

TO: CITY OF SUTTER CREEK PLANNING COMMISSION

MEETING DATE: MAY 11, 2026

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: SITE PLAN PERMIT- 11821 SWEET PEA WAY (APN: 040-020-107)

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under Section 15332 Class 32, Infill Development Projects of the CEQA Guidelines and instruct staff to file a Notice of Exemption; and
3. Adopt Resolution 25-26-** approving a Site Plan Permit for The Campbell Corporation to construct an industrial development based on the proposed Findings and subject to the proposed Conditions of Approval for APN 040-020-107.

BACKGROUND AND PROJECT DESCRIPTION:

The applicant, The Campbell Corporation, is proposing to develop a previous vacant 4.87 acre lot within the Heavy Industrial (I-2) zoning district. The development proposal includes the construction of an approximately 5,000 sf steel shop building, an approximately 2,000 sf covered concrete pad, and additional site improvements such as fencing, lighting, and onsite circulation and parking.

The site will be used as a heavy equipment servicing and repair facility, along with an area leased to Bozeman Trailers, who sell lowbed trailers B2B. Additionally, the site will have area which will be leased to businesses for the storage of heavy equipment.

Site Improvements

The site was previously cleared, rough graded, and some site improvements completed. This was all done prior to the property being annexed into the City. As part of the initial development of the property, a storm water detention basin was installed. Utilities were also stubbed to the site.

The site is accessed off of Sweet Pea Way, which is located off Ridge Road. The site will have a main driveway access on the Northeast side of the site and emergency access on the south end of the site.

Table 1. Relevant Summary of Proposed Site

Description	Proposed	Meets Requirements?
Site	11821 Sweet Pea Way	-
Building Plan	5,000 sf steel building, 2,000 sf covered concrete pad	Yes
Lot Size	4.87 acres	Yes

Description	Proposed	Meets Requirements?
Zoning	I-2	Yes
General Plan Land Use Description	Heavy Industrial	Yes
Is this in the Main Street Historic District?	No	-
Historic District?	No	-
Parking	7 parking spaces	Per SC Code 5 spaces are required.
Access	Sweet Pea Way, Ridge Road	Yes
Fencing	Perimeter black metal fencing	Yes
Trees and Landscaping per 13.24.120	None	Yes.

Map 1. Aerial Photo



SITE PLAN FOR SITE PLAN PERMITTING THE CAMPBELL CORPORATION

11821 SWEET PEA WAY, SUTTER CREEK
AMADOR COUNTY, CALIFORNIA

APRIL, 2026









APPLICANT:
The Campbell Corporation
49 Ridge Road, Suite C
Sutter Creek, CA 95865
(916) 340-4459

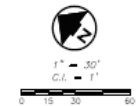
PREPARED BY:
DELTA ENGINEERING, INC.
Robin D. Peters, P.E. RCCE No. 55604
41 Main Street
Jackson, CA 95842
(209) 225-1441

