

**PLANNING COMMISSION AGENDA
MONDAY, AUGUST 14, 2023**

6:00 P.M.

THE CITY OF SUTTER CREEK PLANNING COMMISSION MEETING WILL BE AVAILABLE
VIA ZOOM AND IN PERSON.

Join Zoom Meeting

<https://us02web.zoom.us/j/9568520224>

Please note: Zoom participation is only available for viewing the meeting.

Public comment will not be taken from Zoom.

or

Dial by phone:

301-715-8592

Meeting ID: 956 852 0224

6:00 P.M. 1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING

A. Swearing in of New Planning Commissioners

1. Athena Padilla-Gordon

2. Lisa Ryan

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. PUBLIC FORUM – *Discussion items only, no action to be taken. Any person may address the Commission at this time upon any subject within the jurisdiction of the Planning Commission; however, any matter that requires action may be referred to staff and/or Committee for a report and recommendation for possible action at a subsequent meeting. Please note – there is a five (5) minute limit per topic.*

4. CONSENT AGENDA – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Commission or the Public.*

A. Planning Commission Minutes of July 10, 2023.

Recommendation: Approval of Minutes.

- B. Sign Permit Application: 76 Main St.: Applicant: Sean Fanopoulos
Recommendation: Approval of sign application as submitted
- C. Sign Permit Application: 43 Boston Alley.: Applicant: Alanis Lee
Recommendation: Approval of sign application as submitted
- D. Sign Permit Application: 3 Randolph St.: Applicant: Gary Miller
Recommendation: Approval of sign application as submitted

5. PUBLIC HEARINGS

A. Conditional Use Permit- 190 Fogarty

1. Conduct a public hearing and receive public input, and;
2. Find that the project is Categorically Exempt under 15301 (Existing Facilities) CEQA Guidelines; and
3. Adopt Resolution 23-24-* Approving a Conditional Use Permit, for the operation of a childcare facility, based on the recommended Findings and subject to the recommended Conditions of Approval.

B. Conditional Use Permit- 178 Sutter Hill Rd.

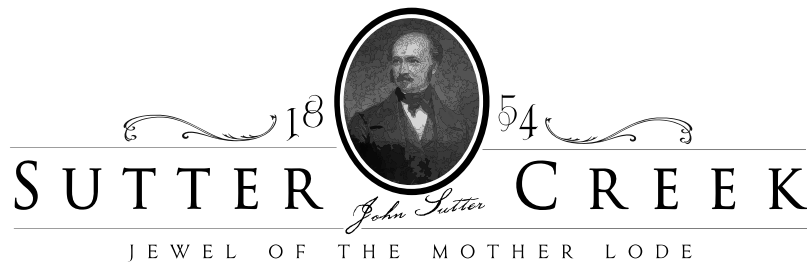
1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15303 (New Construction or Conversion of Small Structures) CEQA Guidelines; and
3. Adopt Resolution 23-24-* Approving a Conditional Use Permit for the installation of a telecommunications facility, based on the recommended Findings and subject to the recommended Conditions of Approval.

C. Draft Initial Study/Negative Declaration (IS/MND) for the Zoning Ordinance Amendment and Updated Circulation Plan

1. Conduct a public hearing and receive input, and;
2. Review the Zoning Ordinance Amendment and Circulation Element Update, Draft Initial Study and Negative Declaration
[\(Link to full document\)](#)

6. ADMINISTRATIVE AGENDA- None

7. ADJOURNMENT



PLANNING COMMISSION MINUTES
MONDAY, JULY 10, 2023
6:00 P.M.

1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING

Chairman Kirkley called the meeting to order at 6:00 p.m.

Commissioners Present:

Baggett, Macon and Kirkley

Staff Present:

Karen Darrow and Erin Ventura

Dan Riordan was appointed as City Council member on June 20, 2023 and vacated his appointment as Planning Commissioner.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Kirkley led the Pledge of Allegiance

3. PUBLIC FORUM- None

4. CONSENT AGENDA – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of Commission or the Public.*

A. Planning Commission Minutes of May 22, 2023.

Recommendation: Approval of Minutes.

M/S Macon/Baggett to approve the Minutes of May 22, 2023, as presented.

AYES: Baggett, Macon and Kirkley

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED

5. PUBLIC HEARINGS

A. Conditional Use Permit- 70 Greenstone Terrace

- 1.** Conduct a public hearing and receive public input, and
- 2.** Find that the project is Categorically Exempt under Class 32 of the CEQA Guidelines; and
- 3.** Adopt Resolution 23-24-* approving a Conditional Use Permit for Lauren Wakefield and Kenneth Lynch to operate a Single-Family Short-Term Rental at 70 Greenstone Terrace based on the proposed Findings and subject to the proposed Conditions of Approval.

Chairman Kirkley opened the Public Hearing at 6:05 p.m.

Lauren Wakefield, applicant, noted her intention to be compliant with the conditions and sensitive to the neighbors' concerns.

Gail Schifsky of Sutter Creek noted that this will make two vacation rentals on small street and noted her concern about noise, fire and traffic and asked if the Police department would have the emergency contacts phone number in case there is a problem.

Erin Ventura noted that the Police Department has access to the emergency contacts and staff will ensure that it is easily accessible to them during non-business hours.

Chairman Kirkley closed the Public Hearing at 6:17 p.m.

M/S Macon/ to Adopt Resolution 23-24-01 approving a Conditional Use Permit for Lauren Wakefield and Kenneth Lynch to operate a Single-Family Short-Term Rental at 70 Greenstone Terrace based on the proposed Findings and subject to the proposed Conditions of Approval.

AYES: Baggett, Macon and Kirkley

NOES: None

ABSTAIN: None

ABSENT: None

MOTION CARRIED

6.

ADMINISTRATIVE AGENDA- None.

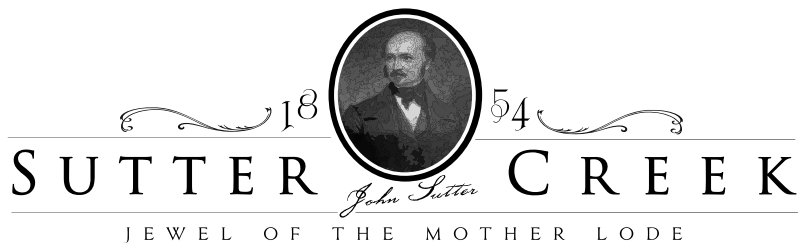
ADJOURNMENT

The meeting was adjourned at 6:18 p.m.

Michael Kirkley, Chairman

Karen Darrow, City Clerk

Date Approved:



STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: AUGUST 14, 2023
FROM: ERIN VENTUA, PLANNING CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
76 MAIN STREET- SUTTER GREEK
APN 018-131-006

RECOMMENDATION:

Approve the sign permit application for 76 Main Street (Sutter Creek), for a double sided (36"x 25") = 6.25 sq. ft.) 12.5 sq. ft. sign.

BACKGROUND:

Sutter Creek. submitted an application for a Sign Permit (Exhibit A) for 76 Main Street, Sutter Creek. They are proposing to replace the existing hanging sign with a new sign. It will be approximately the same size and will use the existing chains in place.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	76 Main Street (018-131-006)
Building Plan	N/A
Lot Size	.07 acres / 3,226 sq. ft.
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	Yes
Historic District	No
Building Frontage in Lineal Feet	45
Sign Preparer	Priscilla Carpenter
Code Section	15.16 – Signs,
15.16.070 – Signs in Historical District	
A. Frontage length: 45 feet	Proposed: 12.5 sq. ft., Allowed: 16 sq. ft.
	Total Proposed: 12.5sq. ft., Allowed: 25 sq. ft.
Property Owner Approval	Yes

DISCUSSION:

The sign as presented meets the Code requirements.

Table 2 Sign Specifications				
Sign Type	Measurements	Sq. ft.		Total sq. ft.
Wood sign, white background with blue and black text Hanging above walkway	36"x 25" =	6.25 sf	Double sided	12.5 sf
			Total Square Feet	12.5 sf

The proposed sign will serve the Sutter Greek restaurant, a business located on Main Street within the Downtown Commercial Zoning District. The business is located in an existing building. The double-sided sign will hang from existing chains over the walkway in front of the building.

ENVIRONMENTAL:

The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

BUDGET IMPACT:

None.

* * * *

EXHIBIT A
76 MAIN STREET SIGN APPLICATION

JUL 18 2023

City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org		RECEIVED City of Sutter Creek FEE PAID: _____
Submission Requirements 1- Application* 2- Sketch or Image of Sign(s)* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) *All documentation must be submitted via the application portal on the City website		
SIGN PERMIT APPLICATION		
Page 1 of 9		
Project Applicant: <u>Sutter Creek</u>		
Project Address: <u>76 Main St</u>		
Phone: <u>209-267-8020</u>	Email: <u>Sean@Cavanaspublish.com</u>	
APN: <u>018131006000</u>		
Is this located in the Historic District? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <small>If yes, please see checklist for Design Review.</small>		
Is this located in the Historic Corridor? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>		
Property Owner:		
Name: <u>Jay Michel</u>		Phone: <u>209-256-3658</u>
Mailing Address: <u>75 Main St</u>		Email: <u>addar+foya@ic@gn</u>
City: <u>Sutter Creek</u> State: <u>CA</u>		Zip: <u>95685</u>
Is this person the project contact? If not, please specify who the contact person is. Name: <u>Sean Fanopoulos</u>		
Mailing Address: _____		
Phone: _____ Email: <u>Sean@Cavanaspublish.com</u>		
SIGNS TO BE PREPARED BY: <u>Priscilla Carpenter</u>		
BUILDING FRONTAGE @ PRIMARY ENTRANCE: _____ in LINEAL FEET		
EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)		
PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING: (CHECK EACH BOX UPON COMPLETION)		
<input checked="" type="checkbox"/> Sign design: _____ (Attached lettering and graphics, drawn to scale)	<input checked="" type="checkbox"/> Type of Materials to be used: <u>wood</u> (briefly describe)	
<input checked="" type="checkbox"/> Total signage requested: <u>6</u> <u>36" x 25"</u> Sq.Ft.	<input checked="" type="checkbox"/> Method of attachment: <u>chains</u>	
<input checked="" type="checkbox"/> Total allowable signage: <u>4</u> Sq.Ft. (Per Sign Ordinance)	<input checked="" type="checkbox"/> Total number of sides: <u>2</u>	
<input checked="" type="checkbox"/> Location of sign(s): <u>Front Door</u> <u>overhead</u>	<input checked="" type="checkbox"/> Colors: <u>Black, white, blue</u> (Including letters, graphics, & background)	
I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.		
APPLICANT'S SIGNATURE: _____		DATE: <u>7/17/23</u>
PROPERTY OWNER SIGNATURE: _____		DATE: <u>7/17/23</u>
PLANNING COMMISSION ACTION:		
APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE: _____		



RECEIVED

JUL 18 2023

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647

www.cityofsuttercreek.org

RECEIVED: City of Sutter Creek
FEE PAID: _____

Submission Requirements

1- Application*

2- Sketch or Image of Sign(s)*

3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall)

*All documentaion must be submitted via the application portal on the City website

SIGN PERMIT APPLICATION

Page 1 of 9

Project Applicant: Sutter Creek

Project Address: 76 Main St

Phone: 209-267-8020

Email: Sean@Cavanaspublish.com

APN: 018131006000

Is this located in the Historic District? Yes ☒ No ☐

If yes, please see checklist for Design Review.

Is this located in the Historic Corridor? Yes ☐ No ☒

Commercial ☐ Industrial ☐

Property Owner:

Name: Jay Michel

Phone: 209-256-3658

Mailing Address: 75 Main St

Email: addar+foylife@gmail.com

City: Sutter Creek State: CA

Zip: 95685

Is this person the project contact? If not, please specify who the contact person is.

Name: Sean Fanopoulos

Mailing Address: _____

Phone: _____

Email: Sean@Cavanaspublish.com

SIGNS TO BE PREPARED BY: Priscilla Carpenter

BUILDING FRONTAGE @ PRIMARY ENTRANCE: _____ in LINEAL FEET

EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)

PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING:
(CHECK EACH BOX UPON COMPLETION)

☒ Sign design: _____
(Attached lettering and graphics, drawn to scale)

☒ Type of Materials to be used wood
(briefly describe)

☒ Total signage requested: 6 36" x 25" Sq.Ft.

☒ Method of attachment: chains

☒ Total allowable signage: 4 Sq.Ft.
(Per Sign Ordinance)

☒ Total number of sides: 2

☒ Location of sign(s): Front Door
overhead

☒ Colors: Black, white, blue
(Including letters, graphics, & background)

I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

PLANNING COMMISSION ACTION:

APPROVED: ☐

DENIED: ☐

MEETING DATE:

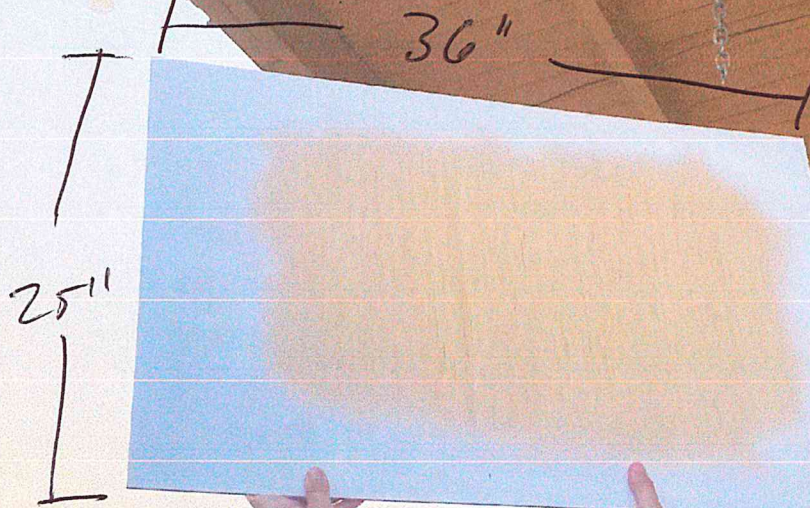
• RESTAURANT •

AUTHENTIC-ISH

SUTTER GREEK

BREAKFAST. LUNCH. DINNER
EST. OPA! 2023

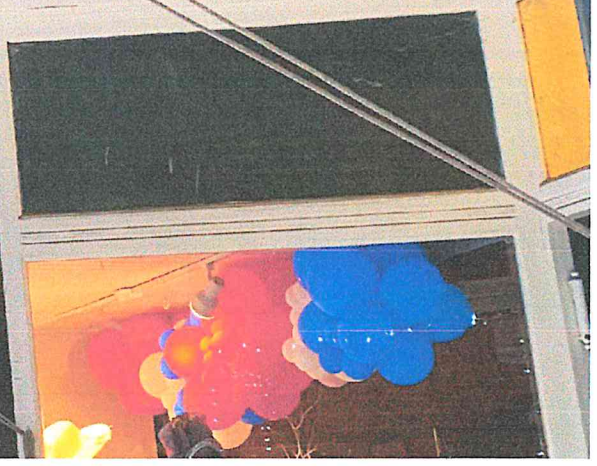
FITS WHERE PREVIOUS SIGN WAS















STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: AUGUST 14, 2023
FROM: ERIN VENTUA, PLANNING CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
43 BOSTON ALLEY- BOSTON ALLEY FITNESS
APN 018-161-006

RECOMMENDATION:

Approve the sign permit application for 43 Boston Alley (Boston Alley Fitness), for a single sided (8'x 4' = 32 sq. ft.) 32 sq. ft. sign.

BACKGROUND:

Boston Alley Fitness submitted an application for a Sign Permit (Exhibit A) for 43 Boston Alley, Sutter Creek.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	43 Boston Alley (018-161-006)
Building Plan	N/A
Lot Size	.1244 acres / 5,418 sq. ft.
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	Yes
Historic District	No
Building Frontage in Lineal Feet	47ft
Sign Preparer	Merzlak Signs
Code Section	15.16 – Signs
15.16.070 – Signs in Historical District	
A. Frontage length: 47 feet	Proposed: 32 sq. ft., Allowed: 40 sq. ft.
Property Owner Approval	Yes

DISCUSSION:

The sign as presented meets the Code requirements.

Table 2 Sign Specifications				
Sign Type	Measurements	Sq. ft.		Total sq. ft.
Aluminum composite sign attached to the front of the business	8'x 4' =	32 sf	Single sided	32sf
			Total Square Feet	32sf

The proposed sign will serve Boston Alley Fitness, a business located on Boston Alley within the Downtown Commercial Zoning District. The business is located in an existing building. The single sided sign will be attached to the building.

ENVIRONMENTAL:

The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

BUDGET IMPACT:

None.

* * * *

EXHIBIT A
83 MAIN STREET SIGN APPLICATION

RECEIVED

05 2023

City of Sutter Creek

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED:

FEE PAID:

Submission Requirements

- 1- Application*
 - 2- Sketch or Image of Sign(s)*
 - 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall)
- *All documentation must be submitted via the application portal on the City website

SIGN PERMIT APPLICATION

Page 1 of 9

Project Applicant: Boston Alley Fitness (Alanis Lee)

Project Address: 43 Boston Alley

Phone: 209 288 9505

Email: bostonalleyfun@gmail.com

APN: 018-161-0010

Is this located in the Historic District? Yes ☐ No ☐

If yes, please see checklist for Design Review.

Is this located in the Historic Corridor? Yes ☒ No ☐

Commercial ☒ Industrial ☐

Property Owner:

Name: Doty Doran

Mailing Address: P.O. Box 276

City: Sutter Creek

State: CA

Phone: 209 267 6568

Email: koiinthevalley@gmail.com

Zip: 95665

Is this person the project contact? If not, please specify who the contact person is.

Name: Alanis Lee

Mailing Address: 472 Raymond Drive, Ione CA 95640

Phone: 209 288 9505

Email: bostonalleyfun@gmail.com

SIGNS TO BE PREPARED BY: Merzlak Signs

BUILDING FRONTAGE @ PRIMARY ENTRANCE: 47 ft in LINEAL FEET

EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)

PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING:
(CHECK EACH BOX UPON COMPLETION)

☒ **Sign design:** picture attached
(Attached lettering and graphics, drawn to scale)

☒ **Type of Materials to be used:** Aluminum Composite
(briefly describe)

☒ **Total signage requested:** 32 Sq.Ft.

☒ **Method of attachment:** screws

☒ **Total allowable signage:** 40 Sq.Ft.
(Per Sign Ordinance)

☒ **Total number of sides:** 4

☒ **Location of sign(s):** front of business

☒ **Colors:** green, brown, black
(Including letters, graphics, & background)

I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.

[Signature]
APPLICANT'S SIGNATURE

06/30/23
DATE

[Signature]
PROPERTY OWNER SIGNATURE

07/04/23
DATE

PLANNING COMMISSION ACTION:

APPROVED: ☐

DENIED: ☐

MEETING DATE:



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RECEIVED

JUL 05 2023

City of Sutter Creek

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED:

FEE PAID:

Submission Requirements

- 1- Application*
 - 2- Sketch or Image of Sign(s)*
 - 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall)
- *All documentaion must be submitted via the application portal on the City website

SIGN PERMIT APPLICATION

Page 1 of 9

Project Applicant: Boston Alley Fitness (Alanis Lee)Project Address: 43 Boston AlleyPhone: 209 288 9505Email: bostonalleyfun@gmail.comAPN: 018-161-0010Is this located in the Historic District? Yes ☐ No ☐

If yes, please see checklist for Design Review.

Is this located in the Historic Corridor? Yes ☒ No ☐Commercial ☒ Industrial ☐

Property Owner:

Name: Doty DoranPhone: 209 267 6568Mailing Address: P.O. BOX 276Email: kointhevalley@gmail.comCity: Sutter CreekState: CAZip: 95685

Is this person the project contact? If not, please specify who the contact person is.

Name: Alanis LeeMailing Address: 472 Raymond Drive, Fone CA 95640Phone: 209 288 9505Email: bostonalleyfun@gmail.com

SIGNS TO BE PREPARED BY:

Merzlak Signs

BUILDING FRONTAGE @ PRIMARY ENTRANCE:

47 ft

in LINEAL FEET

EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)

PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING:

(CHECK EACH BOX UPON COMPLETION)

☒ Sign design: picture attached
(Attached lettering and graphics, drawn to scale)☒ Type of Materials to be used Aluminum Composite
(briefly describe)☒ Total signage requested: 32 Sq.Ft.☒ Method of attachment: screws☒ Total allowable signage: 40 Sq.Ft.
(Per Sign Ordinance)☒ Total number of sides: 4☒ Location of sign(s): front of business☒ Colors: green, brown, black
(Including letters, graphics, & background)

I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.

