

City of Sutter Creek  
18 Main Street  
Sutter Creek, CA 95685  
209-267-5647

RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_

www.cityofsuttercreek.org

**Submission Requirements**

- 1- Application\*
  - 2- Map\*
  - 3- Fees (*Refer to current fee schedule. All Fees must be paid at City Hall*)
- \*All documentaion must be submitted via the application portal on the City website*

**SITE PLAN APPLICATION**

Page 1 of 8

**Project Applicant:**

Name: THE CAMPBELL CORPORATION  
Mailing Address: 60 Ridge Road, Suite C, Sutter Creek CA 95685  
City: Sutter Creek State: CA Zip: 95685  
Phone: 916-340-4469  
Email: \_\_\_\_\_

**Property Owner:**

Name: Joshua Gilliam  
Mailing Address: 60 Ridge Road, Suite C, Sutter Creek CA 95685  
City: Sutter Creek State: CA Zip: 95685  
Phone: 916-340-4469  
Email: josh@campbell-forest.com

Is this person the project contact? If not, please specify who the contact person is. Yes

Name: \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

**Project Location:**

APN: 044-020-107-000  
Project Address: 11821 Sweet Pea Way, Sutter Creek, CA 95685

Is this located in the Historic District? Yes  No   
*If yes, please see checklist for Design Review.*

Deed References (book and page): 2024-0007052 Parcel 4 of PM 60M98

General description of location: South side of Ridge Road approximately 0.46 miles east of highway 49

Zoning District: I2: Heavy Industrial General Plan Land Use Designation: I: Industrial

**Applicant certification, signature(s), and agreement to pay application processing costs.**

I hereby certify that the statements furnished herein and on any attached pages present the data required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

I hereby certify that I own or am the authorized representative of the owner of the land hereby requesting Certificate of Compliance approval and that I am aware of and do agree to pay the hourly rates as established by Resolution of the City of Sutter Creek for the time spent by the City staff as necessary to process, review and provide consultation to the City concerning this application. I am also aware that said hourly charges are in addition to set fees required for preliminary review and administration and may also include charges to monitor compliance with conditions of approval if my request is approved.

Joshua Gilliam  
Printed Name

*Joshua Gilliam*  
Signature

April 6th, 2025  
Date

**ENVIRONMENTAL INFORMATION**

1. Describe Project: We intend to build a heavy equipment service and repair facility and offer our services to the public. We also intend to lease assembly and display space to Bozeman Trailers who will sell lowbed trailers B2B. Moreover, we intend to lease space to businesses for heavy equipment storage. A final use is leasing heavy equipment to businesses.
2. Existing use of property(ies): It is currently rough graded land. There are no structures or uses.
3. Will grading occur on slopes of 10% or more? No. It is already graded.
4. Will any springs or wet areas be affected as a result of this project? No
5. Estimated length of proposed roads and driveways: Approximately 700 L.F
6. Estimated type and amount (acreage or number) of vegetation to be disturbed for grading, roads, driveways, building sites, or other alteration. (Examples: Approx. 1 acre of Manzanita and other Brush to be cleared for building pads; over 100 small shrubs and oak trees to be cleared, etc.):  
The site has already been cleared of vegetation. No further impact projected.
7. Project description: Use space below and/or attach additional sheets giving project description in sufficient detail to allow adequate evaluation of potential effects.
  - a. Proposed facilities: Shop for Service and Repair; Covered Pad for Heavy Equipment Repair. Office.
  - b. Building Sizes: Shop: 80' x 55'; Office: 55' x 15' Covered Pad: 50' x 40' (see attached elevations)
  - c. Access: Sweet Pea Way via two (2) encroachments
  - d. Parking: Seven spaces to accommodate employees and customers.
  - e. Water Source: Amador Water Agency
  - f. Estimated Water Consumption: Approximately 750 CF per month
  - g. Method of Sewage Disposal: City of Sutter Creek
  - h. Nature of Business: Heavy Equipment Service and Repair
  - i. Estimated Daily Volume of Traffic: 10 vehicles
  - j. Estimated Number of Employees: 2
  - k. Estimated Energy Consumption: Minimal
  - l. Percentage of lot to be covered by buildings/paving: 4.4 / 3.9 (NET AC.)
  - m. Construction schedule: Construction will begin within 90 days of receiving all permitting
  - n. Any historical/archaeological features on property: No
  - o. Other (please explain): \_\_\_\_\_
8. Describe special circumstances of the project or project site which may result in problems or adverse environmental effects. (Example: steep slopes, drainages, noisy equipment, hazardous access, lack of services.): No negative special circumstances projected

9. Indicate mitigation measures which may lessen problems or adverse environmental effects (including energy conservation) to be incorporated into project to eliminate or reduce adverse effects):

An existing storm-water detention basin will mitigate storm-water runoff impacts. We will also add solar as part of the  
the initial build in order to reduce demands on the public grid

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10. Describe most logical alternatives to project and how these alternatives would change the problems or effects discussed in items 13 and 14 above (include the alternative of “no project”): \_\_\_\_\_

Proposed uses are consistent with General Plan and zoning designations and the proposed site plan is consistent with  
the municipal code.

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