

RESOLUTION 24-253-*

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING THE SITE PLAN
FOR APNs 044-510-004, 044-510-0028, and 044-510-045 AT RIDGE ROAD**

WHEREAS, on the Planning Commission of the City of Sutter Creek did on Monday October 14, 2024, hold a public hearing for a site plan application for a 76 spot RV storage facility on three adjacent lots at the Business Park; and

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

WHEREAS, the Planning Commission does find the proposal is exempt from environmental review as a Class 153332 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 APNs 044-510-004, 044-510-0028, and 044-510-045 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 Light Industrial I-1 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 I-1 Zone and the existing adjacent use.
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. Storage outside of RVs is prohibited;
2. RVs are allowed to be stored/parked within the facility. No habitation within the RVs is allowed.
3. Provide the City with revised drawings to scale depicting the revised gated access points, entry landscaping, entry walls, signage location, and entry systems prior to application for grading and building permits, for City review and approval.
4. The Applicant must prepare a final grading plan for review and approval by City staff that corresponds with the accepted drainage study entitled, "Stormwater Detention Structures, Rancheria Mini Storage, Jackson Rancheria Development, Lot 1, Ridge Business Park" dated August 24, 2023. Should the proposed grading require reconfiguring the drainage basins from the accepted drainage study, an updated drainage study will be required.
5. The applicant must provide the City written verification from all utility companies that the existing easements proposed to be abandoned are acceptable to them.
6. No RV sewer dump stations are allowed on the site.
7. All AWA facilities currently existing on or near the site shall be protected and/or relocated at the developers' expense by means and methods approved by AWA.
8. The development shall install bollards to protect the hydrant on Lot 4 in accordance with SW007 and receive AWA approval thereof.

9. The development shall provide continuous access to AWA for its utilities on or adjacent to the development.
10. The project fencing and landscaping shall be installed and maintained as shown on the submitted plans, including decorative iron fencing at the entry with landscaping and chain link fencing around the remaining exterior.
11. Maintain a valid City of Sutter Creek Business License.
12. Applicant shall pay the \$50.00 Notice of Exemption filing fee to the Amador County Recorder.
13. 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.
14. Meet the requirements of the Amador Water Agency and health department for Water Service.
15. In accordance with Sutter Creek Fire District requirements, provide a Knox system as well as a Click-to-Enter system, the same type of system used for Pinewood Apartments, on the access gate.
16. Should any construction-related activity encroach onto Caltrans right-of-way, the applicant shall apply for an Encroachment Permit with the Caltrans Encroachment Permit office and provide all required documentation and associated fee payment.
17. Although not currently proposed, if the applicant should apply for signage for this project visible from the highway, it may be subject to the provisions of the California Outdoor advertising Act and may require a permit from the Caltrans Office of Outdoor Advertising. Should such signage be proposed in the future, the applicant shall consult with Caltrans and obtain the associated permits.
18. The Owner/Applicant shall ensure any exterior night lighting installed on the project site reflects the submitted photometric lighting plan and is dark sky compliant (Lithonia Lighting Outdoor LED vapor tight wall mount fixtures on the storage units attached at 7' above grade and ESX1 LED Area Luminaire size 1 P4 lumen package site perimeter lighting, downward facing on 25' light poles).
19. There shall be no temporary canopies or tents or modular buildings of any kind on the property without a site plan review by the Planning Commission.
20. No storage of chemicals is permitted on the property.
21. No outside vending machines shall be allowed on site.
22. No portable toilets shall be allowed onsite during operation of the facility.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 14th day of October, 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

THE CITY OF SUTTER CREEK

Michael Kirkley, Chairman

ATTEST:

Karen Darrow, City Clerk