APPLICANT'S SIGNATURE

DATE 06/30/23

PROPERTY OWNER SIGNATURE

DATE 07/04/23

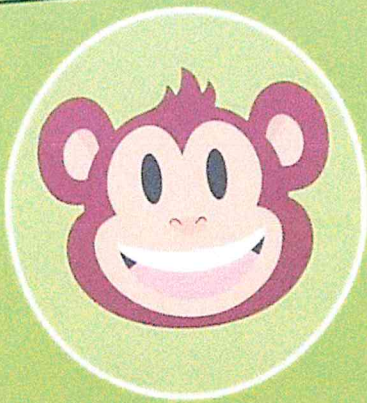
PLANNING COMMISSION ACTION:

APPROVED: ☐DENIED: ☐

MEETING DATE:

JUL -5 2023

City of Sutter Creek



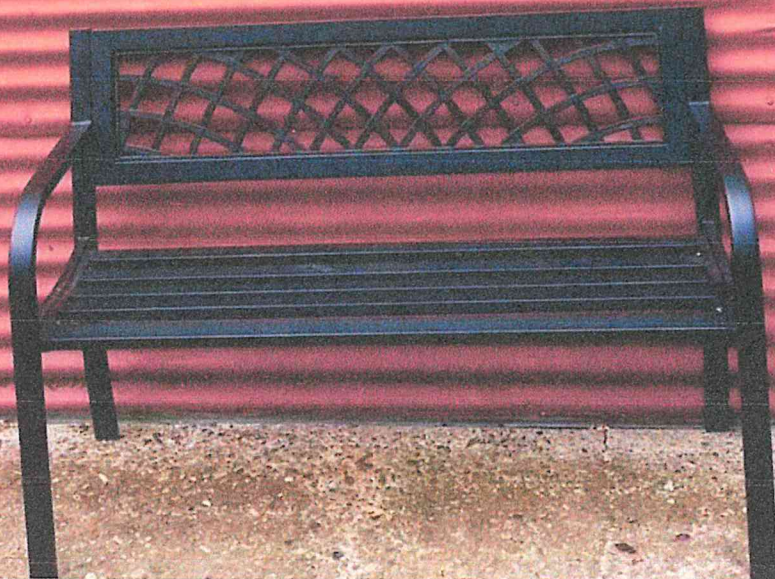
BOSTON ALLEY KID'S CLUB

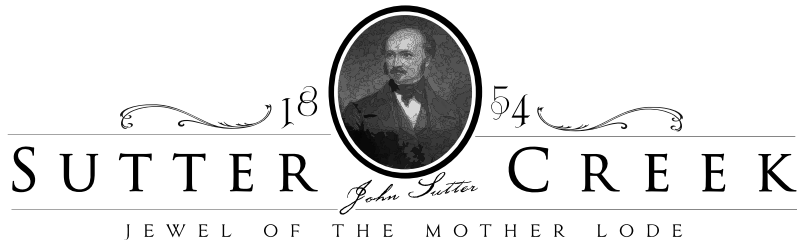
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209.288.9505

BOSTONALLEYKIDS.COM





STAFF REPORT

TO: PLANNING COMMISSION

MEETING DATE: AUGUST 14, 2023

FROM: ERIN VENTUA, PLANNING CONSULTANT

SUBJECT: SIGN PERMIT APPROVAL
3 RANDOLPH STREET- MILLER WINE WORKS
APN 018-131-005

RECOMMENDATION:

Approve the sign permit application for 3 Randolph Street (Miller Wine Works), for a single sided approximately (34"x 46" = 11 sq. ft.) 11 sq. ft. sign.

BACKGROUND:

Miller Wine Works submitted an application for a Sign Permit (Exhibit A) for 3 Randolph Street, Sutter Creek.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	3 Randolph Street (018-131-005)
Building Plan	N/A
Lot Size	2,178 sq. ft.
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	Yes
Historic District	No
Building Frontage in Lineal Feet	40ft
Sign Preparer	Innovative Fabrications
Code Section	15.16 – Signs
15.16.070 – Signs in Historical District	
A. Frontage length: 40 feet	Proposed: 11 sq. ft., Allowed: 30 sq. ft.
Property Owner Approval	Yes

DISCUSSION:

The sign as presented meets the Code requirements.

Table 2 Sign Specifications				
Sign Type	Measurements	Sq. ft.		Total sq. ft.
Metal sign attached to the front of the business	34''x 46'' =	11 sf	Single sided	11 sf
			Total Square Feet	32sf

The proposed sign will serve Miller Wine Works, a business located on Randolph Street within the Downtown Commercial Zoning District. The business is located in an existing building. The single sided sign will be attached to the building. The sign will replace an existing sign that is currently on the building.

ENVIRONMENTAL:

The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

BUDGET IMPACT:

None.

* * * *

EXHIBIT A
83 MAIN STREET SIGN APPLICATION

RECEIVED

City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org		RECEIVED: <u>4/26/2023</u> FEE PAID: _____ City of Sutter Creek <u>\$100 OK #T134</u>
Submission Requirements		
1- Application* 2- Sketch or Image of Sign(s)* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) <i>*All documentaion must be submitted via the application portal on the City website</i>		
SIGN PERMIT APPLICATION		
Page 1 of 9		
Project Applicant: <u>GARY MILLER - MILLER WINE WORKS</u>		
Project Address: <u>3 RANDOLPH ST. SC CA 95685</u>		
Phone: <u>209 267 5457</u>		Email: <u>GARY@MILLERWINEWORKS.COM</u>
APN: <u>018-131-005</u>		Is this located in the Historic District? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <small>If yes, please see checklist for Design Review.</small>
		Is this located in the Historic Corridor? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>
Property Owner:		
Name: <u>JAY MICHEL</u>		Phone: <u>209 256 3658</u>
Mailing Address: <u>75 MAIN STREET</u>		Email: <u>ADDARTTOYOURLIFE@GMAIL.COM</u>
City: <u>SC</u> State: <u>CA</u>		Zip: <u>95685</u>
Is this person the project contact? If not, please specify who the contact person is.		
Name: <u>GARY MILLER</u>		
Mailing Address: <u>POB 1386 SC CA 95685</u>		
Phone: <u>Same</u>		Email: <u>Same</u>
SIGNS TO BE PREPARED BY: <u>INNOVATIVE FABRICATORS</u>		
BUILDING FRONTAGE @ PRIMARY ENTRANCE: <u>40'</u> in LINEAL FEET		
EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN) <u>N/A</u>		
PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING: (CHECK EACH BOX UPON COMPLETION)		
<input checked="" type="checkbox"/> Sign design: <u>As Shown</u> (Attached lettering and graphics, drawn to scale)	<input type="checkbox"/> Type of Materials to be used: <u>METAL</u> (briefly describe)	
<input checked="" type="checkbox"/> Total signage requested: <u>11</u> Sq.Ft.	<input type="checkbox"/> Method of attachment: <u>FIXED TO BLDG</u>	
<input type="checkbox"/> Total allowable signage: <u>36+</u> Sq.Ft. (Per Sign Ordinance)	<input type="checkbox"/> Total number of sides: <u>1</u>	
<input type="checkbox"/> Location of sign(s): <u>FRONT OF BLDG.</u>	<input type="checkbox"/> Colors: <u>SUN METAL</u> (Including letters, graphics, & background)	
I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.		
<u>[Signature]</u> APPLICANT'S SIGNATURE		<u>7/20/23</u> DATE
<u>[Signature]</u> PROPERTY OWNER SIGNATURE		<u>7/21/23</u> DATE
PLANNING COMMISSION ACTION:		
APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE: _____		

MILLER WINE WORKS

MILLER



RECEIVED

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED: 11/26/2023
FEE PAID:
City of Sutter Creek

\$100 OK #T734

Submission Requirements

- 1- Application*
 - 2- Sketch or Image of Sign(s)*
 - 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall)
- *All documentaion must be submitted via the application portal on the City website

SIGN PERMIT APPLICATION

Page 1 of 9

Project Applicant: GARY MILLER - MILLER WINE WORKS

Project Address: 3 RANDOLPH ST. SC CA 95685

Phone: 209 267 5457

Email: GARY@MILLERWINEWORKS.COM

APN: 018-131-005

Is this located in the Historic District? Yes ☒ No ☐

If yes, please see checklist for Design Review.

Is this located in the Historic Corridor? Yes ☐ No ☒

Commercial ☐ Industrial ☐

Property Owner:

Name: JAY MICHEL

Phone: 209 256 3638

Mailing Address: 75 MAIN STREET

Email: ADDARTTOYOURLIFE@GMAIL.COM

City: SC **State:** CA

Zip: 95685

Is this person the project contact? If not, please specify who the contact person is.

Name: GARY MILLER

Mailing Address: POB 1386 SC CA 95685

Phone: Same

Email: Same

SIGNS TO BE PREPARED BY: INNOVATNE FABRICATORS

BUILDING FRONTAGE @ PRIMARY ENTRANCE: 40' in LINEAL FEET

EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: (INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)

N/A

PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING:

(CHECK EACH BOX UPON COMPLETION)

☒ **Sign design:** As Attached
(Attached lettering and graphics, drawn to scale)

☐ **Type of Materials to be used:** METAL
(briefly describe)

☒ **Total signage requested:** 11 Sq.Ft.

☐ **Method of attachment:** FIXED TO BLDG

☐ **Total allowable signage:** 30+ Sq.Ft.
(Per Sign Ordinance)

☐ **Total number of sides:** 1

☐ **Location of sign(s):** FRONT OF BLDG.

☐ **Colors:** SUN METAL
(Including letters, graphics, & background)

I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.

APPLICANT'S SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

PLANNING COMMISSION ACTION:

APPROVED: ☐

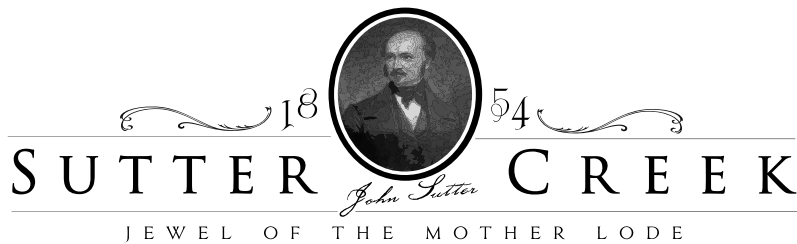
DENIED: ☐

MEETING DATE:

MILLER WINE WORKS

MILLER





STAFF REPORT

TO: PLANNING COMMISSION

MEETING DATE: August 14, 2023

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: CONDITIONAL USE PERMIT – GOLDSTAR PRESCHOOL
190 FOGARTY ROAD (APN 018-063-014)

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15301 (Existing Facilities) CEQA Guidelines; and
3. Adopt Resolution 2023-2024-* Approving a Conditional Use Permit, for the operation of a childcare facility, based on the recommended Findings and subject to the recommended Conditions of Approval.

BACKGROUND:

The Project site is located within the Historic District in the City of Sutter Creek with a zoning designation of R-1. The property has a General Plan designation of Residential Single Family. The parcel, 190 Fogarty Road is approximately 8,886 square feet (.204 acre) and includes an existing 3,548 square foot building. The lot to the northwest, APN 018-064-002, is an existing parking lot and will be used as the parking area for the preschool. The existing building on the site was at one time used as a church building but is currently not being used as that.

The adjacent land uses to the site are residential and a cemetery.

Table 1. General Analysis.

Site Location	190 Fogarty Road (APN 018-063-014-018) APN 018-064-002 (Parking Lot)
Building Plan	No changes to the exterior of the existing building
Lot Size	190 Fogarty Road 8,886 square feet (.204 acre) APN 018-064-002 20, 037 (.46)
General Plan Land Use Designation	RSF – Residential Single Family (no change)
Zoning	R-1 – One Family Dwelling (no change)
Main Street Historic District	No
Historic District	Yes



Figure 1: Parcel Location Map

DISCUSSION:

The applicant is requesting a Conditional Use Permit to operate a licensed large childcare preschool facility out of an existing building. The preschool, Gold Star Preschool, is an existing business which is looking to relocate to Sutter Creek. The preschool will operate Monday-Friday, year-round, closing on major holidays. The proposed hours of operation are 7:30 am to 5:30pm. The facility will be able to accommodate up to 30 students, aged 2 through kindergarten. Depending on enrollment, there will be 3 to 4 teachers on site at all times.

The applicant is proposing to fence off two sections of the existing open space yard areas for secure play spaces for the students. (See proposed Site Plan). The site currently contains 30 parking spaces. Vehicular access to the site will be via Spanish Street. Parents/guardians will be required to park in a designated parking space and escort children in and out of the building. Directional arrows currently exist on the parking lot.

Very minor interior tenant improvements are required to prepare the building to operate as a childcare center. The applicant will be required to obtain a building permit for any alterations which require one.

Zoning Compliance

Per Sutter Creek Municipal Code section 18.060.02, Use Permitted in Any Zone, an educational institution is allowed upon the granting of a Conditional Use Permit.

ENVIRONMENTAL:

This project qualifies for a Categorical Exemption under Section 15303, Class 1 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

REFERRALS:

The application package was referred to City staff and affected agencies for review. Comments received back from the affected agencies have been addressed and/or incorporated into the Conditions of Approval.

FINDINGS:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will provide a licensed childcare facility and additional jobs to the community.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Residential Single-Family Land Use 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-1 Zone – One Family Dwelling – and within the Historic District.
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 uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this title. The General Plan and Zoning Ordinance recognizes the importance of providing childcare, business opportunities, and employment opportunities in the community.

CONDITIONALS OF APPROVAL

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

1. The maximum occupancy of the childcare facility is 30 children.
2. The facility is permitted to operate between the hours of 7:30am to 5:30pm, Monday through Friday.
3. Maintain the exterior appearance of the existing building. Any changes to the existing building may require additional approvals.
4. The applicant shall be responsible for payment of all applicable City fees prior to issuance of building permits.
5. The applicant shall be responsible for payment of any outstanding invoices prior to issuance of building permits.
6. Obtain building permits from the City of Sutter Creek Building department that may be necessary for tenant improvements.
7. Obtain clearance as required by Amador County Environmental Health.
8. Comply with all licensing requirements of the State Department of Social Services.
9. Obtain Child Care Center Fire Safety Clearance from the Sutter Creek Fire Protection District.
10. Obtain a Sign Permit for any future signs.

11. Fence height cannot exceed 6ft in the rear and side yards.
12. Maintain a valid City of Sutter Creek Business License.
13. Children must be accompanied by an adult at all times.
14. All cars must park in approved and striped parking spaces during drop-off and pick-up.

BUDGET IMPACT:

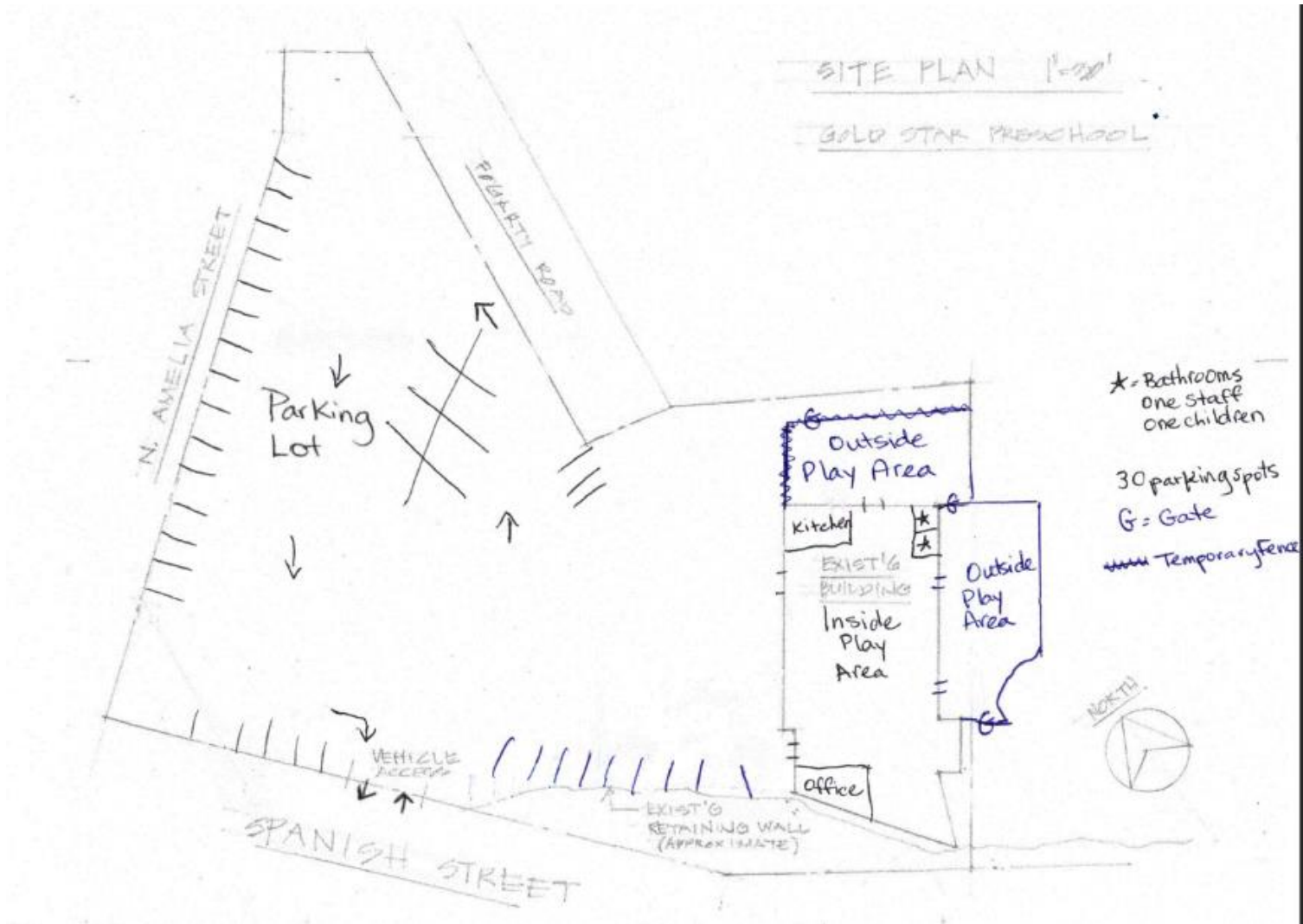
There is no budget impact directly.

EXHIBIT A
190 Fogarty Road
CONDITIONAL USE PERMIT APPLICATION

City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org	RECEIVED: _____ FEE PAID: _____
Submission Requirements 1- Application* 2- Map* 3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall) <i>*All documentaion must be submitted via the application portal on the City website</i>	
CONDITIONAL USE PERMIT APPLICATION	
<small>Page 1 of 1</small>	
Project Applicant: <u>Michelle Loftswold</u>	
Project Address: <u>190 Fogarty Rd, Sutter Creek, CA 95685</u>	
Phone: <u>209-781-5330</u>	Email: <u>goldstarpreschool@yahoo.com</u>
APN: <u>018063014000</u>	Is this located in the Historic District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>If yes, please see checklist for Design Review.</small>
Property Owner:	
Name: <u>Pastor of St. Katharine Drexel Parish, Markell, a Corporation Sole</u>	
Mailing Address: <u>11361 Prospect Dr</u>	
City: <u>Jackson</u>	State: <u>CA</u> Zip: <u>95642</u>
Phone: <u>209-223-2970</u>	Email: <u>pastor@amadorcatholic.com</u>
Is this person the project contact? If not, please specify who the contact person is. Name: _____	
Mailing Address: _____	
Phone: _____	Email: _____
Description of work to be performed: <i>(please provide a detailed description using the back if necessary)</i> <u>A section of the parking lot will be blocked off with temporary fencing and converted into a play yard.</u>	
Description of Property: <u>Immaculate Conception Parish Hall building - Large Room with folding partitions, 2 rest rooms + large kitchen</u>	
Proposed Use of Property: <u>A licensed child care center for up to 30 children a day (See attached for more)</u>	
Describe how land is being used currently on adjacent parcels	
North:	<u>House</u>
East:	<u>cemetery and church office</u>
South:	<u>House</u>
West:	<u>Parking lot</u>
Additional Information: <u>Outside play area will have steel fencing 6 feet high</u>	

Gold Star Preschool, owned and directed by Michelle Loffswold, will be a licensed child care center for up to 30 children a day, ages 2 until they enter first grade. We will have up to 3 to 4 teachers at a time. Our hours of operation will be Monday through Friday, 7:30 am to 5:30 pm, year-round and closed for major holidays. A section of the parking lot will be fenced off to allow for an outdoor play area, as noted on the site plan. The site will be accessed by the driveway on Spanish St. There will not be a drop-off zone. We will follow existing arrows at the entrance of the parking lot that designates entering and exiting. There will be open parking in the parking lot and families will escort their children in and out of the building. Inside there is a large room divided into play areas and learning centers, a kitchen that will be off limit to children unless under close supervision during cooking projects, and two restrooms; one for adults and one for children with 2 toilets and 2 faucets.

