

RESOLUTION 25-26-*

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING THE SITE PLAN PERMIT FOR 11821
SWEET PEA WAY (APN 040-020-107)**

WHEREAS, on the Planning Commission of the City of Sutter Creek did on Monday May 11, 2026, hold a public hearing for a Site Plan application for the development of a 5,000 sf steel building, 2,000 sf covered concrete pad, and site improvements at 11821 Sweet Pea Way; and

WHEREAS, the Planning Commission did at the public hearing receive a report from the planning staff, receive input from the Applicant and members of the public in attendance, and at the close of the public hearing did deliberate; and

WHEREAS, the Planning Commission does find the proposal is exempt from environmental review as a Class 15332 (In-fill Development) Categorical Exemption under CEQA.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Sutter Creek hereby approves a Site Plan Permit for 11821 SWEET PEA WAY (APN 040-020-107) based on the following Findings:

1. The proposed site development is essential or desirable to the public convenience or welfare;
2. The proposed site development will not impair the integrity and character of the area in which it is located, or the zoning district;
3. 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;

BE IT FURTHER RESOLVED the Planning Commission hereby approves the Site Plan Permit, subject to the following 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.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 11th day of May, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

THE CITY OF SUTTER CREEK

Lucy Mulvey, Chairman

ATTEST:

Pam Caronongan, City Clerk