

ESOLUTION 25-26-*

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING THE SITE PLAN AND CONDITIONAL USE
PERMIT FOR 110-165 BRYSON COURT (APNs 018-324-001 – 018-324-022)**

WHEREAS, on the Planning Commission of the City of Sutter Creek did on Monday March 9, 2026, hold a public hearing for a Site Plan and Use Permit application for twelve (12) detached single family homes located at 110-165 Bryson Court, ; 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 110-165 BRYSON COURT (APNs 018-324-001 – 018-324-022) 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 that the Planning Commission of the City of Sutter Creek hereby approves a Conditional Use Permit for 110-165 BRYSON COURT (APNs 018-324-001 – 018-324-022) based on the following Findings:

1. The proposed uses of the property are desirable to the public convenience or welfare;
2. The proposed uses will not impair the integrity and character of the area in which it is located or the zoning district;
3. The proposed uses would not be detrimental to public health, safety, or general welfare
4. There are adequate public utilities and services available for the proposed uses; and
5. The proposed uses of the property are in harmony with the various elements or objectives of the general plan and the purposes of this title.

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

Sewer

3. The existing sewer system in the development shall be flushed and cleaned. At the manhole at the connection point to the City's collection system all water and materials must be screened during the flushing process such that no rocks or unwanted materials are discharged into the City's system.
4. If the existing location of any of the sewer service cleanouts occurs within any of proposed driveway locations then the existing cleanouts must be covered by a concrete traffic weight box with the lid clearly marked "SEWER".

5. Cleanouts located within landscape areas must be covered with a plastic or PVC box clearly marked "SEWER".
6. Prior to occupancy of each residence, an application for sewer service must be completed at the City and connection fees must be paid for each residence.

Amador Water Agency

7. Any driveways installed adjacent to or surrounding existing AWA meter boxes which would allow vehicular traffic on or over the meter boxes shall require the meter boxes to be upgraded to traffic rated boxes at the expense of the Developer prior to initiation of service.
8. Each service shall require a completed new AWA water service application and applicable fees (meter setting, capacity fees, meter box upgrades as applicable, etc.) at the time of service remitted prior to initiation of service.
9. All AWA appurtenances shall be protected per AWA standards.

Building/Engineering

10. Previous Conditions of Approval #7, #8, #9 were deferred and will be applied individually to each lot at issuance. Applicant to comply with these previous requirements.
 - a. Resolution 07-08-35 #7 Provide street tree landscaping pursuant to Ordinance No. 274
 - b. Resolution 07-08-35 #8 Pay Parkland In Lieu fees pursuant to Ordinance No 258, based on the fair market value of the lots
 - c. Resolution 07-08-35 #9 Pay a Traffic Mitigation Fee equivalent to twelve single-family units
11. Applicant shall provide verification of completion of previous Condition of Approval #13 thru creation of private road maintenance district or other means acceptable to the City. No parking shall be permitted on Bryson Court through the use of appropriate signage and striping.
12. Applicant shall clean all existing concrete swales and storm drain pipes prior to issuance of the first building permit.
13. As part of each building permit application, developer is to provide a proposed site plan showing finished lot grading and drainage, (lot to lot drainage not permitted, except at existing rear yard drainage swales), location of driveway, existing utilities, proposed home, etc.
14. Applicant shall remove and replace existing ADA curb ramp at west entrance of Bryson Court from Bryson Drive.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 9th day of March, 2026 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

THE CITY OF SUTTER CREEK

Michael Kirkley, Chairman

ATTEST:

Pam Caronongan, City Clerk