EXHIBIT B SITE PLAN



RESOLUTION 23-24-*
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SUTTER CREEK APPROVING
A CONDITIONAL USE PERMIT FOR
MICHELLE LOFFSWOLD (GOLD STAR PRESCHOOL)
190 FOGARTY ROAD, SUTTER CREEK, CA 95685
APN 018-063-014

WHEREAS, the Planning Commission of the City of Sutter Creek did on Monday, August 14, 2023, hold a public hearing on a Conditional Use Permit for MICHELLE LOFFSWOLD for GOLD STAR PRESCHOOL located 190 Fogarty Road, Assessor Parcel No. 018-063-014 after properly noticing said hearing; 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 1 Categorical Exemption under CEQA.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Sutter Creek hereby approves a Conditional Use Permit for Michelle Loffswold based on the following Findings:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will provide a licensed childcare facility and additional jobs to the community.
2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Residential Single-Family Land Use 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-1 Zone – One Family Dwelling – and within the Historic District.
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 uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this title. The General Plan and Zoning Ordinance recognizes the importance of providing childcare, business opportunities, and employment opportunities in the community.

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

1. The maximum occupancy of the childcare facility is 30 children.

2. The facility is permitted to operate between the hours of 7:30am to 5:30pm, Monday through Friday.
3. Maintain the exterior appearance of the existing building. Any changes to the existing building may require additional approvals.
4. The applicant shall be responsible for payment of all applicable City fees prior to issuance of building permits.
5. The applicant shall be responsible for payment of any outstanding invoices prior to issuance of building permits.
6. Obtain building permits from the City of Sutter Creek Building department that may be necessary for tenant improvements.
7. Obtain clearance as required by Amador County Environmental Health.
8. Comply with all licensing requirements of the State Department of Social Services.
9. Obtain Child Care Center Fire Safety Clearance from the Sutter Creek Fire Protection District.
10. Obtain a Sign Permit for any future signs.
11. Fence height cannot exceed 6ft in the rear and side yards.
12. Maintain a valid City of Sutter Creek Business License.
13. Children must be accompanied by an adult at all times.
14. All cars must park in approved and striped parking spaces during drop-off and pick-up.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on this Monday the 14th day of August, 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Michael Kirkley, Chairman

Karen Darrow, City Clerk

City of Sutter Creek

18 Main Street

Sutter Creek, CA 95685

209-267-5647

www.cityofsuttercreek.org

RECEIVED: _____

FEE PAID: _____

Submission Requirements

1- Application*

2- Map*

3- Fees (Refer to current fee schedule. All Fees must be paid at City Hall)

*All documentaion must be submitted via the application portal on the City website

CONDITIONAL USE PERMIT APPLICATION

Page 1 of 1

Project Applicant: Michelle Laffswold

Project Address: 190 Fogarty Rd, Sutter Creek, CA 95685

Phone: 209-781-5330

Email: goldstarpreschool@yahoo.com

APN: 018063014000

Is this located in the Historic District? Yes ☐ No ☒

If yes, please see checklist for Design Review.

Property Owner:

Name: Pastor of St. Katharine Drexel Parish, Markell, a Corporation Sole

Mailing Address: 11361 Prospect Dr

City: Jackson

State: CA

Zip: 95642

Phone: 209-223-2970

Email: pastor@amadorcatholic.com

Is this person the project contact? If not, please specify who the contact person is.

Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Description of work to be performed: (please provide a detailed description using the back if necessary)

A section of the parking lot will be blocked off with temporary fencing and converted into a play yard.

Decription of Property:

Immaculate Conception Parish Hall building- Large Room with folding partitions, 2 rest rooms + large kitchen

Proposed Use of Property:

A licensed child care center for up to 30 children a day (see attached for more)

Describe how land is being used currently on adjacent parcels

North: House

East: cemetary and church office

South: House

West: Parking lot

Additional Information:

Gold Star Preschool, owned and directed by Michelle Loffswold, will be a licensed child care center for up to 30 children a day, ages 2 until they enter first grade. We will have up to 3 to 4 teachers at a time. Our hours of operation will be Monday through Friday, 7:30 am to 5:30 pm, year-round and closed for major holidays. A section of the parking lot will be fenced off to allow for an outdoor play area, as noted on the site plan. The site will be accessed by the driveway on Spanish St. There will not be a drop-off zone. We will follow existing arrows at the entrance of the parking lot that designates entering and exiting. There will be open parking in the parking lot and families will escort their children in and out of the building. Inside there is a large room divided into play areas and learning centers, a kitchen that will be off limit to children unless under close supervision during cooking projects, and two restrooms; one for adults and one for children with 2 toilets and 2 faucets.

City of Sutter Creek

**18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.citysuttercreek.org**

SUBMISSION REQUIREMENTS

1-Entitlement Application*
2-Map*
3-Fees (refer to current fee schedule)
**All documentation must be submitted via the application portal on the City*

ENTITLEMENT APPLICATION

Project Location (address or vicinity): 190 Fogarty Rd, Sutter Creek CA 95685
Assessor's Parcel Number(s) (APN): 018063014000

Applicant Information

Applicant Name: Michelle Loffswold
Address: 418B Preston Ave **City:** lone **State:** CA **Zip Code:** 95640
Phone: 209-781-5330 **Email:** goldstarpreschool@yahoo.com

Entitlements Requested:

- | | |
|--|---|
| <input type="checkbox"/> Adjustment (ADJ) _____ | <input type="checkbox"/> Oak Tree Permit (OTP) _____ |
| <input type="checkbox"/> Administrative Permit (AP) _____ | <input type="checkbox"/> Sign Review (SR) _____ |
| <input type="checkbox"/> Architectural Design Review (ADR) _____ | <input type="checkbox"/> Temporary Use Permit (TUP) _____ |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) _____ | <input type="checkbox"/> Tentative Tract Map (No. _____) |
| <input type="checkbox"/> Development Review (DR) _____ | <input type="checkbox"/> Tentative Parcel Map (No. _____) |
| <input type="checkbox"/> Hillside Development Review (HDR) _____ | <input type="checkbox"/> Variance (VAR) _____ |
| <input type="checkbox"/> Landscape Plan Review (LPR) _____ | <input type="checkbox"/> Zone Change (ZC) _____ |
| <input type="checkbox"/> Minor Use Permit (MUP) _____ | <input type="checkbox"/> Other _____ |

Primary Point of Contact/Consultant: Michelle Loffswold

Address: 418 B Preston Ave

Phone: 209-781-5330

City: _____

Email: goldstarpreschool@
yahoo.com

lone State: CA Zip Code: _____

95640

Property Owner: Pastor of St. Katharine Drexel Parish, Martell, a Corporation Sole

Address: 11361 Prospect Dr

Phone: 209-223-2970

City: _____

Email: pastor@amadorcatholic.com

Jackson State: CA Zip Code: _____

95642

Engineer: N/A

Address: _____

Phone: _____

City: _____

Email: _____

State: _____ Zip Code: _____

Architect: N/A

Address: _____

City: _____

State: _____ Zip Code: _____

Phone: _____ Email: _____

JUSTIFICATION STATEMENT / PROJECT DESCRIPTION

Project Name: Gold Star Preschool

State what the project is and why the application(s) should be approved based on the required findings (if any).

Attach additional pages and exhibits if necessary.

Gold Star Preschool is a licensed child care facility that provides care and education for up to 30 children a day, ages 2 until they enter first grade. We are open year-round from 7:30 am to 5:30 pm Monday through Friday and closed for holidays. We follow all child care center licensing laws including maintaining a ratio of a maximum of 12 children per 1 teacher.

Sutter Creek does not have any child care centers and this location meets all the requirements for a center. The building has ample square footage with a kitchen and restrooms for staff and one for children. This location has a large parking lot with plenty of room for staff and family parking. Approximately 1200 square feet of the parking lot will be fenced and will be the outside play area (as noted on the map).

Child care centers are an essential business that allows parents to work. Child care centers follow more licensing rules + regulations than licensed family day care homes to provide the safest place for children with educated, qualified teachers. The state has labeled Sutter Creek a "child care desert" due to the lack of child care for families + the high need. Gold Star Preschool licensed child care center will provide a safe, loving + education day care for the children and families of Sutter Creek.

Michelle Joffe

Signature of Applicant

PROPERTY OWNER(S) STATEMENT

STATE OF CALIFORNIA
COUNTY OF AMADOR CITY
OF SUTTER CREEK

OF SUTTER CREEK

I/We, Colin NEN, Pastor of St. Katharine Drexel Parish, declare that I/we am/are the owner(s) of the property described herein and hereby give authorization for the filing of this application. Further, I/we do, by my/our signature(s) on this agreement, absolve the City of Sutter Creek of all liabilities regarding any deed restrictions that may be applicable to the property described herein. (Signature of all property owners is required. The owner in escrow is not acceptable.)

I/we declare that all encumbrances on the subject property are shown on the submitted site plan (or are attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I/we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application, particularly dedications of the right to further subdivide to the County of Amador or City of Sutter Creek.

I/we understand that, in the event that the City incurs greater expense in processing the application(s) than is covered by the standard processing fee(s), that I/we will be responsible for payment of such fees and that permits will not be issued and/or occupancy will not be granted until all fees have been paid in full.

I/We hereby grant the City admittance to the subject property as necessary for processing of the project application.

I/We declare under penalty of perjury that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed _____

Signed _____

Signed _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____ Date _____, before me, N/A Notary Public _____ personally appeared _____

Date _____

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

N/A
Signature of Notary Public

(Seal)

FINANCIAL INTEREST DISCLOSURE

In order for the approving authority to adequately assess the potential for conflict of interest in rendering decisions on land use matters, the following information is required. Should the applicant(s) in the requested action be or include a partnership, the name of the corporation and of all officers of said corporation shall be printed below. If there are any other business or joint venture parties, property owners, or individuals which have a financial interest in this action not otherwise covered as a partnership or corporation, then their names shall be printed below.

Partnership:

N/A
Name of Partnership

Names of Partners

Property Owners:

Pastor of St. Katherine Drexel Parish

Corporation:

N/A
Name of Corporation

President

Vice President

Secretary

Other

Other:

I hereby certify that the foregoing information is accurate and complete to the best of my knowledge and belief.

Michelle Loffswold
Signature of Applicant

Michelle Loffswold
Name (Please Print)

6/4/23
Date

SITE PLAN 1"=100'

GOLD STAR PRESCHOOL

N. AMELIA STREET

FOURTY ROAD

Parking Lot

EXIST'G BUILDING

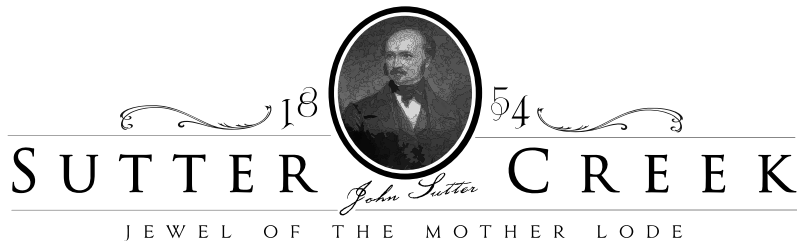
play Area

VEHICLE ACCESS

EXIST'G RETAINING WALL (APPROXIMATE)

SPANISH STREET





STAFF REPORT

TO: PLANNING COMMISSION

MEETING DATE: August 14, 2023

FROM: ERIN VENTURA, PLANNING CONSULTANT

SUBJECT: CONDITIONAL USE PERMIT – TELECOMMUNICATIONS FACILITY
175 SUTTER HILL ROAD (APN 018-270-010)

RECOMMENDATION:

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15303 (New Construction or Conversion of Small Structures) CEQA Guidelines; and
3. Adopt Resolution 2023-2024-* Approving a Conditional Use Permit for the installation of a telecommunications facility, based on the recommended Findings and subject to the recommended Conditions of Approval.

BACKGROUND:

The Project site is located within the Historic District in the City of Sutter Creek with a zoning designation of C-2. The property has a General Plan designation of Commercial. The parcel, 175 Sutter Hill Road, is approximately 20.86 acres. The property currently has one commercial building on site, the building houses Campbell Construction.

Table 1. General Analysis.

Site Location	175 Sutter Hill Road (APN 018-270-010)
Building Plan	Approximately 1,600 sq. ft. pad containing the tower and equipment
Lot Size	175 Sutter Hill Road 20.86 acres
General Plan Land Use Designation	Commercial (no change)
Zoning	C-2 (no change)
Main Street Historic District	No
Historic District	Yes

Table 2. Adjacent Land Uses

Area	Existing Land Use	Zoning
Site	Commercial yard, Campbell Construction	Commercial/C-2
North	Vacant	Commercial/C-2
Northeast	Residential	R-E Residential Estates
South	Vacant	R- Recreation
East	Vacant	Outside of the City Limits
West	Residential	R-1 Single Family Residential

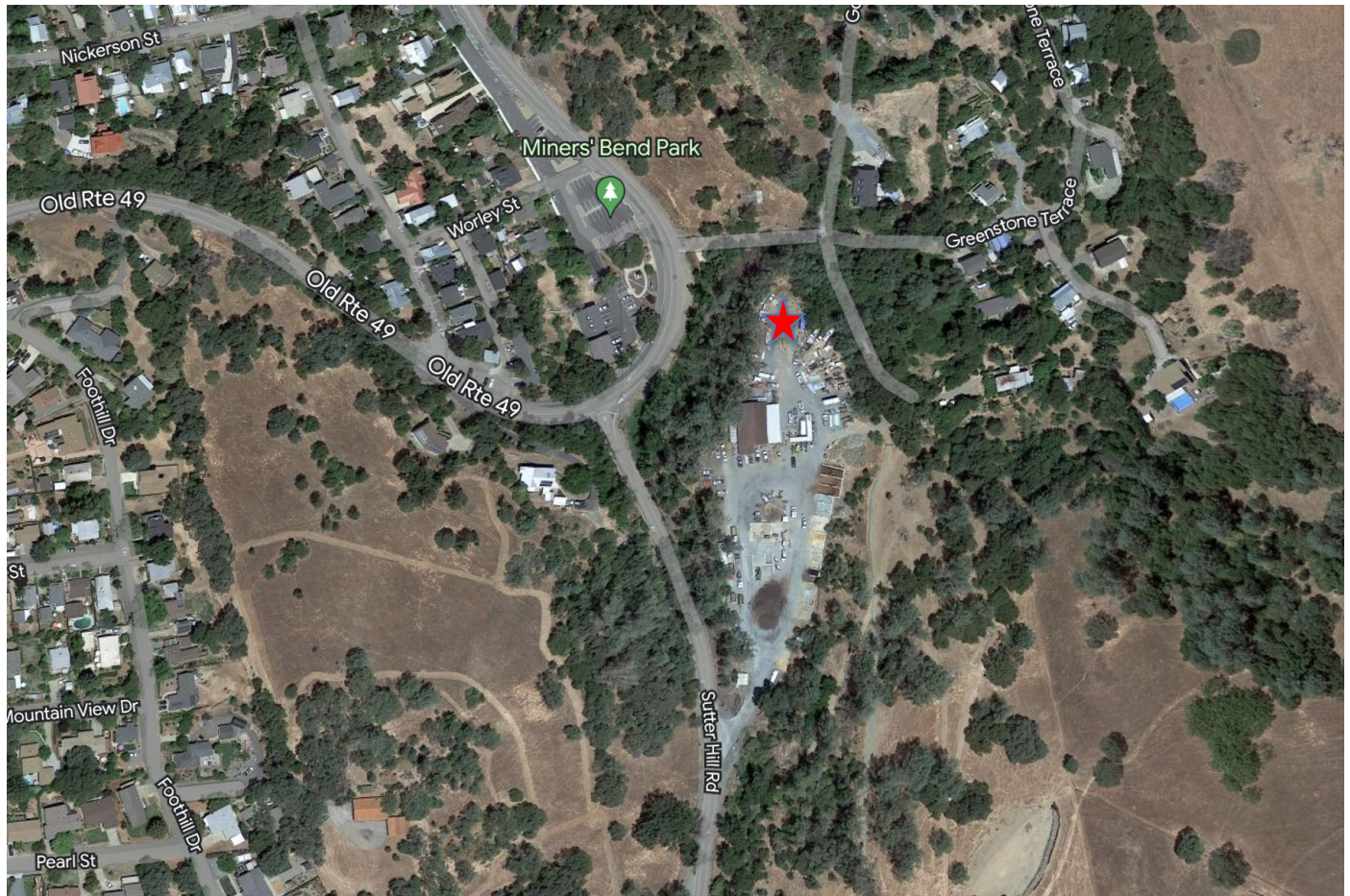


Figure 1: Parcel Location Map

CITY IN THE CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF

"ANICAL A JOINT ADVENTURE" ON THAT CERTAIN MAP ENTITLED "RECORD OF
NATURE, FILED FOR RECORD DECEMBER 29, 2006, IN BOOK 59 OF MAPS
RECORDS OF AMADOR COUNTY.

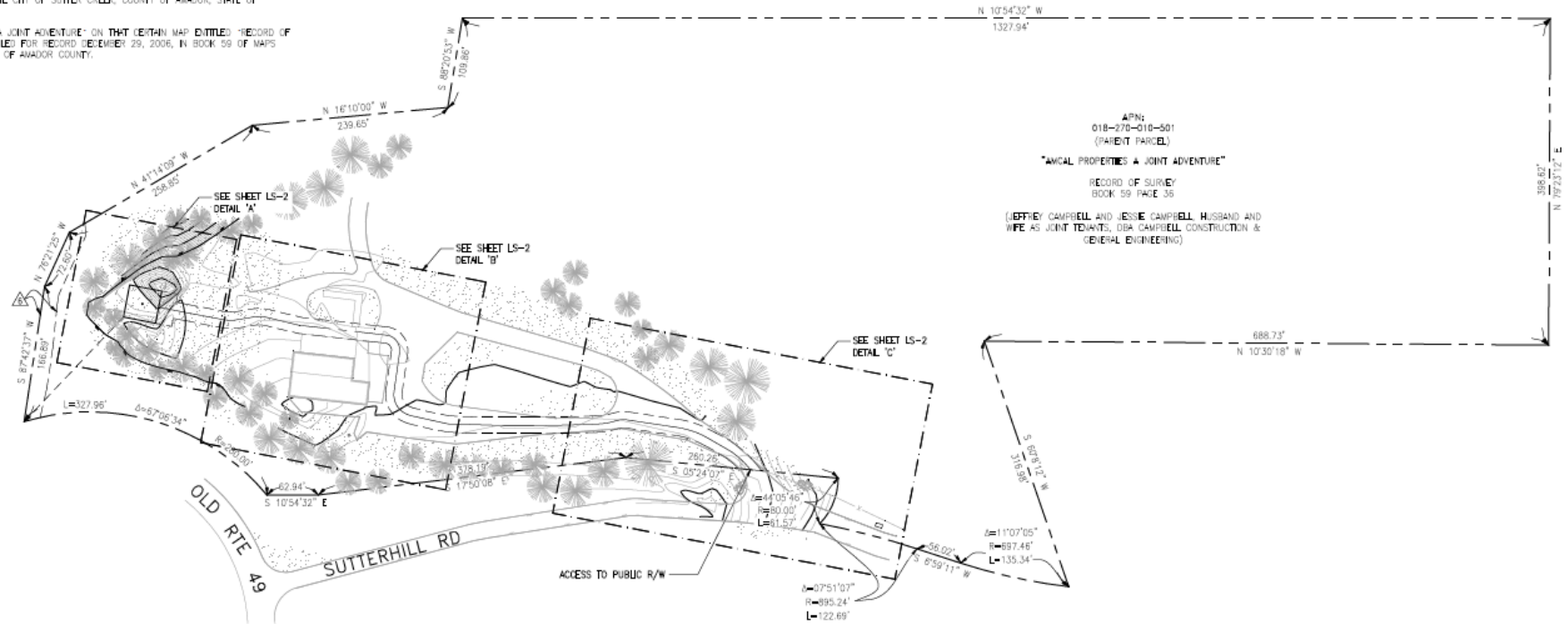


Figure 2 : Site Plan

DISCUSSION:

The applicant is requesting approval of a Conditional Use Permit (CUP) for the installation and construction of a new telecommunications and public utility facility. The facility will consist of a 70' monopole wireless facility, (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, and associated electrical equipment (Project). Additionally, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service will be placed within a 40'x40' leased area on the property. The 1,600 sq. ft. lease area will be enclosed withing a six foot high chain-link fence.

