



TO: CITY OF SUTTER CREEK PLANNING COMMISSION
MEETING DATE: OCTOBER 14, 2024
FROM: ERIN VENTURA, PLANNING CONSULTANT
SUBJECT: SITE PLAN PERMIT, BUSINESS PARK DRIVE AT RIDGE RD., JACKSON RANCHERIA DEVELOPMENT CORPORATION (APNS 044-510-004/-028/-045)

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15332 (Infill) CEQA Guidelines; and
3. Adopt Resolution 22-23-** approving a Site Plan Permit for the Jackson Rancheria Development Corporation to operate a RV Storage facility based on the proposed Findings and subject to the proposed Conditions of Approval for APNs 044-510-004, 044-510-028, 044-510-045.

BACKGROUND:

Jackson Rancheria Development Corporation submitted an application for a Site Plan Permit to operate an RV Storage facility to accommodate up to 76 units. The proposed location is adjacent to their 206-unit mini-storage facility located at 92 Ridge Road at the end of the Business Park cul-de-sac. The mini-storage facility was approved in late 2022.

Table 1. Relevant Summary of Proposed Site

Description	Proposed	Meets Requirements?
Site	92 Ridge Road, at the end of the Ridge Business Park cul-de-sac.	-
Building Plan	No proposed structures	Yes
Lot Size	3.617 acres/157,556 square feet	Yes
Zoning	I-1	Yes
General Plan Land Use Description	Light Industrial	Yes
Is this in the Main Street Historic District?	No	-
Historic District?	No	-
Parking	Parking is adjacent to the storage units. No formal parking stall striping is proposed	The Code does not have parking requirements for RV storage.
Access	Access is off of Business Park Drive, which is a private road.	Yes
Fencing	6' chain link (new and existing)	Yes.
Trees and Landscaping per 13.24.120	No tree removal. Applicant is not proposing landscaping	No, the applicant is not proposing landscaping. Staff is recommending that the landscaping be similar to the landscaping along the entrance to the mini storage facility.

Map 1. Aerial Photo



DISCUSSION:

General Plan: The site was previously partially graded and graveled when the cul-de-sac and utility infrastructure was installed and is designated Light Industrial. This use is appropriate for the Light Industrial land use designation and similar in size and use to the other adjacent uses in the area.

Zoning: The site was previously improved for the Business Park cul-de-sac and is zoned I-1. The proposed use complies with the Section 18.40.020 Permitted Uses; #39, *Vehicle storage (cars, trucks, boats, and RVs)*.

Parking: The applicant is not proposing any dedicated short term parking spaces and none are required by the municipal code.

Access: Access to the RV storage facility is off of Business Park Drive. The applicant is proposing to relocate the existing gate that is located at the entry of the mini-storage facility. The gate, fencing and landscaping for the mini-storage were a condition of approval at it's time of approval. The gates measure at least 14 feet in width and include a Knox box to ensure fire apparatus access.

There is adequate space within the facility for RVs to be maneuvered and placed in their spots.

Landscaping: Based on the existing site, there are no existing trees that would be removed. The is not proposing landscaping along the entrance of the storage facility. When the mini storage facility was approved in November 2022, landscaping was required at the front entrance along the decorative fence and wall, along the edge of the cul-de-sac at the gated entry. If the Planning Commission conditions the

project to require landscaping, as per staff's recommendation, a revised landscaping plan will need to be submitted in relation to the revised gated access location.

Staff is recommending that the landscaping be installed at the entrance of the facility and that the same decorative wall also be installed.

Fencing: The applicant is proposing to tie into the existing 6ft chain link fence that surrounds the mini storage facility. Parcel B already contains an existing fence along the northeast boundary line. Lot 3 also is partially fenced. Where Parcel B and Lot 3 abuts the existing mini storage there is an existing 6ft chain link fence.

California Environmental Quality Act (CEQA) Guidelines: This use qualifies for a Categorical Exemption under 15332 (In-Fill Development Projects) and a Notice of Exemption has been prepared for approval.

REFERRALS:

The application package was referred to City staff and affected agencies and comments have either been addressed or added as conditions of approval.

Staff recommends approval of the use as presented, with the following Findings and Conditions of Approval:

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 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.

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.

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