

RESOLUTION 23-24-05

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING THE SITE PLAN
FOR APN 044-020-057 AT THE CORNER OF VALLEY VIEW WAY AND BOWERS ROAD
(DANCO)**

WHEREAS, on the Planning Commission of the City of Sutter Creek did on Monday November 13, 2023, hold a public hearing for a site plan application for DANCO multifamily residential development containing 3 separate buildings; 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 APN 044-020-057 based on the following Findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Multi-family R-4 designation.
3. The proposed use will not impair the integrity and character of the zoning district because the use is consistent with activities within the R-4 Zone and the existing adjacent uses.
4. The proposed use would not be detrimental to public health, safety or general welfare because appropriate conditions of approval have been attached to the project.
5. The proposed use of the property implements the Sutter Creek General Plan and the purposes of the Planning Title.

BE IT FURTHER RESOLVED the Planning Commission hereby approves the Site Plan Permit, subject to the following Conditions of Approval:

1. The applicant shall receive approval from Sutter Creek Fire Department.
2. Any proposed signage must be approved prior to installation.
3. All on-site sewer facilities shall be owned and maintained by the property owner/manager. A manhole shall be provided in the on-site collection system at the edge of the right of way prior to leaving the proposed site. Sufficient area shall be provided around the manhole for maintenance access. Connection for the project to the City's collection system on Valley View Way shall be made with a 6" minimum diameter SDR 35 D-3034 PVC pipe. Flow calculations verifying use of a 6" pipe shall be provided. If an existing manhole is not available for connection to the City's existing collection system, a new manhole will be constructed in-line with the City's existing sewer main.
4. An encroachment permit shall be obtained from City Hall prior to any work being completed within the road right of way.
5. All sewer system design, construction, and testing shall conform with City of Sutter Creek Design Criteria, Technical Specifications, and Details for Gravity Sewers. All plan check and inspection fees shall be paid with initial submittal of plans.
6. Currently there is capacity at the City's Wastewater Treatment Plant for this project. This capacity is on a first come first serve basis based upon payment of connection fees. Therefore, capacity is not guaranteed. In addition, the existing wastewater collection system in the vicinity of the project is over capacity. In order to have sufficient capacity for the project, the final portion of the EDA line expansion must be completed by the

- applicant at its cost.
7. All required fees shall be paid prior to final approval and acceptance of sewer facilities by the City.
 8. Applicant must provide a geotechnical engineering report.
 9. Provide a Storm Water Pollution Prevention Plan (SWPPP) and obtain a WDID Number from the Regional Water Quality Control Board.
 10. A drainage study shall be provided which includes analysis of existing down gradient facilities, proposed conduits, diversion ditches and swales. The drainage study and proposed improvements must conform to City Standards (including onsite project detention) and be subject to review and approval of the City Engineer.
 11. Applicant shall address impacts to adjacent driveways and sight distance requirements for the proposed driveway on Bowers Road.
 12. Retaining wall structure and footings must be on applicant's property and not the City of Sutter Creek.
 13. Applicant shall provide verification of access easement for shared driveway with property owner at APN 044-020-056
 14. A final grading, utility and improvement plan shall be prepared by a licensed professional for review and approval by city staff.
 15. Applicant shall provide 0.2' asphalt concrete overlay from roadway centerline to concrete curb and gutter on Bowers Road and Valley View Drive along the frontage of the applicant's property.
 16. Applicant shall re-stripe Bowers Road and Valley View Drive centerline along the frontage of applicant's property.
 17. Applicant shall place thermoplastic crosswalks, four each at the intersection of Valley View Drive and Bowers Road to connect to all four ADA ramps.
 18. Applicant shall create a four way stop controlled intersection at Valley View Drive and Bowers Road (this is currently a two way stop). New stops shall be on Valley View Drive. Work to include new "STOP" pavement marking and stop bar with thermoplastic (4 total, 2 new and 2 replace), and new "STOP" signs and pole with street name signs per City Standard details (2 total).
 19. Applicant shall replace the existing ADA ramps at the following locations to current standards:
 1. At the northeast intersection of Valley View Drive and Bowers Road, adjacent to Proposed Community Building 'A'.
 2. At the western entrance to existing Pinewoods I Apartments on Bowers Road. This work also includes replacing the existing sidewalk that is cracked and separating in this location.
 20. Applicant shall pay their fair share of funding for roadway improvements to ACTC, including payment of Regional Traffic Mitigation Fees (RTMF) under the current rate.
 21. The development must comply with all the requirements of the Conditional Will Serve letter from AWA, dated September 11, 2023.
 22. Applicant will be required to obtain a "Will Serve Commitment" from AWA prior to initiation of service to the development.
 23. Applicant will work with AWA on a complete set of utility plans, in regard to water infrastructure.
 24. Applicant shall pay the \$50.00 CEQA Notice of Exemption (NOE) filing fee to the Amador County Recorder
 25. 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.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 13th day of November 2023 by the following vote:

AYES: Macon, Ryan and Kirkley
NOES:
ABSTAIN:
ABSENT: Baggett and Padilla-Gordon

THE CITY OF SUTTER CREEK

Michael Kirkley

Michael Kirkley, Chairman

ATTEST:

Karen Darrow

Karen Darrow, City Clerk