The Project is at minimum setback 93'8" from the property lines.

Access to the Project will be via an existing gravel road on the site. This application does not propose the removal of any of any of the existing trees on the site. The Pines trees located directly around the proposed 70' pole measure in height from approximately 12' to 69' tall. See page LS-2 of the proposed plans for additional details on existing tree location and heights.

The applicant has completed a photo simulation of the proposed project. The photo simulation shows the potential visual impacts from four (4) different locations around the project site.

Zoning Compliance

Per Sutter Creek Municipal Code section 18.49, Telecommunication and Electrical Generating Towers, any new telecommunication facility or tower must obtain a Conditional Use Permit. The following standards must be applied by the Planning Commission in order to grant approval if the CUP.

18.49.040 Standards

Sites shall be limited to commercial and industrial zoning districts	175 Sutter Hill Road is currently zone Commercial, C-2.		
Towers, antennas, satellite dishes, and appurtenant equipment shall not be located within any front yard setback or street side yard setback		Required	Proposed
	Front	5 ft	116' 6"
	Side	5ft	101' 2"
	Rear	10ft	111' 2"
The owner and/or operator of the facility shall operate and maintain such facilities in a clean, safe, and attractive condition at all times	Included as a Condition of Approval		
In conjunction with issuance of the conditional use permit, permittee shall provide a performance bond or cash equivalent equal to one hundred percent of the city's estimated cost for removal of the facility. Said bond amount may be revised periodically by the city, and the bond may be utilized by the city in the event that permittee fails to remove the facility	Included as a Condition of Approval		
Unused and/or obsolete equipment and towers shall be removed from the site within six months after their need has ceased, or the city may, after notice and hearing, remove the equipment and towers	Included as a Condition of Approval		

and place a lien on the land to recover reasonable cost of removal	
<p>The height of towers shall be limited as specified in section 18.10.050.</p> <p>18.10.050 - Height of buildings.</p> <p>No penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment, towers, steeples, roof signs, chimneys, or other similar structures shall exceed the height limit provided in this title. If specifically permitted within a zoning district, radio and television masts, telecommunication towers, electrical generating towers, flagpoles, and smokestacks may extend not more than thirty feet above the height limit provided in this title, provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances.</p>	<p>Allowable building height in the C-2 zone is 40ft.</p> <p>Proposed pole height is 70ft</p>

The application meets the following design criteria as recommended by 18.49.050 of the Sutter Creek Municipal Code. The site uses existing vegetation to screen the proposed equipment, the equipment will be required to be painted a neutral, non-glossy color, and the applicant is proposing a monopole versus a lattice tower. All electrical equipment associated with the facility will be required to be underground.

The applicant has submitted alternative site and network analysis and photo simulation. During the agency review and referral process, staff reached out to both the County and the Amador County Airport. Neither agency had comments and the project site is located in Safety Zone 3 of the 1990 Airport Land Use Plan.

ENVIRONMENTAL:

This project qualifies for a Categorical Exemption under Section 15303, "New Construction or Conversion of Small Structures" of the California Environmental Quality Act (CEQA) Guidelines. Class 3 consists of the installation of small new equipment and facilities in small structures. The proposed footprint is 1,600 square feet. The filing of a Notice of Exemption is recommended and included as a Condition of Approval.

REFERRALS:

The application package was referred to City staff and affected agencies for review. Comments received back from the affected agencies have been addressed and/or incorporated into the Conditions of Approval.

FINDINGS:

1. The proposed use of the property is essential or desirable to the public convenience or welfare because it will provide additional wireless coverage for the community and those visiting the area.

2. The proposed use is in compliance with the Sutter Creek General Plan goals, policies, and Commercial Land Use designation.
3. The proposed use will not impair the integrity and character of the zoning district because the applicant will maintain the equipment and retain existing vegetative screening.
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 uses of the property are in harmony with the various elements or objectives of the General Plan and the purposes of this title. The project specifically implements the following General Plan Object:

Objective PS-1.11: Utilities should be extended logically to provide a safe and reliable level of utility service.

CONDITIONALS OF APPROVAL

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

1. If at any time the zoning of the property is changed from Commercial to Residential, the telecommunication facility shall be removed.
2. The project shall comply with all provisions of Chapter 18.49 Telecommunication and Electrical Generating Towers in the City's Zoning Ordinance.
3. The applicant shall be responsible for payment of all applicable City fees prior to issuance of building permits.
4. The applicant shall be responsible for payment of any outstanding invoices prior to issuance of building permits.
5. The applicant shall construct a commercial driveway encroachment (concrete or asphalt) off of Sutter Hill Road per City Standard details ST-4 through ST-5.
6. The applicant shall obtain any required building permits from the City of Sutter Creek Building department.
7. The applicant shall obtain a Sign Permit for any future signs.
8. Any proposed fencing cannot exceed 6ft in height.
9. Maintain a valid City of Sutter Creek Business License.
10. The Applicant shall pay the \$50.00 Notice of Exemption filing fee to the Amador County Recorder.
11. The owner and/or operator of the facility shall operate and maintain such facilities in a clean, safe, and attractive condition at all times, including keeping the base of the wireless communication facility free of garbage, debris, and weeds.

12. Unused and/or obsolete equipment and towers shall be removed from the site within six months after their need has ceased, or the city may, after notice and hearing, remove the equipment and towers and place a lien on the land to recover reasonable cost of removal. Once the telecommunication company vacates the site, future establishment of the same or similar facility shall require a new Conditional Use Permit approval through the Planning Department.
13. In conjunction with issuance of the Conditional Use Permit, the applicant shall provide a performance bond or cash equivalent equal to one hundred percent of the City's estimated cost for removal of the facility. Said bond amount may be revised periodically by the City, and the bond may be utilized by the City in the event that the Applicant fails to remove the facility.
14. The developer of the Telecommunications facility shall operate the proposed radio/telephone equipment in strict conformance with Federal Communications Commission (FCC) regulations at all times so as not to cause a Public Health and Safety Hazard or nuisance to nearby properties and their radio and television reception. If, in the future, the FCC adopts more stringent Radio Frequency (RF) emission regulations, the developer shall submit an application to the City of Sutter Creek to modify the Conditional Use Permit (CUP) in order to demonstrate compliance with the revised FCC regulations. Failure by the applicant to apply for such a review of the subject CUP to conform to the FCC approval of revised RF emission regulations shall subject this approval to possible revocation.
15. All site signage required by the Federal Communications Commission, if any, shall be maintained in a clean readable condition at all times and all graffiti and vandalism shall be removed and repaired on a regular basis.
16. Structures, poles, towers, antenna supports, antennas and other components of each telecommunication site shall be treated with non-reflective colors to assist further with concealment of the facilities.
17. Cell sites shall not cause harmful interference to any of the County's emergency radio communication systems.
18. This permit shall expire and become null and void eighteen months from Planning Commission action, or upon City Council approval upon appeal, unless a construction permit has been obtained prior to the date of expiration.

BUDGET IMPACT:

There is no budget impact directly.

EXHIBIT A

175 Sutter Hill Road

CONDITIONAL USE PERMIT APPLICATION

City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org	RECEIVED: _____ FEE PAID: _____
Submission Requirements 1- Application* 2- Map* 3- Fees (<i>Refer to current fee schedule. All Fees must be paid at City Hall</i>) <i>*All documentaion must be submitted via the application portal on the City website</i>	
CONDITIONAL USE PERMIT APPLICATION	
<i>Page 1 of 1</i>	
Project Applicant: Vertical Bridge	
Project Address: 175 Sutter Hill Rd, Sutter Creek, CA 95685	
Phone: _____	Email: _____
APN: 018-270-010-501	Is this located in the Historic District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>If yes, please see checklist for Design Review.</i>
Property Owner:	
Name: Jeffrey Campbell & Jessie Campbell	
Mailing Address: 175 Sutter Hill Rd	
City: Sutter Creek	State: CA
Zip: 95685	
Phone: _____	Email: _____
Is this person the project contact? If not, please specify who the contact person is.	
Name: Elliott Froissart - Assurance Development (Applicant Authorized Representative)	
Mailing Address: 1499 Huntington Dr, #305, South Pasadena, CA 91030	
Phone: (323) 573-0045	Email: efroissart@assurance-group.com
Description of work to be performed: (<i>please provide a detailed description using the back if necessary</i>) Install a new telecommunications and public utility facility at 175 Sutter Hill (APN 018-270-010-501). Facility will consist of a 70' monopole wireless facility, (12) 8' antennas, (5) RRU's, (1) 2' microwave, (1) GPS antenna, and associated electrical equipment. Additionally, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service will be placed within a 40'x40' leased area.	
Decription of Property:	Currently zoned for commercial development (C-2). Parcel is 20.86 acres. Existing structures include one (1) commercial building and is operated as "Campbell Construction General Engineering".
Proposed Use of Property:	Unmanned Telecommunications Facility - (1) New 70' monopine structure. No change to existing land use or zoning codes needed.
Describe how land is being used currently on adjacent parcels	
North: Currently zoned for commercial development (C-2).	
East: Currently zoned for residential development (R-E).	
South: Currently zoned for recreation development (R).	
West: Currently zoned for residential development (R-1).	
Additional Information:	



May 30, 2023

City of Sutter Creek
Planning Division
18 Main Street
Sutter Creek, CA 95685

RE: Vertical Bridge Tower – CA-5427 – Conditional Use Permit Submittal for New Wireless Tower

Hello,

Attached you will find the Conditional Use Permit submittal materials (listed below) for a new wireless tower located at 175 Sutter Hill Rd, Sutter Creek, CA 95685. Please feel free to reach out to me should you have any questions.

- ❖ Cover Letter
- ❖ Shot Clock Letter
- ❖ Project Narrative
 - Project Description
 - Project Objective
 - Coverage Maps
 - Alternative Site Analysis
 - Radio Frequency Statement
- ❖ CUP Application
- ❖ Entitlement Application
- ❖ LOA
- ❖ Parcel Map
- ❖ Coverage Map
- ❖ Drawings
- ❖ Photo Simulations

Sincerely,
Elliott Froissart

Elliott Froissart
Site Acquisition



CELL
FAX
WEB

323 573 0045
626 322 0880
assurance-development.com

May 30, 2023

City of Sutter Creek
Planning Division
18 Main Street
Sutter Creek, CA 95685

Applicant: Vertical Bridge

Property Owner: Jeffrey and Jessie Campbell

Property Address: 175 Sutter Hill, Sutter Creek, CA 95685

APN: 018-270-010-501

RE: Wireless Application Package – CUP - VB-CA-5427

Vertical Bridge seeks the requisite conditional use permit approvals to install a new telecommunications facility at the parcel with APN number: 018-270-010-501. The proposal consists of instalment of a 70' monopole wireless facility. Your relevant forms, submittal requirements, and the applicable fees are submitted with this letter.

Under the Telecommunications Act of 1996 (“Act”), you are required to take action on Vertical Bridge’s application “within a reasonable period of time.” In a 2009 declaratory ruling, the Federal Communications Commission established a legal presumption that a “reasonable period of time” means 150 days to act on an application for a new wireless facility (the “shot clock”). Because the proposed facility seeks to locate a new personal wireless service facility, the county must take action on Vertical Bridge’s application within 150 days. The shot clock begins to run the day the application is submitted. Here, the county must take final action no later than 150 days from today, or May 31, 2023.

Vertical Bridge respectfully requests that this application be approved and any requisite conditional use permit be issued as soon as possible but no later than October 28, 2023. If you have any questions regarding this application, please contact me.

Sincerely,

Elliott Froissart

Elliott Froissart
Site Acquisition

Elliott Froissart
Assurance Development obo Vertical Bridge
efroissart@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

City of Sutter Creek

Application for a Conditional Use Permit – Wireless Telecommunications Facility

Project Narrative

Vertical Bridge is requesting approval of a Conditional Use Permit for the operation and construction of an unmanned wireless telecommunications facility and presents the following project information for your consideration.

Project Specific Location

Address: 175 Sutter Hill, Sutter Creek, CA 95685

APN: 018-270-010-501

Zoning: C-2 - Commercial

Project Representative

Elliott Froissart, Project Representative

1499 Huntington Dr. Suite 305, South Pasadena, CA 91030

323-573-0045 efroissart@assurance-group.com

Project Description

Install a new telecommunications and public utility facility at 175 Sutter Hill Rd (APN 018-270-010-501). Facility will consist of a 70' monopole wireless facility, (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, and associated electrical equipment. Additionally, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service will be placed within a 40'x40' leased area.

Project Objectives

To provide coverage in this area of the city, any combination or one of the following reasons may apply:

- Coverage: No Service in the area (Indoor, Outdoor or Vehicular) and can apply specifically to the type of service provided (Voice or Data). Specifically, this proposed location addresses the following needs –

Vertical Bridge Project Name: CA-5427

Elliott Froissart
Assurance Development obo Vertical Bridge
efroissart@assurance-group.com
323-573-0045

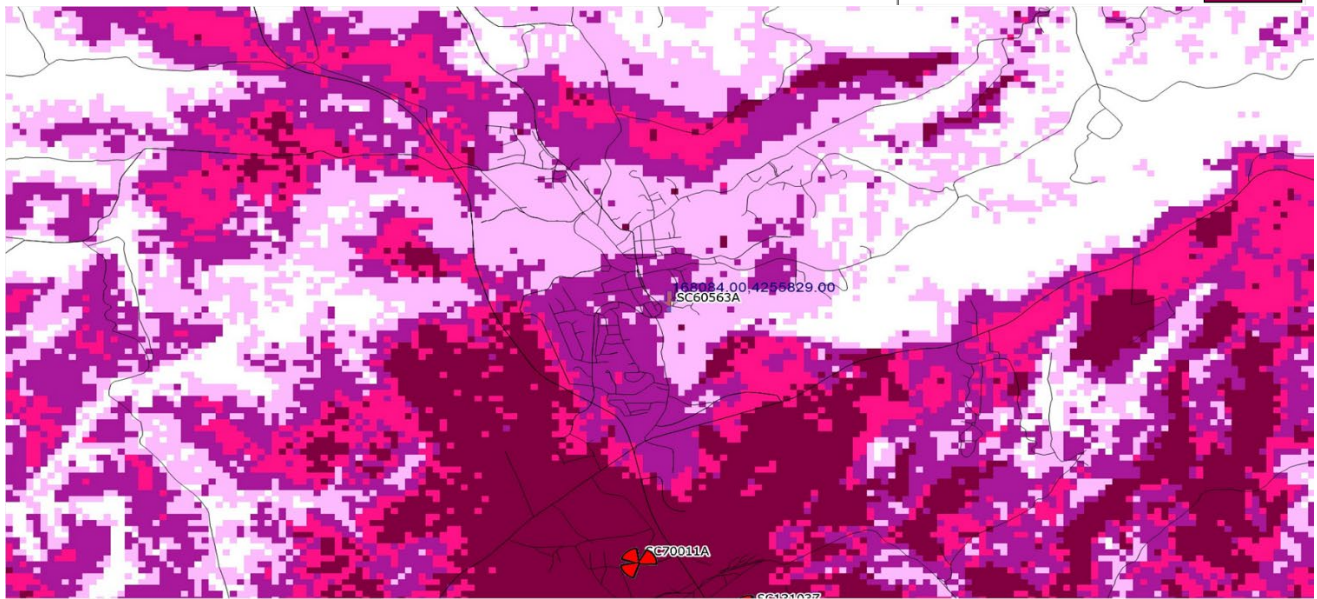
1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

- In-building Commercial – Subscriber anticipated to have accessibility to improved service while indoors within the city's commercially used spaces.
 - In-building – Subscriber anticipated to have accessibility to service while indoors (ie: residential homes) at lower performance levels.
 - In-vehicle- Subscriber anticipated to have accessibility to service while inside of vehicle.
 - Outdoor – Subscriber anticipated to have accessibility to improved service while outdoors.
-
- Capacity: Proposed service in surrounding areas would be insufficient to meet anticipated demand by customers in and traversing through the area. Furthermore, proposed facilities servicing the surrounding area would be overloaded preventing service, dropped calls or complete denial of service during peak usage hours in this particular ring. Below are coverage maps reflecting before and after coverage once the site is installed. SC60563B refers to the subject site

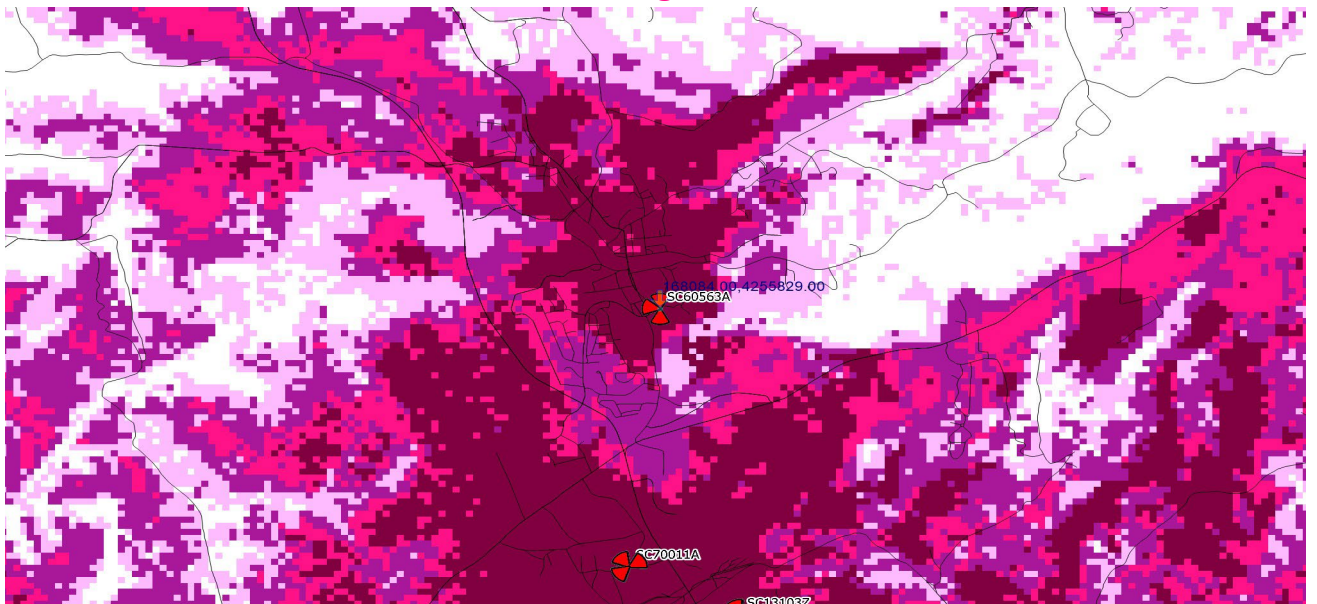
1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Coverage Maps

SC60563A OFF AIR



SC60563A ON AIR @ 61' RC, 0/180/280 Degrees Azimuth



Elliott Froissart
Assurance Development obo Vertical Bridge
efroissart@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Alternative Site Analysis

The following map shows the vicinity surrounding the proposed facility, and the red circle marks the site's "search ring" which indicates the area in which a deficit in coverage was detected. The yellow markers indicate alternative sites that were investigated. We looked at a total of eighteen (18) alternative sites within the search ring (see list of APN and Landlord's below).