SITE PLAN FEATURES

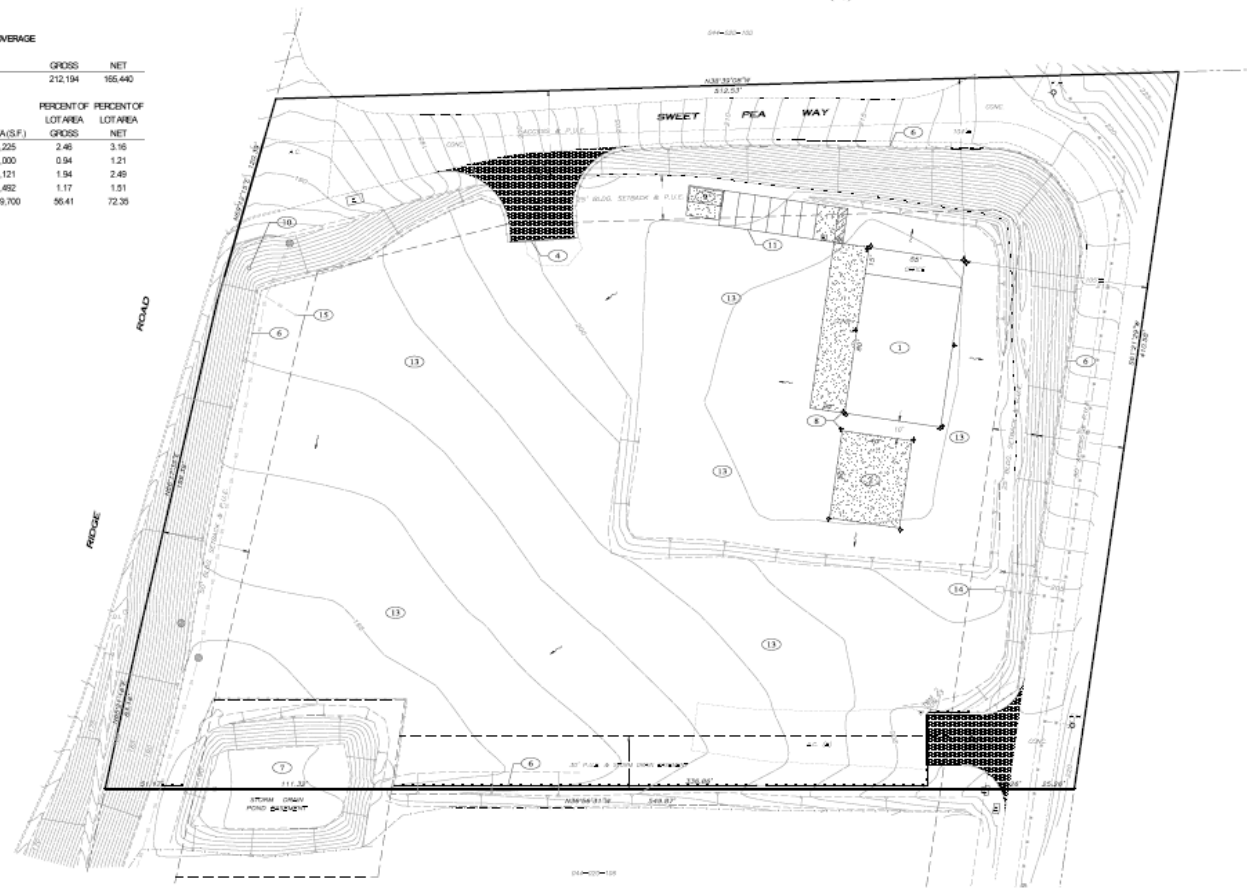
- 1 NEW 5,000 S.F. STEEL SHOP BUILDING W/ OFFICE & CONCRETE APRON
- 2 NEW 2,000 S.F. CONCRETE PAD, COVERED
- 3 NEW PRIMARY ENCROACHMENT TO SWEET PEA WAY
- 4 SECURITY GATE • TYPE TO BE DETERMINED
- 5 EMERGENCY ENCROACHMENT W/ GATE
- 6 SECURITY FENCING (NEW), 6' TALL CHAIN LINK W/ STEEL POSTS & 3 WIRE TOP
- 7 STORMWATER DETENTION BASIN W/ MITERED DISCHARGE & EMERGENCY OVERTFLOW EXISTING
- 8 SECURITY LIGHTING, BUILDING-MOUNTED LED DAY/NIGHT, SHELDED & DOWNCAST APPROX. 1.0 fc ILLUMINANCE
- 9 TRASH ENCLOSURE • 8' X 16' X 6' HIGH CONCRETE BLOCK W/ STUCCO FINISH
- 10 POLE-MOUNTED SIGN, SHOWN SCHEMATICALLY, REQUIRES SEPARATE PERMITTING
- 11 PASSENGER VEHICLE PARKING, FIVE (5) SPACES REQUIRED; SEVEN (7) SPACES SHOWN
- 12 ASPHALT OR CONCRETE PAVEMENT
- 13 ROLLED & COMPACTED AGGREGATE BASE
- 14 POTABLE WATER POINT OF CONNECTION
- 15 SANITARY SEWER POINT OF CONNECTION

