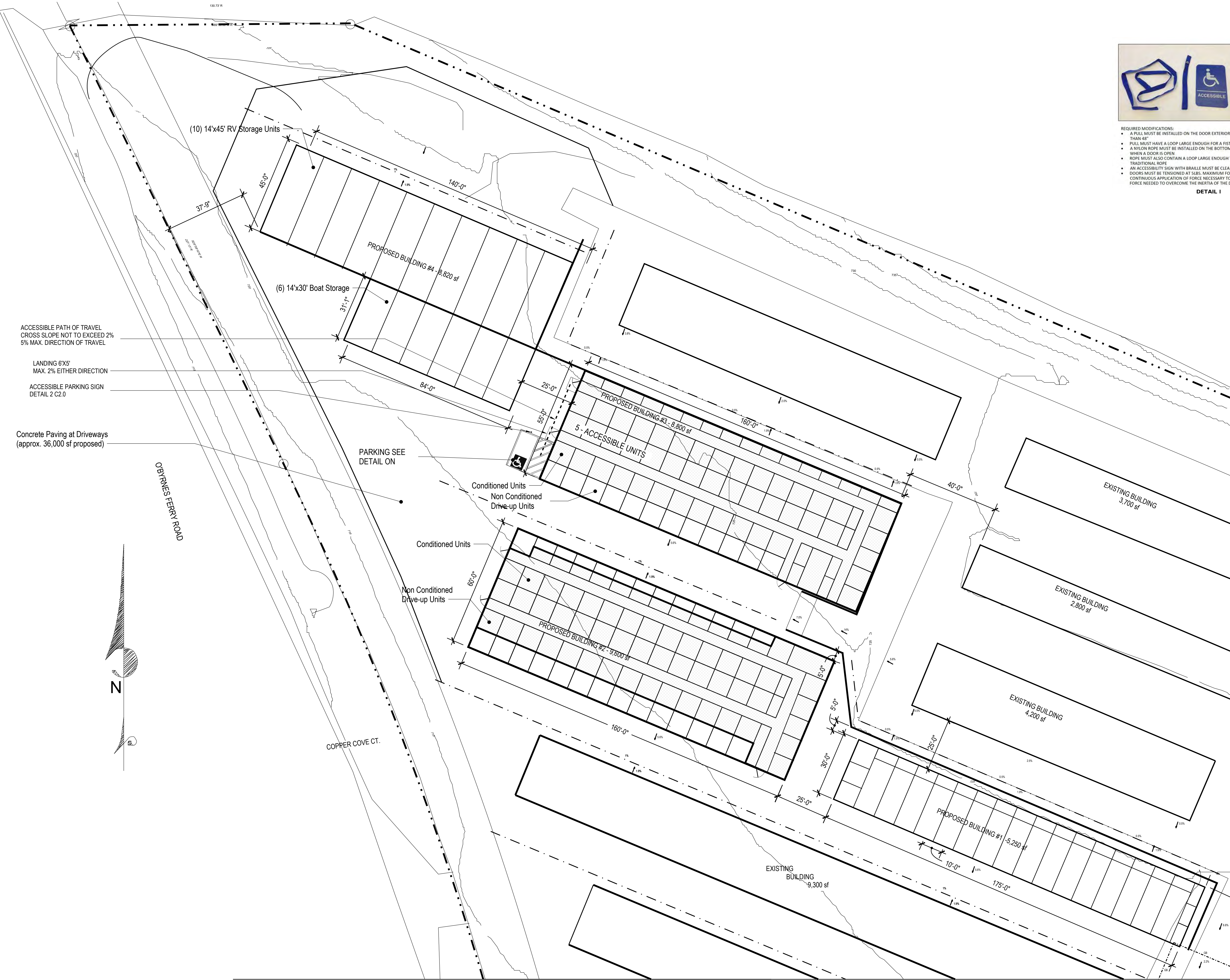
AUTHORIZED ADGENT:
JOE PLUIM
(209) 890-5259
PLUMCONST@GMAIL.COM

END USER:
STORQUEST EXPRESS SELF STORAGE

SITE INFORMATION:
APN: 061-040-009
ADDRESS: 33 COPPER COVE CT., COPPEROPOLIS
PARCEL SIZE: 5.4 ACRES
ZONING: RC RURAL COMMERCIAL
WATER: CCWD
FIRE FLOW: CCWD
SEWER: SEPTIC
POWER: PG&E
JURISDICTION: CALAVERAS COUNTY COMMUNITY DEVELOPMENT DEPT.