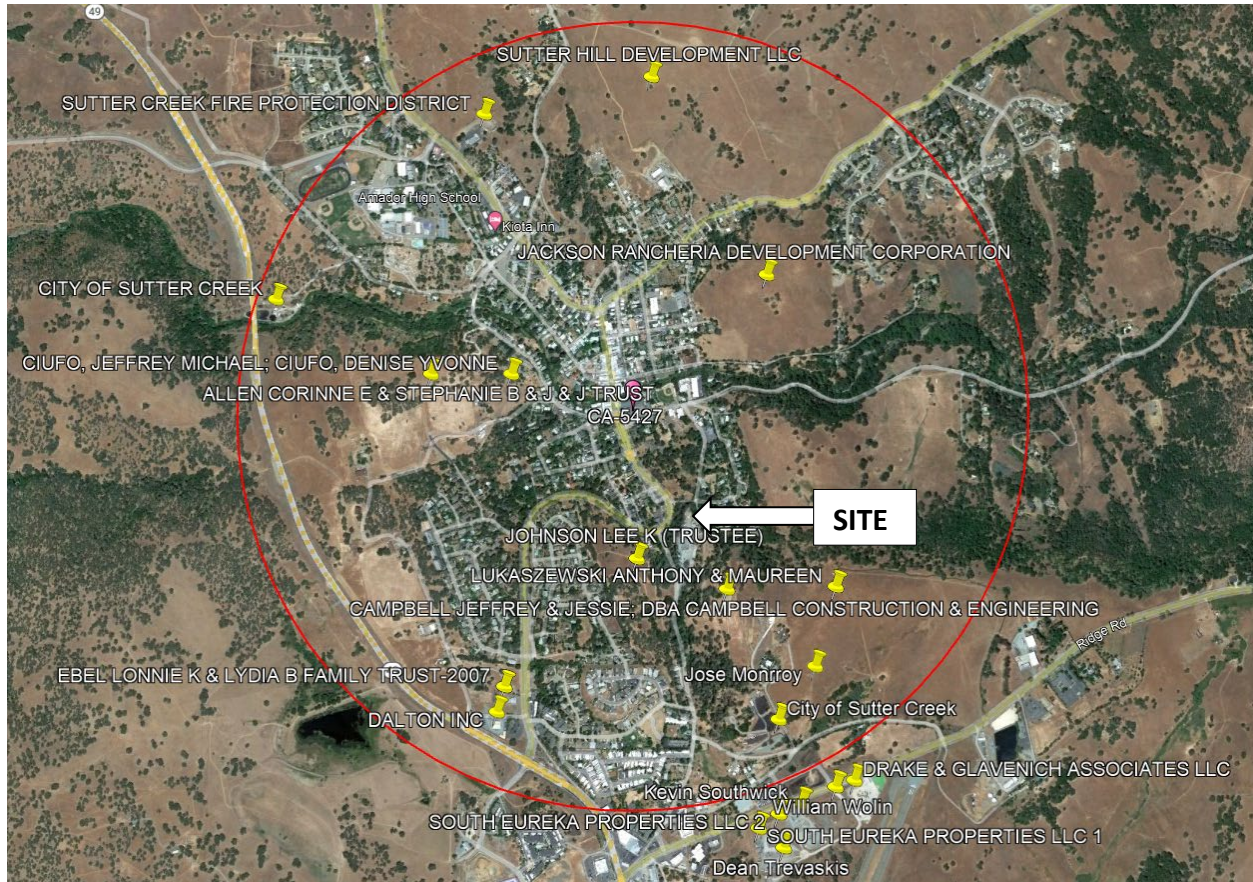
Ten (10) locations failed to meet coverage requirements due to topographic and physical obstructions. Additionally, zoning and design codes prohibit the proposed development for six (6) sites. The two (2) remaining alternative sites that were investigated were unable to move forward because the property owners were either unresponsive or unwilling to grant the required permissions for the proposed development.

It is for these reasons that we are locating on the subject property and not on any other parcels within the search ring. The proposed project location would meet the coverage footprint requirements of our project and the Landlord has granted us permission to pursue this project on their property. Moreover, the proposed development complies with all design code parameters (e.g. setback, height max requirements, etc.) and falls within allowed uses per the zoning of this parcel.

Elliott Froissart
Assurance Development obo Vertical Bridge
efroissart@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Alternative Site Map – Search Ring Area



Elliott Froissart
Assurance Development obo Vertical Bridge
efroissart@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Alternative Site List

Insufficient Coverage Enhancement:

1. APN: 040030063501 – CITY OF SUTTER CREEK
2. APN: 040030075000 – Jose Monrroy
3. APN: 044020104000 – SOUTH EUREKA PROPERTIES LLC
4. APN: 044020105000 – SOUTH EUREKA PROPERTIES LLC
5. APN: 044020103000 – Dean Trevaskis
6. APN: 044020106000 – Kevin Southwick
7. APN: 044020107000 – William Wolin
8. APN: 044020100000 – DRAKE & GLAVENICH ASSOCIATES LLC
9. APN: 018100002000 – CITY OF SUTTER CREEK
10. APN: 018040006000 – SUTTER CREEK FIRE PROTECTION DISTRICT

Alternative Sites – Zoning and/or Design Code Prohibited:

1. APN: 040030092501 – SUTTER HILL DEVELOPMENT LLC
2. APN: 018010049000 – DALTON INC
3. APN: 018010027000 – EBEL LONNIE K & LYDIA B FAMILY TRUST-2007
4. APN: 018151010000 – CIUFO, JEFFREY MICHAEL; CIUFO, DENISE YVONNE
5. APN: 018140003000 – JACKSON RANCHERIA DEVELOPMENT CORPORATION
6. APN: 018010037000 – ALLEN CORINNE E & STEPHANIE B & J & J TRUST

Alternative Sites – Landlord Prohibited:

1. APN: 040030098000 – LUKASZEWSKI ANTHONY & MAUREEN
2. APN: 018270015000 – JOHNSON LEE K (TRUSTEE)

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Additional Supporting Statements

- 1. The proposed use and development is consistent with the General Plan and any applicable specific plans.*

A robust wireless network will contribute to the City's ability to respond to natural or man-made disasters and other public safety concerns in a potentially life-saving manner.

- 2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the use and development.*

The site is of adequate size, shape, topography, location and access to utilities to accommodate the proposed wireless facility. The site is graded adequately and has access to power and telephone connections that can be used for the project.

- 3. Adequate street access and traffic capacity are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.*

The facility is unmanned and will not contribute to any traffic.

- 4. Adequate utilities and public services are or will be available to serve the proposed development as well as existing and anticipated development in the surrounding area.*

The facility only requires power and telephone connections which are present in this area of the city.

- 5. The use and development will be compatible with the intended character of the area.*

The facility is designed to blend as much as possible with the surrounding environment that already exists within the vicinity.

Elliott Froissart
Assurance Development obo Vertical Bridge
efroissart@assurance-group.com
323-573-0045

1499 Huntington Dr. Suite 305
South Pasadena, CA 91030

Safe – RF is Radio

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. The typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure. All Vertical Bridge cell towers will operate well below these standards as well.

Thank you for your time and assistance throughout the application intake and review process. Please do not hesitate to contact me should you have any questions associated with this project.

Sincerely,

Elliott Froissart

Elliott Froissart
Site Acquisition



CELL
FAX
WEB

323 573 0045
626 322 0880
assurance-development.com

City of Sutter Creek

18 Main Street

Sutter Creek, CA 95685

209-267-5647

www.cityofsuttercreek.org

RECEIVED: _____

FEE PAID: _____

Submission Requirements

1- Application*

2- Map*

3- Fees (*Refer to current fee schedule. All Fees must be paid at City Hall*)

**All documentaion must be submitted via the application portal on the City website*

CONDITIONAL USE PERMIT APPLICATION

Page 1 of 1

Project Applicant: _____

Project Address: _____

Phone: _____ Email: _____

APN: 018-270-010-501

Is this located in the Historic District? Yes ☐ No ☒

If yes, please see checklist for Design Review.

Property Owner:

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Is this person the project contact? If not, please specify who the contact person is.

Name: _____

Mailing Address: _____

Phone: _____ Email: _____

Description of work to be performed: (*please provide a detailed desription using the back if necessary*)

Decription of Property: _____

Proposed Use of Property: _____

Describe how land is being used currently on adjacent parcels

North: _____

East: _____

South: _____

West: _____

Additional Information: _____

City of Sutter Creek

**18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.citysuttercreek.org**

SUBMISSION REQUIREMENTS

1-Entitlement Application*
2-Map*
3-Fees (*refer to current fee schedule*)
**All documentation must be submitted via the application portal on the City*

ENTITLEMENT APPLICATION

Project Location (address or vicinity): 175 Sutter Hill Rd, Sutter Creek, CA 95685

Assessor's Parcel Number(s) (APN): 018-270-010-501

Applicant Information

Applicant Name: Vertical Bridge

Address: 7501 Park of Commerce Drive

Phone: 561-948-6367

#200 City:

Email: _____

Boca Raton State: FL Zip Code: 33487

Entitlements Requested:

- | | |
|--|---|
| <input type="checkbox"/> Adjustment (ADJ) _____ | <input type="checkbox"/> Oak Tree Permit (OTP) _____ |
| <input type="checkbox"/> Administrative Permit (AP) _____ | <input type="checkbox"/> Sign Review (SR) _____ |
| <input type="checkbox"/> Architectural Design Review (ADR) _____ | <input type="checkbox"/> Temporary Use Permit (TUP) _____ |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) _____ | <input type="checkbox"/> Tentative Tract Map (No. _____) |
| <input type="checkbox"/> Development Review (DR) _____ | <input type="checkbox"/> Tentative Parcel Map (No. _____) |
| <input type="checkbox"/> Hillside Development Review (HDR) _____ | <input type="checkbox"/> Variance (VAR) _____ |
| <input type="checkbox"/> Landscape Plan Review (LPR) _____ | <input type="checkbox"/> Zone Change (ZC) _____ |
| <input type="checkbox"/> Minor Use Permit (MUP) _____ | <input type="checkbox"/> Other _____ |

Primary Point of Contact/Consultant: Elliott Froissart - Assurance Development

Address: 1499 Huntington Drive

Phone: 323-573-0045

Suite 305 City: _____

Email: efroissart@assurance-group.com

South Pasadena State: CA Zip Code: _

91030

Property Owner: Jeffrey Campbell

Address: 175 Sutter Hill Rd

Phone: _____

_____ City: _____

Email: _____

Sutter Creek State: CA Zip Code: _

95685

Engineer: Same as Consultant

Address: _____

Phone: _____

_____ City: _____

Email: _____

_____ State: _____ Zip Code: _

Architect: Same as Consultant

Address: _____

_____ City: _____

_____ State: _____ Zip Code: _

Phone: _____ Email: _____

JUSTIFICATION STATEMENT / PROJECT DESCRIPTION

Project Name: Gold Dust Trail / CA-5427 / SC60563

State what the project is and why the application(s) should be approved based on the required findings (if any).

Attach additional pages and exhibits if necessary.

Install new telecommunications and public utility facility at 175 Sutter Hill Rd (APN 018-270-010-501).

Facility will consist of a 70' monopole wireless facility, (12) 8' antennas, (6) RRU's, (1) 2' microwave, (1) GPS antenna, and associated electrical equipment. Additionally, (2) ground mounted radio cabinets, (1) raised concrete pad, cable ice bridge, utility backboard and multi-meter utility service will be placed within a 40'x40' leased area.

Elliott Froissart

Signature of Applicant

PROPERTY OWNER(S) STATEMENT

STATE OF CALIFORNIA
COUNTY OF AMADOR CITY
OF SUTTER CREEK

I/We, _____, declare that I/we am/are the owner(s) of the property described herein and hereby give authorization for the filing of this application. Further, I/we do, by my/our signature(s) on this agreement, absolve the City of Sutter Creek of all liabilities regarding any deed restrictions that may be applicable to the property described herein. (Signature of all property owners is required. The owner in escrow is not acceptable.)

I/We declare that all encumbrances on the subject property are shown on the submitted site plan (or are attached on a separate sheet) and that the purpose of all encumbrances (and ownership of all easements) is stated. In the case of a tentative map, I/we further declare that the property involved in this application is free from all encumbrances that would conflict with the project application, particularly dedications of the right to further subdivide to the County of Amador or City of Sutter Creek.

I/We understand that, in the event that the City incurs greater expense in processing the application(s) than is covered by the standard processing fee(s), that I/we will be responsible for payment of such fees and that permits will not be issued and/or occupancy will not be granted until all fees have been paid in full.

I/We hereby grant the City admittance to the subject property as necessary for processing of the project application.

I/We declare under penalty of perjury that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed _____

Signed _____

Signed _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of _____)

On _____, before me, _____, Notary Public, personally appeared _____

Date

Notary Public

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

Signature of Notary Public

(Seal)

FINANCIAL INTEREST DISCLOSURE

In order for the approving authority to adequately assess the potential for conflict of interest in rendering decisions on land use matters, the following information is required. Should the applicant(s) in the requested action be or include a partnership, the name of the corporation and of all officers of said corporation shall be printed below. If there are any other business or joint venture parties, property owners, or individuals which have a financial interest in this action not otherwise covered as a partnership or corporation, then their names shall be printed below.

Partnership:

Name of Partnership

Names of Partners

Property Owners:

Corporation:

Name of Corporation

President

Vice President

Secretary

Other

Other:

I hereby certify that the foregoing information is accurate and complete to the best of my knowledge and belief.

Elliott Froissart

Signature of Applicant

Elliott Froissart

Name (Please Print)

March 30, 2023

Date

LETTER OF AUTHORIZATION

APPLICATION FOR ZONING/LAND USE ENTITLEMENTS

Site Number: CA-5427

Property Address: 175 SUTTER HILL RD, SUTTER CREEK, CA 95685-4289

Assessor's Parcel Number: 018-270-010-501

I/We, the owner(s) of the above described property, authorize Vertical Bridge, and/or Assurance Realty, LLC. dba Assurance Development, their employees, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of consummating any building and land-use permit applications, or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility. I/We understand that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Signature of Property Owner(s):

Date: 4-7-2023

Date: 4/7/2023

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of AMADOR

On APRIL 7, 2023 before me, LISA GIORDANO - NOTARY PUBLIC
(insert name and title of the officer)

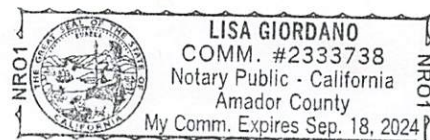
personally appeared JEFFREY CAMPBELL AND JESSIE CAMPBELL
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

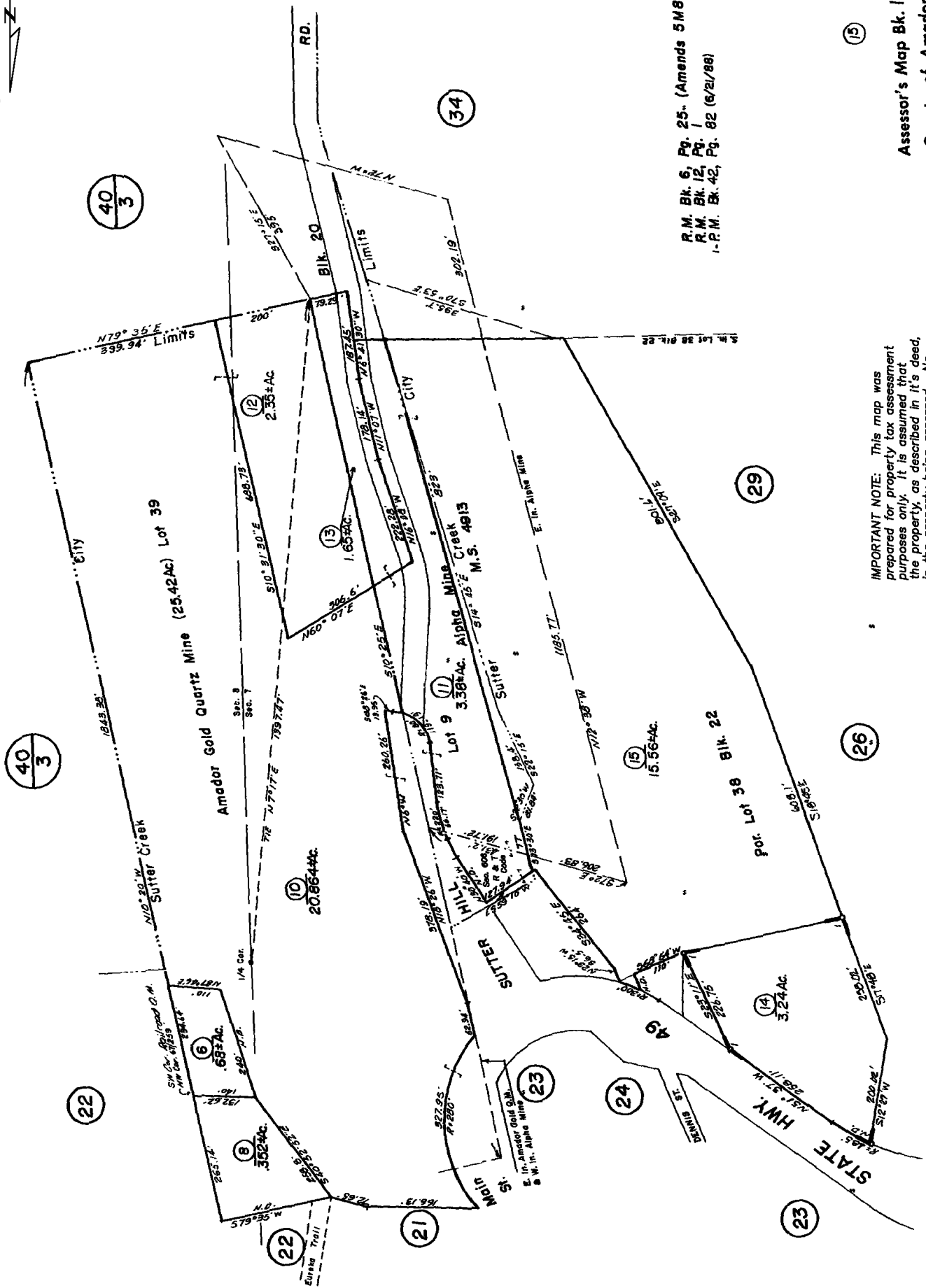
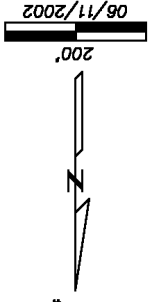
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)





R.M. Blk. 6, Pg. 25. (Amends 5M85)
R.M. Blk. 12, Pg. 1
I.P.M. Blk. 42, Pg. 82 (6/2/88)

IMPORTANT NOTE: This map was prepared for property tax assessment purposes only. It is assumed that the property, as described in it's deed, is the property being assessed. No liability is assumed for the accuracy of the data delineated hereon.