LEGEND

-  A.C. PAVEMENT SURFACE - NEW
-  CONCRETE SURFACE - NEW
-  SECURITY FENCING - NEW
-  PROPERTY BOUNDARY
-  RUNOFF FLOW DIRECTION
-  BUILDING MOUNTED SECURITY LIGHT
-  UNDERGROUND WATER
-  UNDERGROUND SANITARY SEWER



OVERALL LOT AREA (S.F.)	LOT COVERAGE	
	GROSS	NET
	212,194	165,440
PERCENT OF LOT AREA		
AREA (S.F.)	GROSS	NET
ENCLOSED BUILDINGS	5,225	2.46
COVERED EQUIPMENT BAY	2,000	0.94
ASPHALT/CONCRETE	4,121	1.94
CONCRETE	2,462	1.17
AGGREGATE BASE	119,700	56.41



VICINITY MAP
NOT TO SCALE

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DISCUSSION:

The project site is situated in an area with other industrial used and within very close proximity to the Amador County Airport. Surrounding uses include RV storage and residential to the north (across Ridge Road), building materials storage to the east, the Amador County Airport to the south, and Sweet Pea Septic and material storage to the east.

General Plan: The Project site is designated “I” Industrial on the Land Use Diagram. The “I” Industrial land use designation is applied to lands most suitable for manufacturing or light industrial activities. The site is not within a Planned Development overlay zone, and therefore heavy industrial uses are allowed.

- Minimum parcel or lot size is 40,000 square feet.
 - The Project parcel is approximately 212,194 square feet (2.06 acres) in compliance with the land use standard.
- Maximum lot coverage of 90%.
 - The Project coverage is below the maximum coverage standard with about 5% coverage.

LOT COVERAGE

		GROSS	NET
OVERALL LOT AREA (S.F.)		212,194	165,440
		PERCENT OF LOT AREA	PERCENT OF LOT AREA
	AREA (S.F.)	GROSS	NET
ENCLOSED BUILDINGS	5,225	2.46	3.16
COVERED EQUIPMENT BAY	2,000	0.94	1.21
ASPHALT CONCRETE	4,121	1.94	2.49
CONCRETE	2,492	1.17	1.51
AGGREGATE BASE	119,700	56.41	72.35

- Maximum building height is 50 feet.
 - The Project proposes the structures to be just over 25’.

Zoning: The Project site is designated “[I-2 \(Heavy Industrial\)](#)” on the Zoning Map. The I-2 Zone is designated for the City’s most intense industrial uses. Repair and overhaul and storage of heavy equipment is permitted uses in the I-2 Zone. The project complies with all development standards.

Design Standards: The application is not with the Historic District and therefore was not reviewed by the Design Review Committee. They are proposing a steel shop building in a tan color, with red brick trim. The building is simple in form but does include a varied roofline and windows to break up the elevations. The style is in keeping with the surrounding uses.

Parking: The Sutter Creek Municipal code does not explicitly have heavy equipment servicing and storage as a listed use. General manufacturing and industrial requires 1 space for every 1,000 sf of floor area and warehouses and storage facilities require 1 space for every 2,000 sf of floor area. Staff categorizes this site as general manufacturing and industrial, therefore 5 parking spaces are required.

The applicant is proposing 7 parking spaces. The site can accommodate additional parking as needed.

Fencing: The applicant is proposing fence the entire property with a 6' 8" tall security fence and gate. The fence will have 3 wire across the top. This is consistent with other fencing in the area and allowed within the municipal code.



Access: Main access to the project is off of Sweet Pea Way, with emergency access located off Sweet Pea Way at the southside of the site.

Landscaping: The site was previously cleared and the applicant is not proposing any landscaping at this time,

California Environmental Quality Act (CEQA) Guidelines: This project qualifies for a Categorical Exemption under Section 15332, Class 32 (In-fill Development Projects), of the California Environmental Quality Act (CEQA) Guidelines. The project complies with the CEQA Categorical Exemption criteria, discussed below:

- a) The Project is consistent with the Sutter Creek General Plan, Zoning, and applicable regulations.
- b) The Project occurs within Sutter Creek's city limits on a 4.87 acre site, which is less than the five acre criteria, and the site is substantially surrounded by urban uses, including other industrial uses.
- c) The project site has no value as critical habitat for endangered, rare, or threatened species.