LAND USE COMPLIANCE:
PROPOSED USE: SELF STROAGE
CURRENT USE: SELF STORAGE
GRADING: EXISTING GRADE IS FLAT (LESS THEN 2%) WITH GRAVEL SURFACE
NO GRADING REQUIRED
LANDSCAPING: EXISTING LANDSCAPING TO REMAIN

Site Plan
SCALE : 1:140



1. ACCESSIBILITY SIGN WITH BRAILLE
2. EXTERNAL NYLON DOOR PULL WITH NUT/WASHER
3. FOAM STRIP TO COVER NUT
4. NYLON DOOR ROPE

- REQUIRED MODIFICATIONS:
- A PULL MUST BE INSTALLED ON THE DOOR EXTERIOR NO LOWER THAN 15" AND NO HIGHER THAN 48"
 - PULL MUST HAVE A LOOP LARGE ENOUGH FOR A FIST TO FIT INTO
 - A NYLON ROPE MUST BE INSTALLED ON THE BOTTOM BAR WHICH HANGS 15" - 48" INCHES WHEN A DOOR IS OPEN
 - ROPE MUST ALSO CONTAIN A LOOP LARGE ENOUGH TO FIT A FIST AND REPLACE A TRADITIONAL ROPE
 - AN ACCESSIBILITY SIGN WITH BRAILLE MUST BE CLEARLY DISPLAYED OUTSIDE OF UNIT DOORS MUST BE TENSIONED AT 500LBS. MAXIMUM FORCE AS IT PERTAINS TO THE CONTINUOUS APPLICATION OF FORCE NECESSARY TO FULLY OPEN A DOOR, NOT THE INITIAL FORCE NEEDED TO OVERCOME THE INERTIA OF THE DOOR.