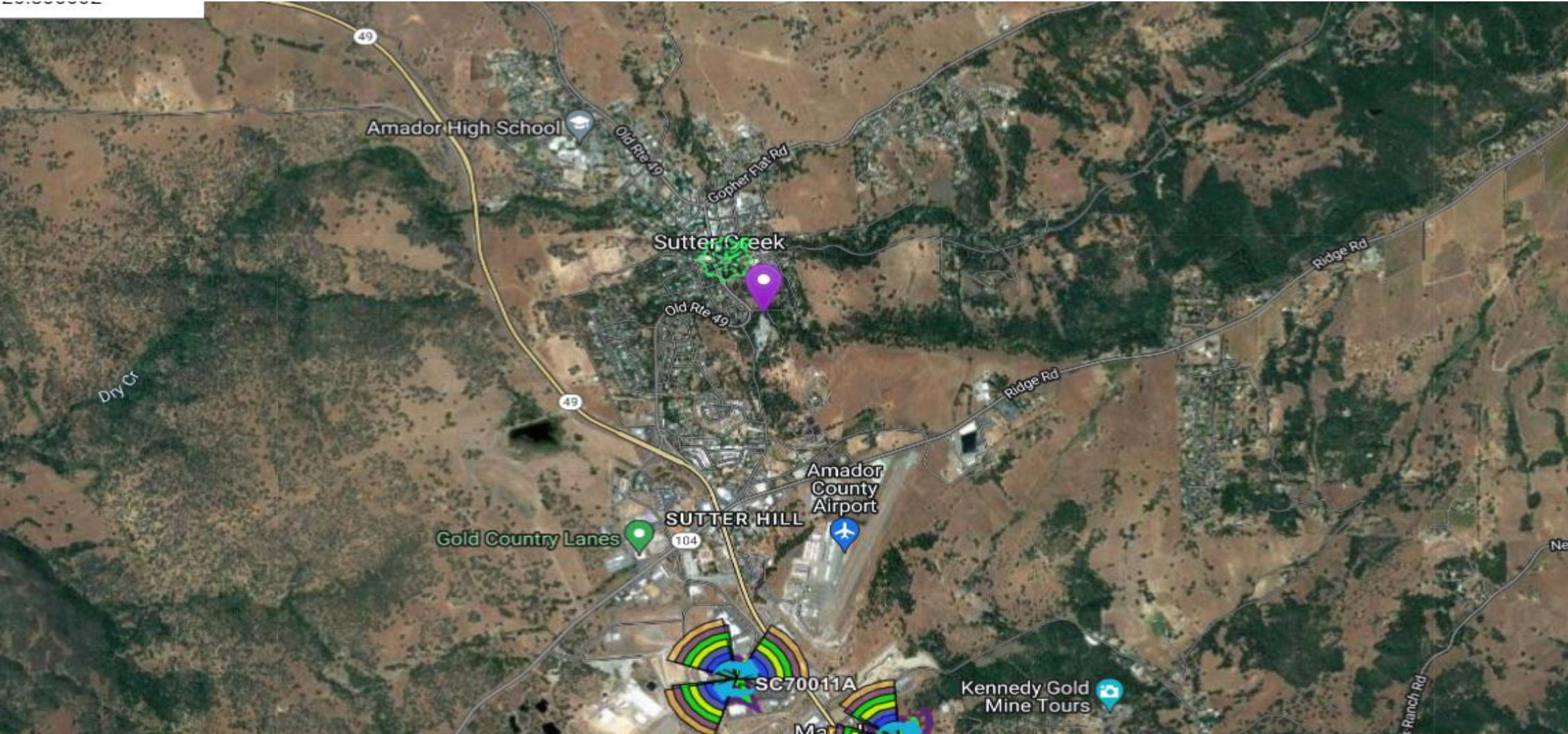
SC60563B SCIP/CSF REVIEW V1

- Gold Dust Trail**

- Updated Lat/Long 38.389053, -120.799994**

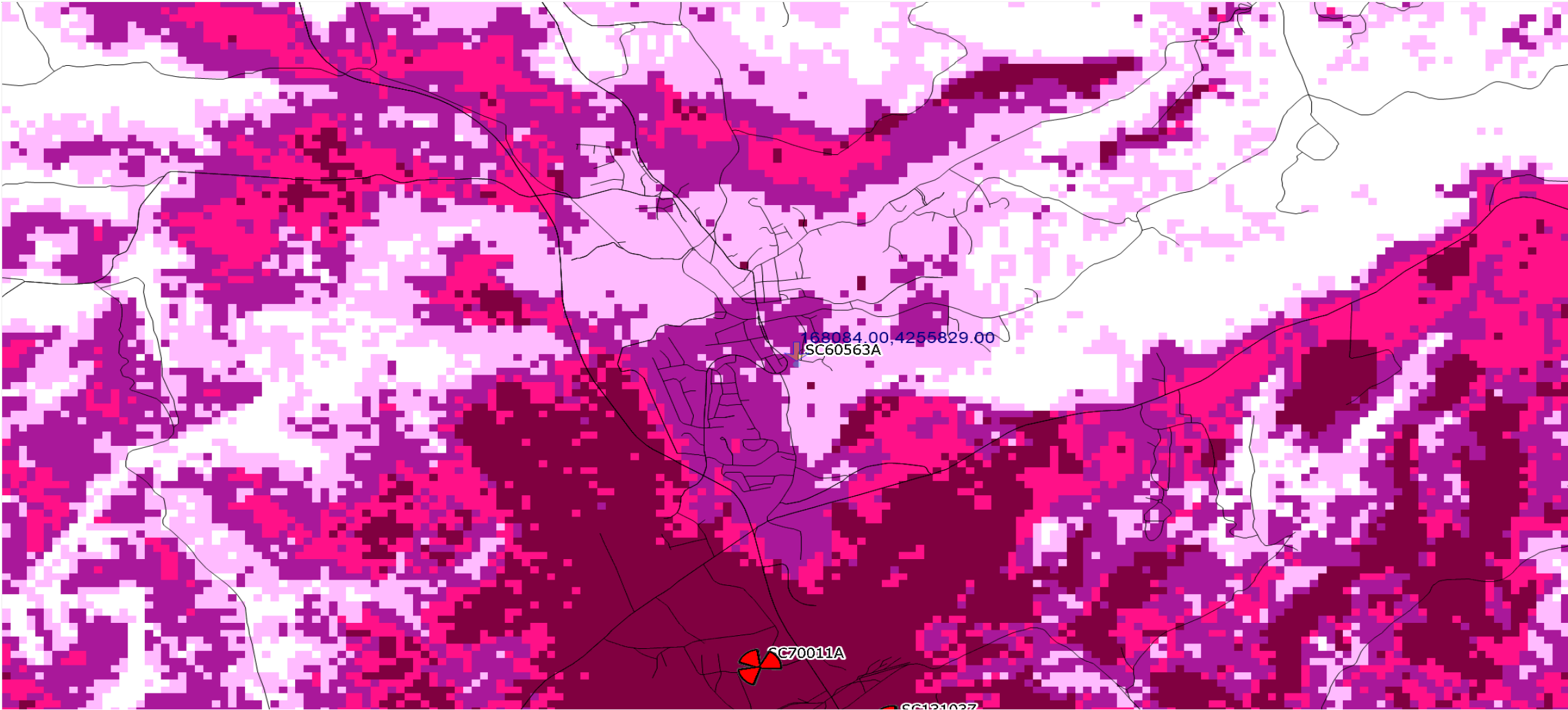
Site OFF vs ON Air

SC60563B Gold Dust Trail Dropped PIN



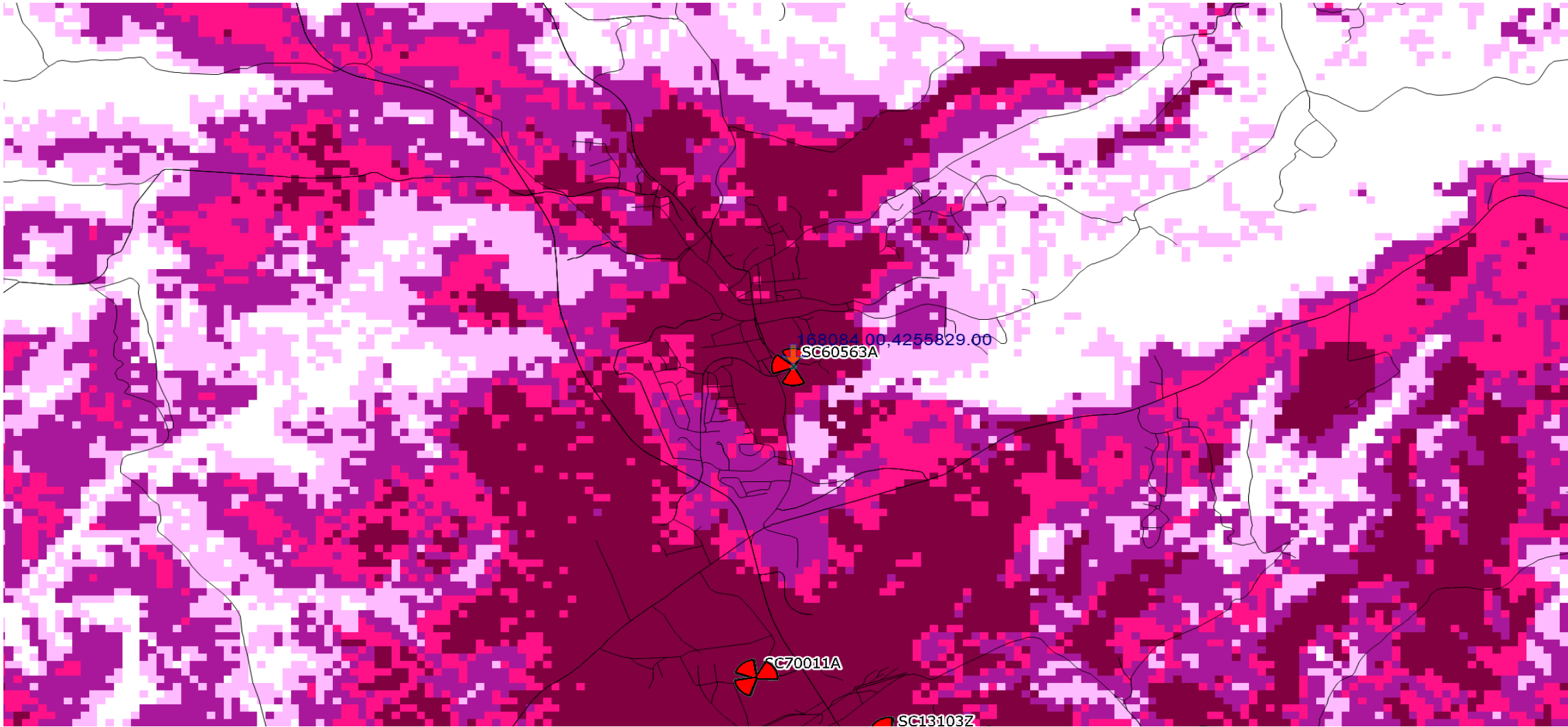
SC60563A OFF AIR

Ranges			
Minimum	Maximum	Label	Colour
-114	-107	4	
-107	-97	3	
-97	-88	2	
-88	0	1	

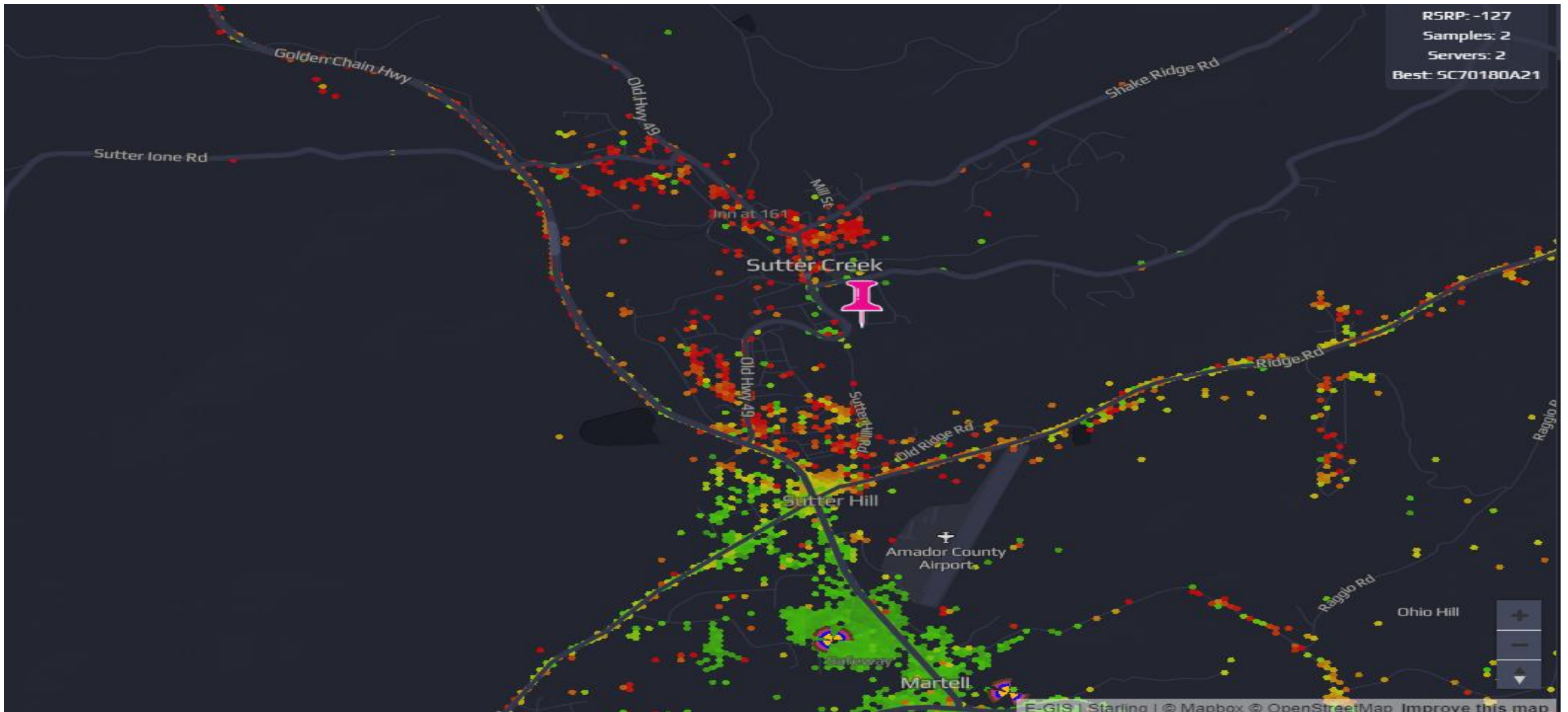


SC60563A ON AIR @ 61' RC, 0/180/280 Degrees Azimuth

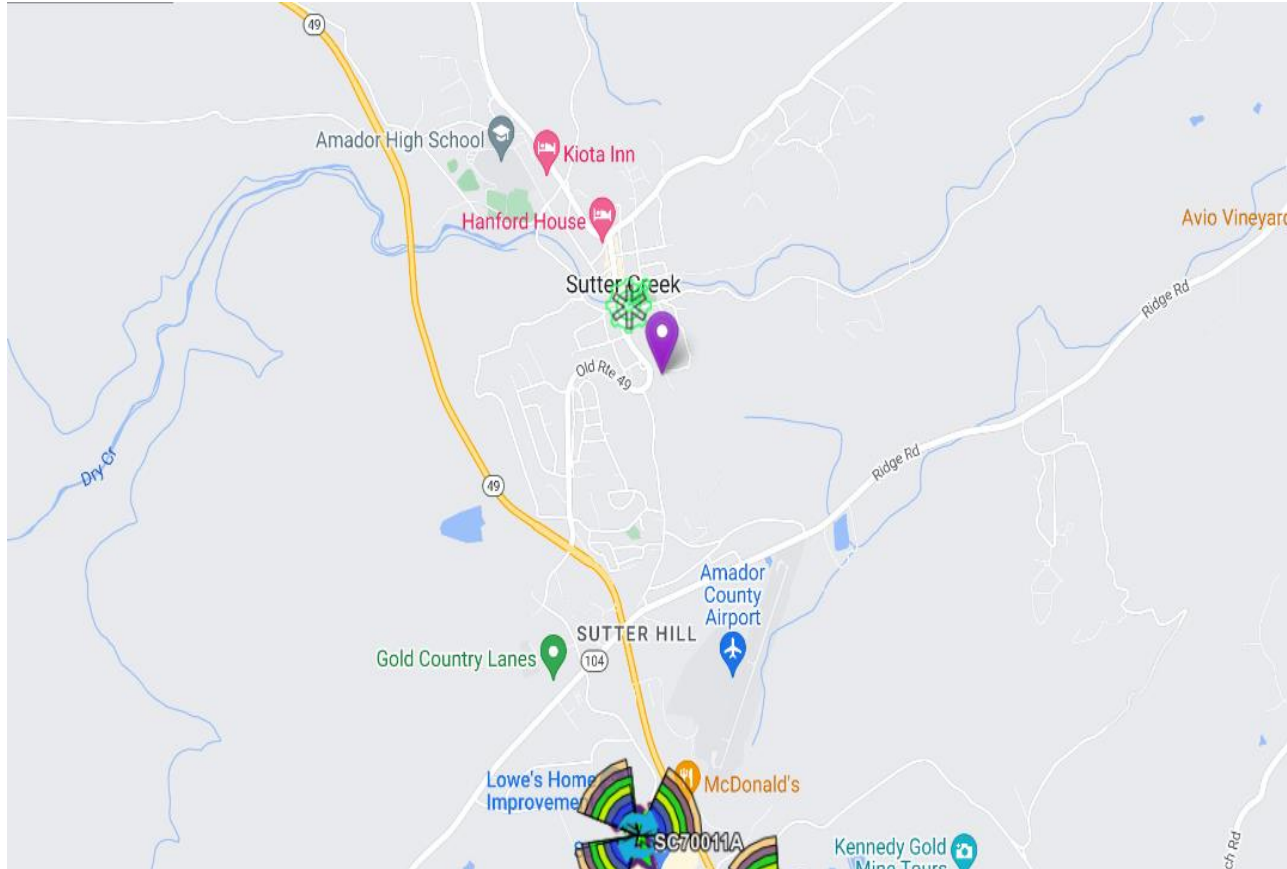
Ranges			
Minimum	Maximum	Label	Colour
-114	-107	4	
-107	-97	3	
-97	-88	2	
-88	0	1	



SC60563A Starling RSRP



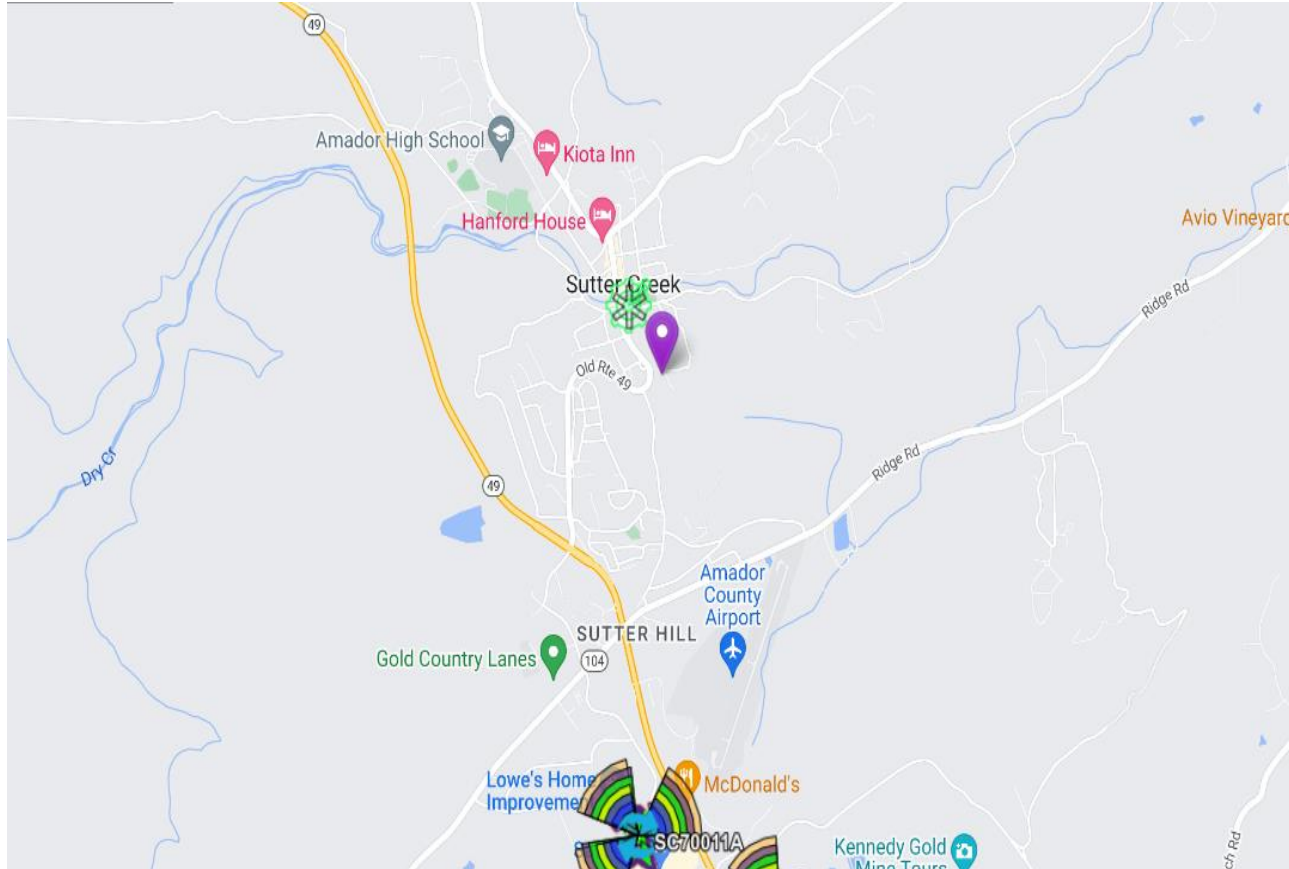
SC60563 Candidates:



- **SC60563B** 38.389053, -120.799994
- **New Build on RAW Land**
- **70' New Monopole**
- **Potential Rad Center of 61'**
- **10' X 15' Equipment Lease area**
- **50' X 50' Fenced Area**

SC60563 Candidates:

- No other candidates presented near the search ring.