REFERRALS:

The initial application package was referred to City staff and affected agencies. The City received comments back from the following departments or agencies:

- CalTrans
- City Engineering Department
- City's Sewer Engineer
- PG&E
- Amador County Environmental Health

The comments received have either been incorporated into the proposal or included as Conditions of Approval.

Staff recommends approval of the Site Plan application as presented, with the following Findings and Conditions of Approval:

FINDINGS:

Site Plan

Pursuant to Section [18.50 \(Site Plan Review\)](#), all development within the I-2 zoning district is required to obtain Site Plan approval. The applicant has submitted the necessary materials and plans to satisfy the submittal requirements for Site Plan review.

In order for the Planning Commission to grant approval of the Site Plan permit, they must make the following findings:

- A. The proposed site development is essential or desirable to the public convenience or welfare;
- B. The proposed site development will not impair the integrity and character of the area in which it is located, or the zoning district;
- C. The proposed site development will insure that adequate public utilities and services are provided so that the project would not be detrimental to public health, safety, or general welfare;

RECOMMENDATION:

Staff recommends approval of the Site Plan application as presented, based on the following Findings and with the following Conditions of Approval:

- A. The proposed site development is essential or desirable to the public convenience or welfare;

The project will construct a 5,000 sf steel building which will house a heavy equipment business. The development makes efficient use of previously roughly developed lot and contributes to the local economy through sales tax, which supports the public convenience and general welfare.

- B. The proposed site development will not impair the integrity and character of the area in which it is located, or the zoning district;

The proposal is consistent with the allowable uses within the I-2 zoning district and surrounding used.

- C. The proposed site development will insure that adequate public utilities and services are provided so that the project would not be detrimental to public health, safety, or general welfare;

All necessary public improvements have previously been installed, including street improvements, drainage facilities, and utility stub-outs. The development will not be detrimental to public health, safety, or general welfare.

CONDITIONS OF APPROVAL:

1. Applicant shall pay the \$50.00 CEQA Notice of Exemption (NOE) filing fee to the Amador County Recorder.
2. Applicant shall comply with Section 18.06.090 and 18.06.100 of the Zoning Code regarding the 12-month period to implement the Project and/or Extension of time.
3. Applicant must obtain a Business License.
4. Any proposed signs, must first receive approval from the Planning Commission, prior to installation.

Sewer

5. A connection fee for one (1) ESFU will be required to be paid prior to the granting of occupancy for the building. Water usage will be monitored and any connection or monthly charges generated above one (1) ESFU will be applied to the account in the future.
6. All cleaning of solvents used for parts, tools, and wash-up shall be contained within a recycling system. The system shall not be discharged into the site's sewer system. The system shall be serviced by a business licensed to do so.
7. The business shall install a sand-oil separator and a drainage collection system to collect all washdown water from the service and repair bays. If washdown areas are to be located outside of the building, the areas must be covered so that no rainwater is allowed to enter the system. Oil absorption pads shall be used within the sand-oil separator.

Building/Engineering

8. All parking spaces, aisles, and approach lanes must be paved per Sutter Creek Municipal Code Section 18.48.050.
9. A grading, utility, and improvement plan shall be prepared by a licensed professional for review and approval by the City Engineer.
10. Approval must be received from the franchise trash hauler that the trash enclosure design meets their standards.
11. Provide verification that the storm water retention pond is sized for increased runoff due to the proposed improvements.

Amador County Environmental Health

12. Comply with all CUPA regulations, including obtaining a permit if the following thresholds are met:
 - a. More than 200 cubic feet of compressed gas
 - b. More than 500 pounds of a solid
 - c. More than 55 gallons of hazardous liquid.

Attachments:

1. Application
2. Plans
3. Resolution No. 25-26-XX Approving a Site Plan Permit for 11821 Sweet Pea Way