DETAIL 1



15256 Camino Del Parque
Sonora, California 95370
tel: (209) 532-7169
www.SierraNevadaEngineering.com

StorQuest Express Copperopolis- Self Storage Expansion

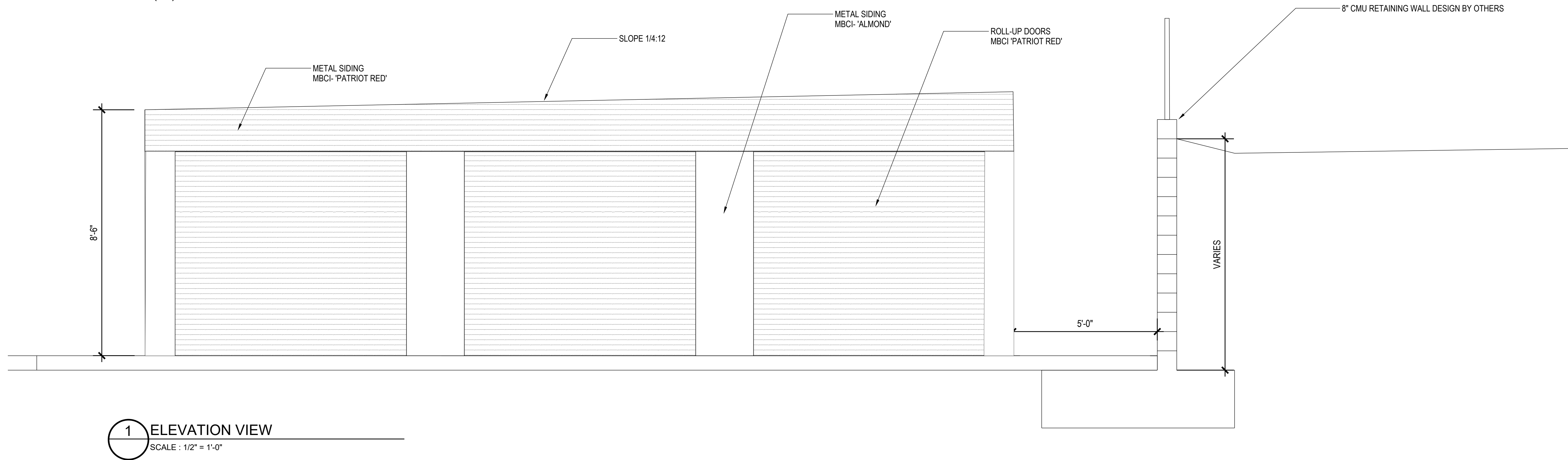
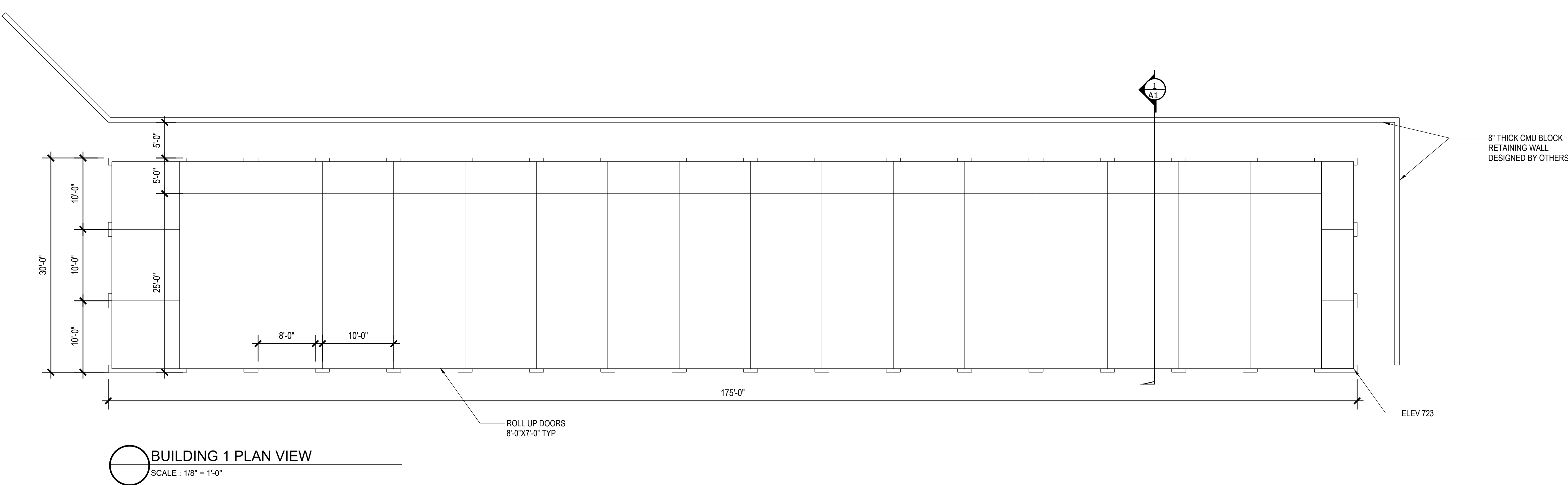
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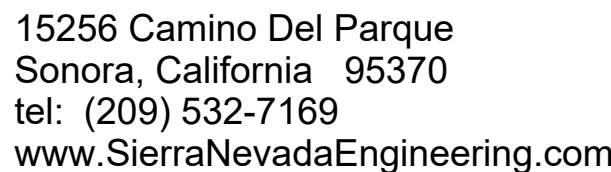
Document Phase:
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rev.	date	remark
Rev. 1	1/26/23	min. 25' set backs

ENLARGED
SITE PLAN

C1.0





33 Copper Cove Ct.
Conneranalis CA

DWM Properties LLC

StorQuest Express Copperopolis- Self Storage Expansion

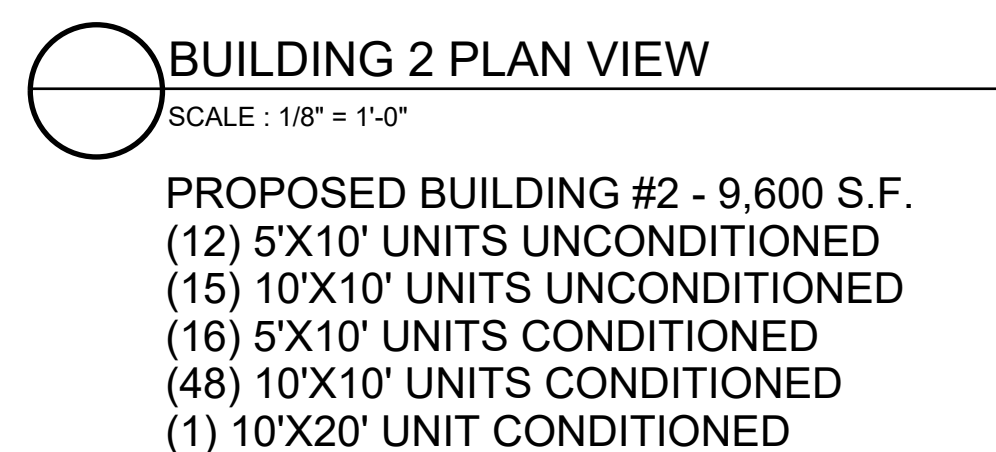
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Rev. 1	1/26/23	min. 25' set backs

BUILDING 2 FLOOR PLAN

A2.0



The use of these plans and specifications is restricted to the original site for which they were prepared.