SC60563 Candidates Summary:

- **SC60563B is approved, will provide Coverage for the underserved area of Sutter Creek.**

Thank You

PROJECT DESCRIPTION:

CONSTRUCTION OF TELECOMMUNICATIONS AND PUBLIC UTILITY FACILITY, CONSISTING OF A 70' MONOPOLE WITH (12) 8' ANTENNAS, (6) RRU'S, (1) 2' MICROWAVE, (1) GPS ANTENNA, REQUIRED ANTENNA CABLING, HCS JUMPERS, (2) GROUND MOUNTED RADIO CABINETS, (1) RAISED CONCRETE PADS, CABLE ICE BRIDGE, UTILITY BACKBOARD AND MULTI-METER UTILITY SERVICE MOUNTED ON H-FRAME WITHIN A 40'x40' FENCED LEASE AREA. NO WATER OR SEWER SERVICE IS REQUIRED. THIS WILL BE AN UNMANNED FACILITY.

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 2022 CALIFORNIA BUILDING CODE
2. 2022 CALIFORNIA TITLE 24
3. 2022 CALIFORNIA FIRE CODE
3. 2022 CALIFORNIA ELECTRIC CODE
4. 2022 CALIFORNIA ENERGY CODE
5. 2022 CALIFORNIA MECHANICAL CODE
6. TIA/EIA-222-H OR LATEST EDITION
5. ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE
6. CITY/COUNTY ORDINANCES



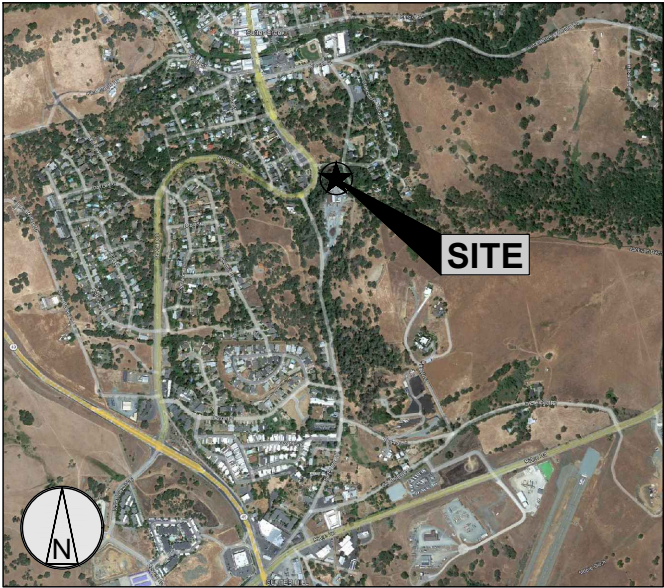
US-CA-5427 GOLD DUST TRAIL

175 SUTTER HILL RD.
SUTTER CREEK, CA 95685

70' MONOPOLE

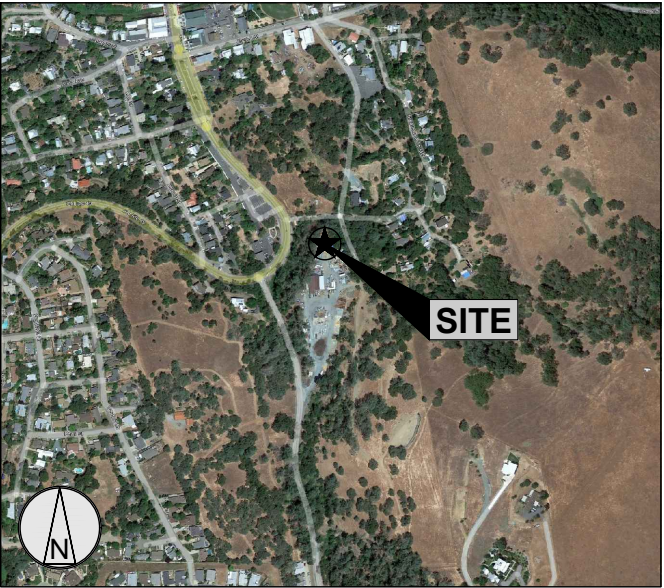
TENANT SITE ID: SC60563B

APPROVAL BLOCK				
		APPROVED	APPROVED AS NOTED	DISAPPROVED REVISE
VERTICAL BRIDGE	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SITE ACQUISITION	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONSTRUCTION MANAGER	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PERMITTING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RF ENGINEERING	DATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



VICINITY MAP
N.T.S.

DRAWING INDEX	
DRWG. #	TITLE
T1	TITLE SHEET
LS-1	TITLE SHEET
LS-2	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED COMPOUND PLAN
A3	EQUIPMENT AND ANTENNA PLAN
A4	ELEVATIONS



LOCATION MAP
N.T.S.

PROJECT INFORMATION	
SITE NAME:	GOLD DUST TRAIL
SITE NUMBER:	US-CA-5427
TENANT SITE ID:	SC60563B
SITE ADDRESS:	175 SUTTER HILL RD. SUTTER CREEK, CA 95685
PARCEL #:	018-270-010-501
DEED REFERENCE:	N/A
ZONING CLASSIFICATION:	C-2 (COMMERCIAL)
ZONING JURISDICTION:	CITY OF SUTTER CREEK
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	U (UNMANNED TELECOM FACILITY)
NO. OF STORIES:	1 (ENCLOSURE ONLY)
SPRINKLER:	NONE
STRUCTURE TYPE:	MONOPOLE
STRUCTURE HEIGHT:	70'
CONSTRUCTION AREA:	1,600 SQ. FT.
GROUND ELEVATION:	1334.50' (NAVD88)
LATITUDE (NAD 83):	38.389053° (38°23'20.59" N)
LONGITUDE (NAD 83):	-120.799994° (120°47'59.98" W)

EMERGENCY:
CALL 911



PROJECT DIRECTORY	
PROPERTY OWNER:	JEFFREY CAMPBELL 175 SUTTER HILL RD. SUTTER CREEK, CA 95685
APPLICANT:	VERTICAL BRIDGE 750 PARK OF COMMERCE DR. #200 BOCA RATON, FL 33487
CONTACT:	ASSURANCE DEVELOPMENT 1499 HUNTINGTON DR. #305 SOUTH PASADENA, CA 91030 CONTACT: BILL LEWIS PHONE: 626.765.5079
POWER COMPANY:	PG&E
TELCO COMPANY:	AT&T

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

0	ISSUED FOR ZONING	JR	05/24/23
A	ISSUED FOR REVIEW	JR	05/11/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR

DESIGNED: JR

CHECKED: APP

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:

US-CA-5427
SC60563B
GOLD DUST TRAIL

175 SUTTER HILL RD.
SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:

TITLE SHEET

DRAWING SCALE:

AS NOTED

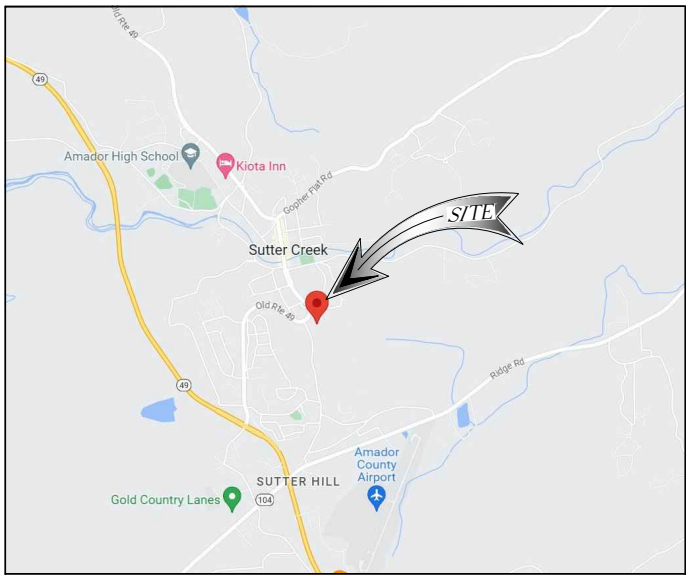
DATE: 05/24/23

ZD

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DRAWING NUMBER:

T-1



VICINITY MAP



APN
018-270-010-501, AMADOR COUNTY, CALIFORNIA

RECORD OWNER
JEFFREY CAMPBELL AND JESSIE CAMPBELL, HUSBAND AND WIFE AS JOINT TENANTS, DBA CAMPBELL CONSTRUCTION & GENERAL ENGINEERING

TITLE REPORT
PRELIMINARY TITLE REPORT WAS PREPARED BY IRON CREST NATIONAL TITLE COMPANY WITH FILE NO. VTB-149637-C WITH EFFECTIVE DATE: MARCH 27, 2023

BASIS OF ELEVATIONS: (NAVD 1988)

SITE ELEVATIONS ARE ESTABLISHED FROM THE GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 128" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE "LEICA SMARTNET" REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88, CALIFORNIA ZONE 2.

FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE "X" AS PER F.I.R.M. MAP NO. 06005C0343F EFFECTIVE DATE 05/20/2010

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF SUTTER CREEK, COUNTY OF AMADOR, STATE OF CALIFORNIA:

THAT CERTAIN PARCEL SHOWN AS 'AMCAL, A JOINT ADVENTURE' ON THAT CERTAIN MAP ENTITLED 'RECORD OF SURVEY FOR AMCAL, A JOINT ADVENTURE', FILED FOR RECORD DECEMBER 29, 2006, IN BOOK 59 OF MAPS AND PLATS AT PAGE 36, OFFICIAL RECORDS OF AMADOR COUNTY.

SCHEDULE B (EXCEPTIONS)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
2. ANY RIGHTS, INTERESTS OR CLAIMS, WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF LAND OR WHICH MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (A) UNPATENTED MINING CLAIMS;(B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;(C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A),(B) OR (C) ARE SHOWN IN THE PUBLIC RECORDS.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
4. TAXES AND ASSESSMENTS FOR THE YEAR AND ALL SUBSEQUENT YEARS ARE A LIEN BUT NOT YET DUE AND PAYABLE.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
5. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "RECORD OF SURVEY" DATED DECEMBER 28, 2006 AND RECORDED DECEMBER 29, 2006 IN (BOOK) 59 (PAGE) 36, (INSTRUMENT) 20060015288 IN AMADOR COUNTY, CALIFORNIA.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)
6. EASEMENT DEED BETWEEN AMADOR COUNTY, CALIFORNIA, BY AND BETWEEN FORNINE INVESTMENT COMPANY, A LIMITED PARTNERSHIP, AND AMADOR WATER AGENCY, A PUBLIC ENTITY, DATED OCTOBER 12, 2007 AND RECORDED DECEMBER 18, 2007 IN (INSTRUMENT) 2007-0013208-00, IN AMADOR COUNTY, CALIFORNIA.
(THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS)
7. RIGHTS OF FEE SIMPLE OWNERS IN AND TO THE SUBJECT PROPERTY.
(THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON)

REFERENCE DEED

DEED TYPE: GRANT DEED
GRANTORS: KIRK L. BRYSON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND KIRK R. V. BRYSON, AN UNMARRIED MAN AND FULLER REAL ESTATE HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
GRANTEES: JEFFREY CAMPBELL AND JESSIE CAMPBELL, HUSBAND AND WIFE AS JOINT TENANTS, DBA CAMPBELL CONSTRUCTION & GENERAL ENGINEERING
BOOK:N/A N/A PAGE: DATED: FEBRUARY 16, 2016
INSTRUMENT: 2016-0001371-00 RECORDED DATE: FEBRUARY 24, 2016
CONSIDERATION: \$0.00

REFERENCE MAP

RECORD OF SURVEY
BOOK 59 PAGE 36
FILED DEC. 29, 2006

SURVEYOR CERTIFICATION

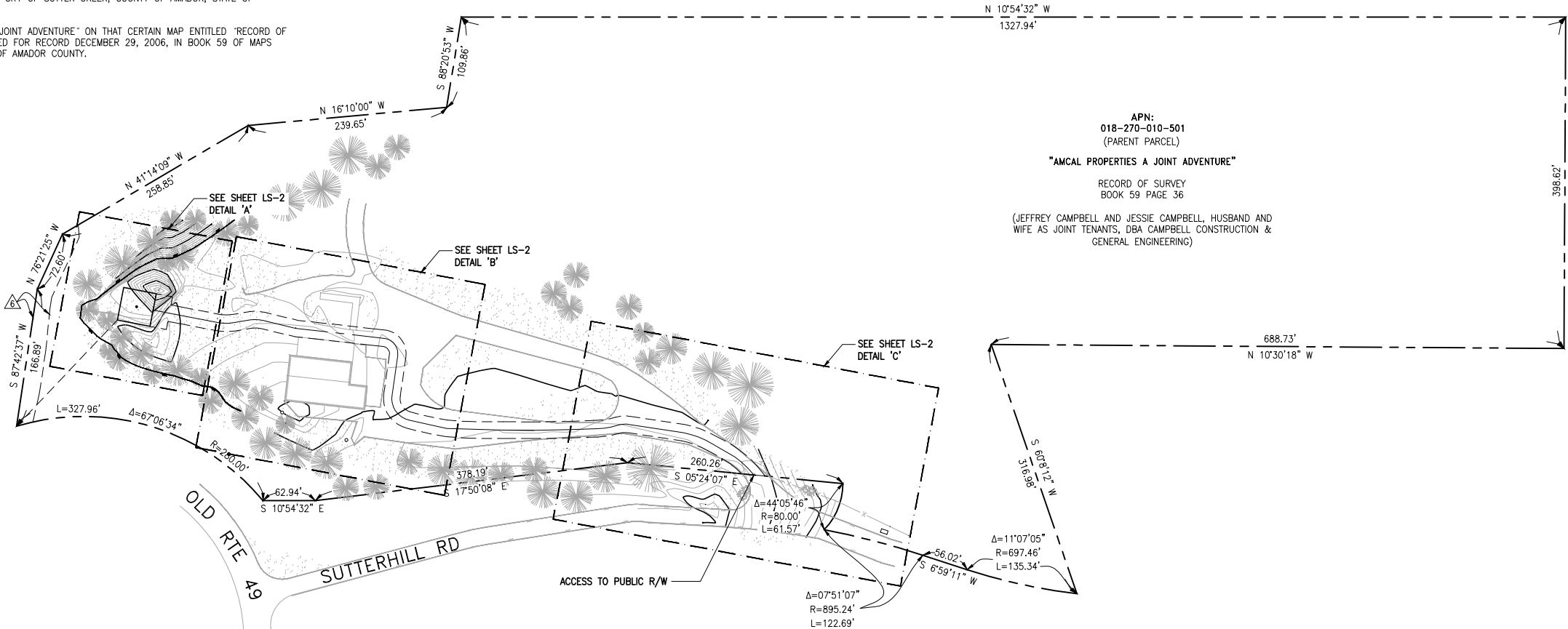
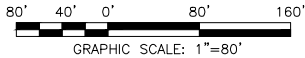
I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; AND (II) TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND MORTGAGE CONNECT TO IRON CREST NATIONAL TITLE COMPANY.

AJ Koltavary
ANDREW J. KOLTAVARY, REG. 26571 EXP. 03/31/24

APRIL 28, 2023
DATE

ENCROACHMENT STATEMENT GUIDELINES

AT THE TIME OF THE SURVEY, NO VISIBLE ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA OR ANY VB EASEMENTS.



SURVEY PREPARED FOR:

verticalbridge
VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD
**ASSURANCE
DEVELOPMENT**

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER



23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

1	FINAL SURVEY	LJ	05/30/23
0	PRELIMINARY SURVEY	AB	04/28/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: AB
DESIGNED: AB
CHECKED: AJK

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
**US-CA-5427
SC60563
GOLD DUST TRIAL**
175 SUTTER HILL RD
SUTTER CREEK, CA 95685-4289
AMADOR COUNTY

ENGINEER STAMP:



DRAWING TITLE:

TITLE SHEET

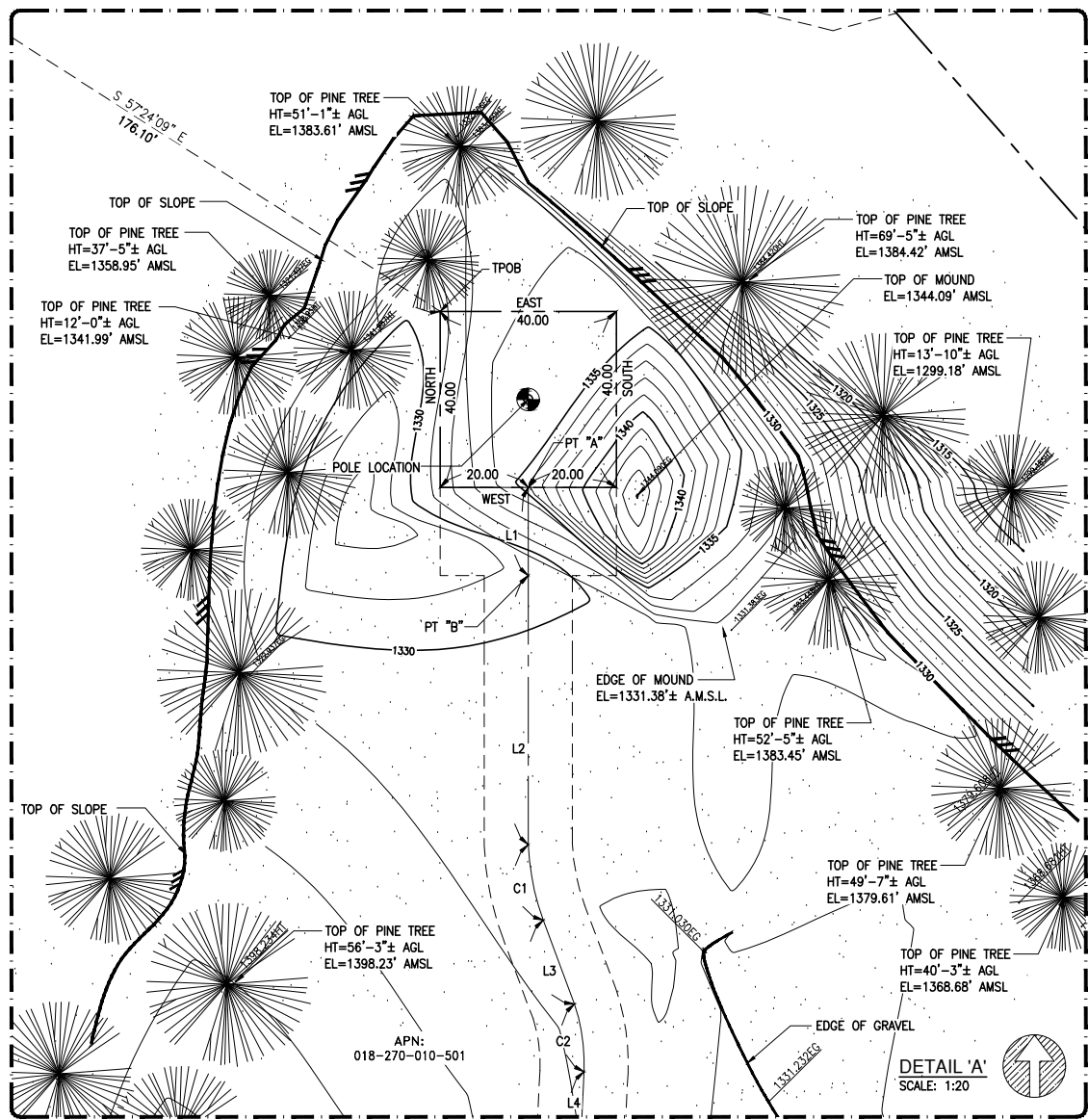
DRAWING SCALE:
AS NOTED

DATE:
05/30/2023

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THIS DOCUMENT IS A VIOLATION OF
APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:

LS-1



LEGEND

- CENTER LINE
- PROPERTY LINE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- EASEMENT LINE
- CMU WALL
- TW TOP OF WALL
- TC TOP OF CURB
- BW BACK-OF-WALK
- FS FINISHED SURFACE
- EG EXISTING GRADE
- PED PEDESTAL
- JB JUNCTION BOX
- HH HANDHOLE
- VLT VAULT
- TF TRANSFORMER
- WV WATER VALVE
- GV GAS VALVE
- V VALVE
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- EXISTING STREET LIGHT
- EXISTING SIGN
- GUY WIRE
- CATCH BASIN
- FIRE HYDRANT
- TREE
- POWER POLE

MONUMENTS

- MONUMENT FD. (AS NOTED)

LEASE AREA

A PARCEL OF LAND LYING WITHIN THAT CERTAIN PARCEL SHOWN AS "AMCAL, A JOINT ADVENTURE" ON THAT CERTAIN MAP ENTITLED "RECORD OF SURVEY FOR AMCAL, A JOINT ADVENTURE, FILED FOR RECORD DECEMBER 29, 2006, IN BOOK 59 OF MAPS AND PLATS AT PAGE 36, OFFICIAL RECORDS OF AMADOR COUNTY, SAID PARCEL IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL, THENCE SOUTH 57°24'09" EAST 176.10 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 40.00 FEET; THENCE SOUTH 40.00 FEET; THENCE WEST 20.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE WEST 20.00 FEET; THENCE NORTH 40.00 FEET TO THE TRUE POINT OF BEGINNING.