StorQuest Express
Copperopolis- Self Storage
Expansion

PWM Properties, LLC.

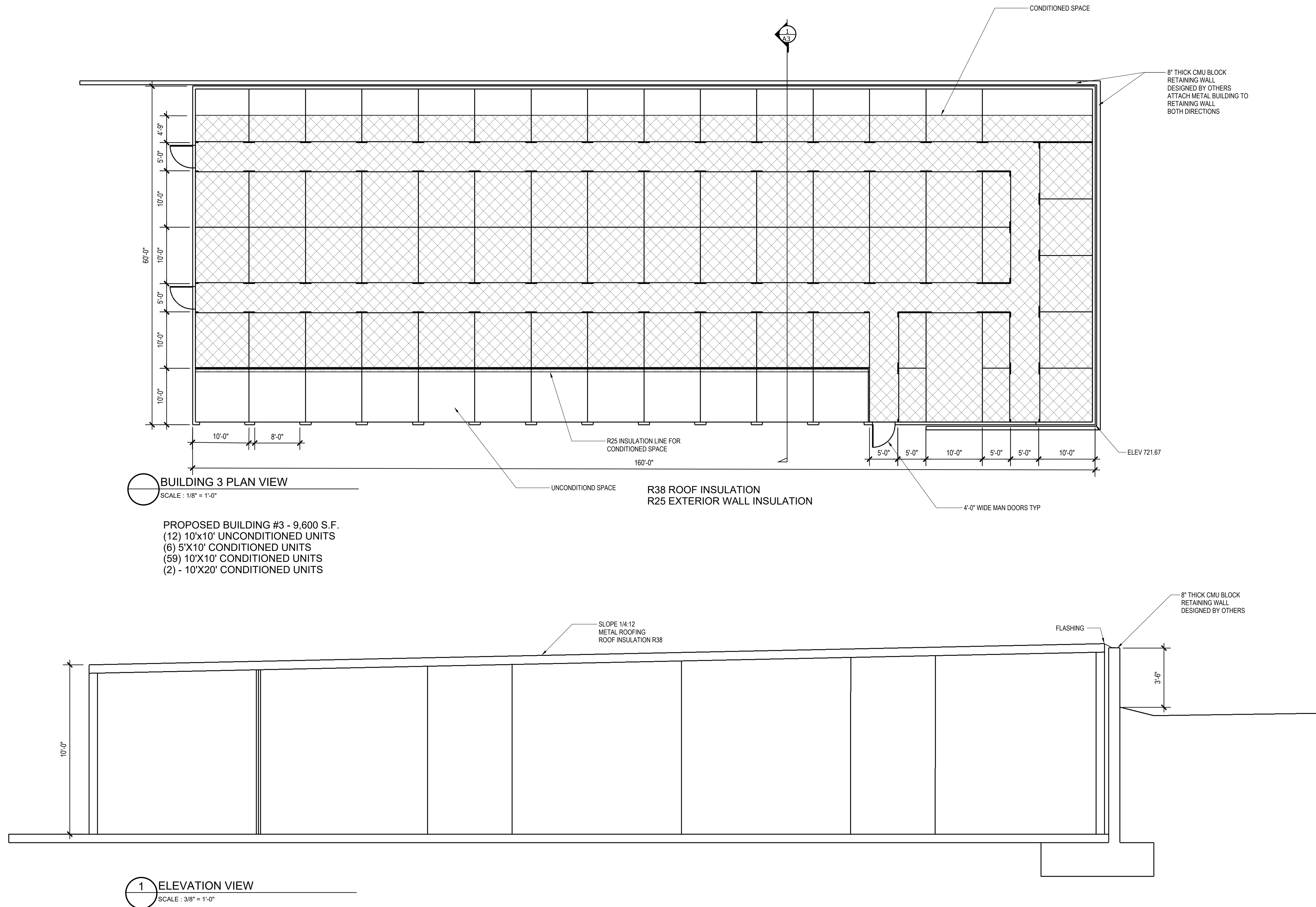
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Rev. 1	1/26/23	min. 25' set backs

BUILDING 3
FLOOR PLAN

A3.0



StorQuest Express
Copperopolis- Self Storage
Expansion

Document Date:
Nov. 17, 2022

Document Phase:
Permit

rev.	date	remark
Rev. 1	1/26/23	min. 25' set backs

BUILDING 4
FLOOR PLAN

A4.0