ACCESS AND UTILITY EASEMENT

PARCEL 1

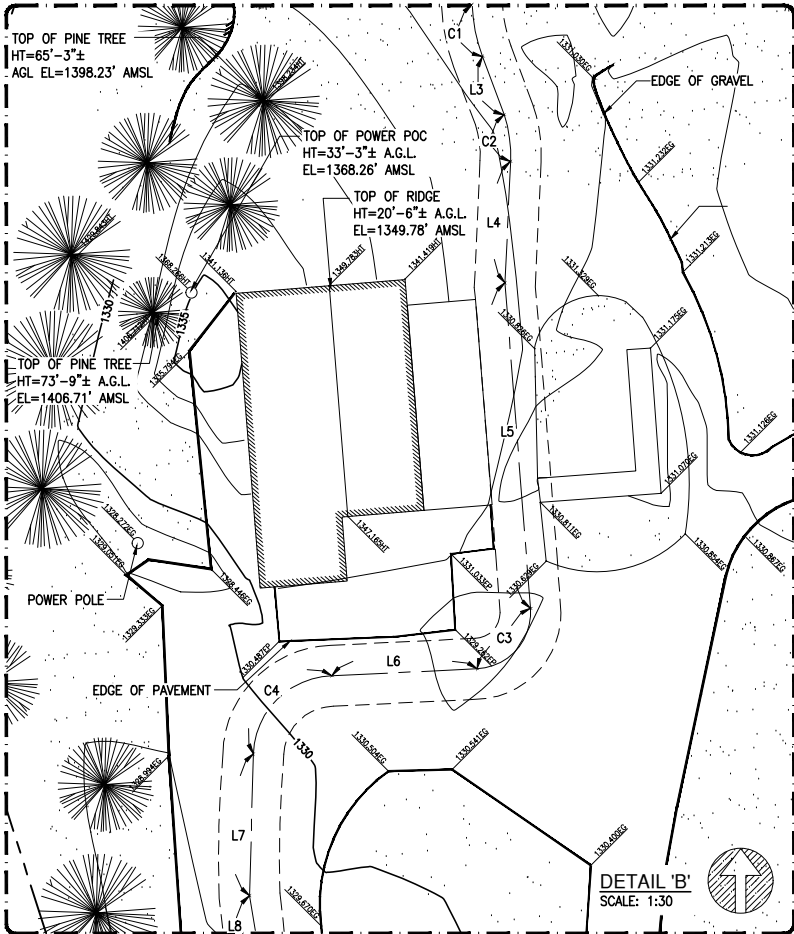
A STRIP OF LAND 40.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT "A"; THENCE SOUTH 20.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A".

PARCEL 2

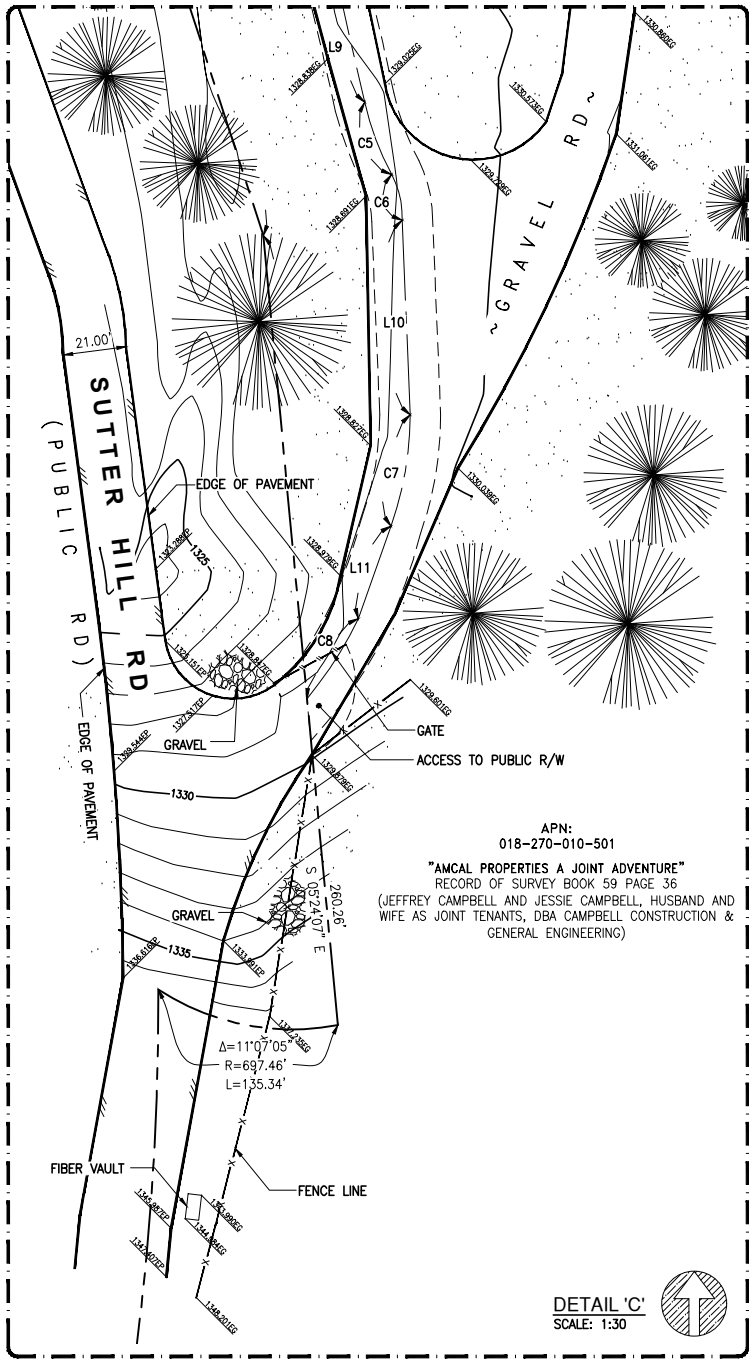
A STRIP OF LAND 20.00 FEET WIDE, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED POINT "B"; THENCE SOUTH 61.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 58.55 FEET; THENCE SOUTHEASTERLY 17.56 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 17°11'18"; THENCE SOUTH 20°30'44" EAST 20.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 42.86 FEET; THENCE SOUTHERLY 15.58 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 20°49'33"; SOUTH 2°36'42" WEST 39.84 FEET; THENCE SOUTH 4°28'07" EAST 107.08 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.46 FEET; THENCE SOUTHWESTERLY 29.53 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 91°39'58"; THENCE SOUTH 87°11'50" WEST 47.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 26.49 FEET; THENCE SOUTHWESTERLY 39.96 FEET ALONG SAID THE CURVE THROUGH A CENTRAL ANGLE OF 86°26'03"; THENCE SOUTH 83°24'58" WEST 46.65 FEET; THENCE SOUTH 9°12'56" EAST 67.99 FEET; THENCE SOUTH 10°30'34" EAST 36.87 FEET; THENCE SOUTH 11°51'51" EAST 41.67 FEET; THENCE SOUTH 12°54'22" EAST 34.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE FROM SAID POINT BEARS NORTH 77°05'38" EAST, HAVING A RADIUS OF 96.34 FEET; THENCE SOUTHEASTERLY 25.34 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 15°04'05" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE WEST, A RADIAL LINE FROM SAID POINT BEARS SOUTH 62°01'33" WEST, HAVING A RADIUS OF 29.83 FEET; THENCE SOUTHEASTERLY 15.63 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 30°02'04"; THENCE SOUTH 2°22'09" EAST 63.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE FROM SAID POINT BEARS WEST, HAVING A RADIUS OF 108.41 FEET; THENCE SOUTHWESTERLY 37.21 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 19°39'56"; THENCE SOUTH 19°24'12" WEST 32.19 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE FROM SAID POINT BEARS NORTH 64°17'52" WEST, HAVING A RADIUS OF 129.61 FEET; THENCE SOUTHWESTERLY 31.29 FEET ALONG SAID THE CURVE, THROUGH A CENTRAL ANGLE OF 13°50'00" TO THE POINT OF TERMINATION, THE SIDELINES OF SAID STRIP SHOULD BE LENGTHEN OR SHORTEN SO AS TO TERMINATE AT THE WESTERLY LINE OF SAID PARCEL SHOWN AS "AMCAL, A JOINT ADVENTURE".



LINE DATA		
NO.	BEARING	DISTANCE
L1	SOUTH	20.00
L2	SOUTH	61.13
L3	S 20°30'44" E	20.32
L4	S 02°36'42" W	39.84
L5	S 04°28'07" E	107.08
L6	S 87°11'50" W	47.69
L7	S 83°24'58" W	46.65
L8	S 19°12'56" E	67.99
L9	S 12°54'22" E	34.19
L10	S 02°22'09" E	63.93
L11	S 19°24'12" W	32.19

CURVE DATA			
NO.	LENGTH	RADIUS	DELTA
C1	17.56	58.55	17°11'18"
C2	15.58	42.86	20°49'33"
C3	29.53	18.46	91°39'58"
C4	39.96	26.49	86°26'03"
C5	25.34	96.34	15°04'05"
C6	15.63	29.83	30°02'04"
C7	37.21	108.41	19°39'56"
C8	31.29	129.61	13°50'00"



COORDINATES

LATITUDE: 38°23'20.59" N (38.389053")
LONGITUDE: 120°47'59.98" W (-120.799994")

NOTES:

- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
- THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
- FIELD SURVEY COMPLETED ON APRIL 22, 2023.
- ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC RIGHT OF WAY.
- NO VISIBLE ENCROACHMENTS WERE VISIBLE ON THE LEASE OR EASEMENT AREAS AT THE TIME OF THE SURVEY.
- THE LEASE AND EASEMENT AREA LIE ENTIRELY WITHIN THE PARENT OR ACCESS PARCEL.

SURVEY PREPARED FOR:

verticalbridge

VB BTS II, LLC

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

AD

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.216.2024

ENGINEER



23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027

1	FINAL SURVEY	LJ	05/30/23
0	PRELIMINARY SURVEY	AB	04/28/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: AB
DESIGNED:
CHECKED: AJK

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:

US-CA-5427
SC60563
GOLD DUST TRIAL
175 SUTTER HILL RD
SUTTER CREEK, CA 95685-4289
AMADOR COUNTY

ENGINEER STAMP:



DRAWING TITLE:

TOPOGRAPHIC SURVEY

DRAWING SCALE:

AS NOTED

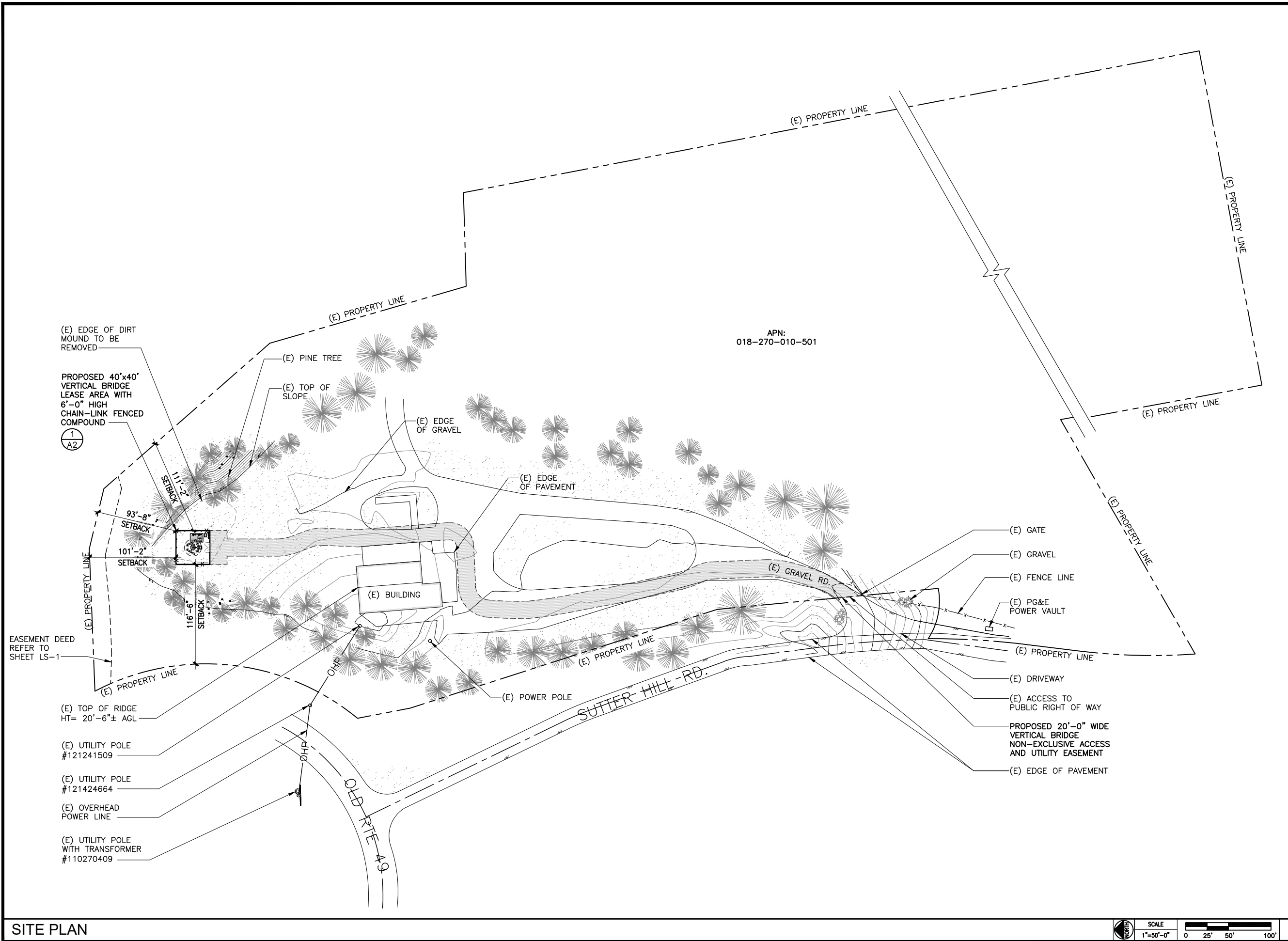
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05/30/2023

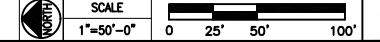
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DRAWING NUMBER:

LS-2



SITE PLAN



CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

0	ISSUED FOR ZONING	JR	05/24/23
A	ISSUED FOR REVIEW	JR	05/11/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR

DESIGNED: JR

CHECKED: APP

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
**US-CA-5427
SC60563B
GOLD DUST TRAIL**
175 SUTTER HILL RD.
SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:
SITE PLAN

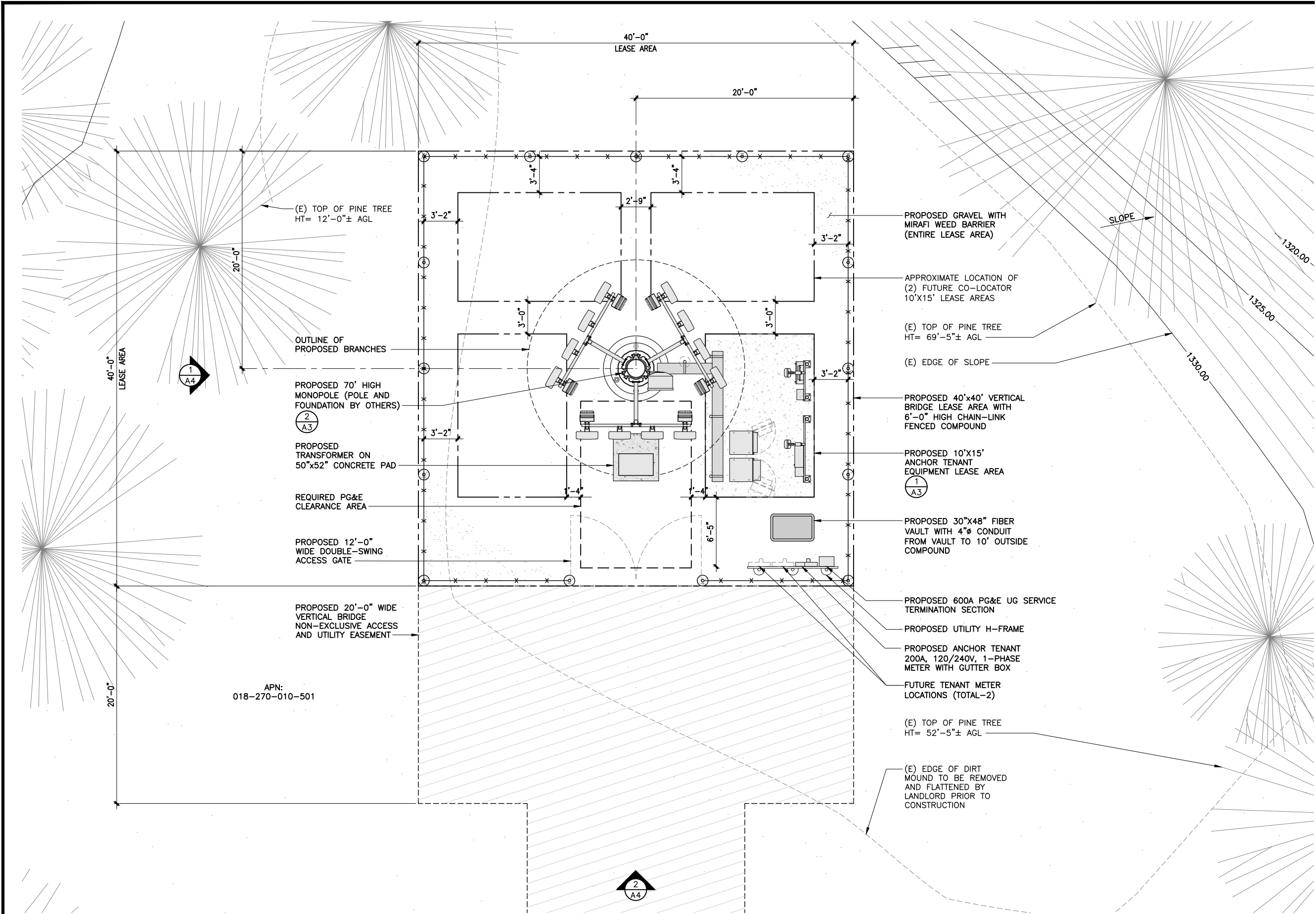
DRAWING SCALE:
AS NOTED

ZD

DATE:
05/24/23

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DRAWING NUMBER:
A1



ENLARGED COMPOUND PLAN

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

0	ISSUED FOR ZONING	JR	05/24/23
A	ISSUED FOR REVIEW	JR	05/11/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: APP

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
**US-CA-5427
SC60563B
GOLD DUST TRAIL**
175 SUTTER HILL RD.
SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:
**ENLARGED
COMPOUND PLAN**

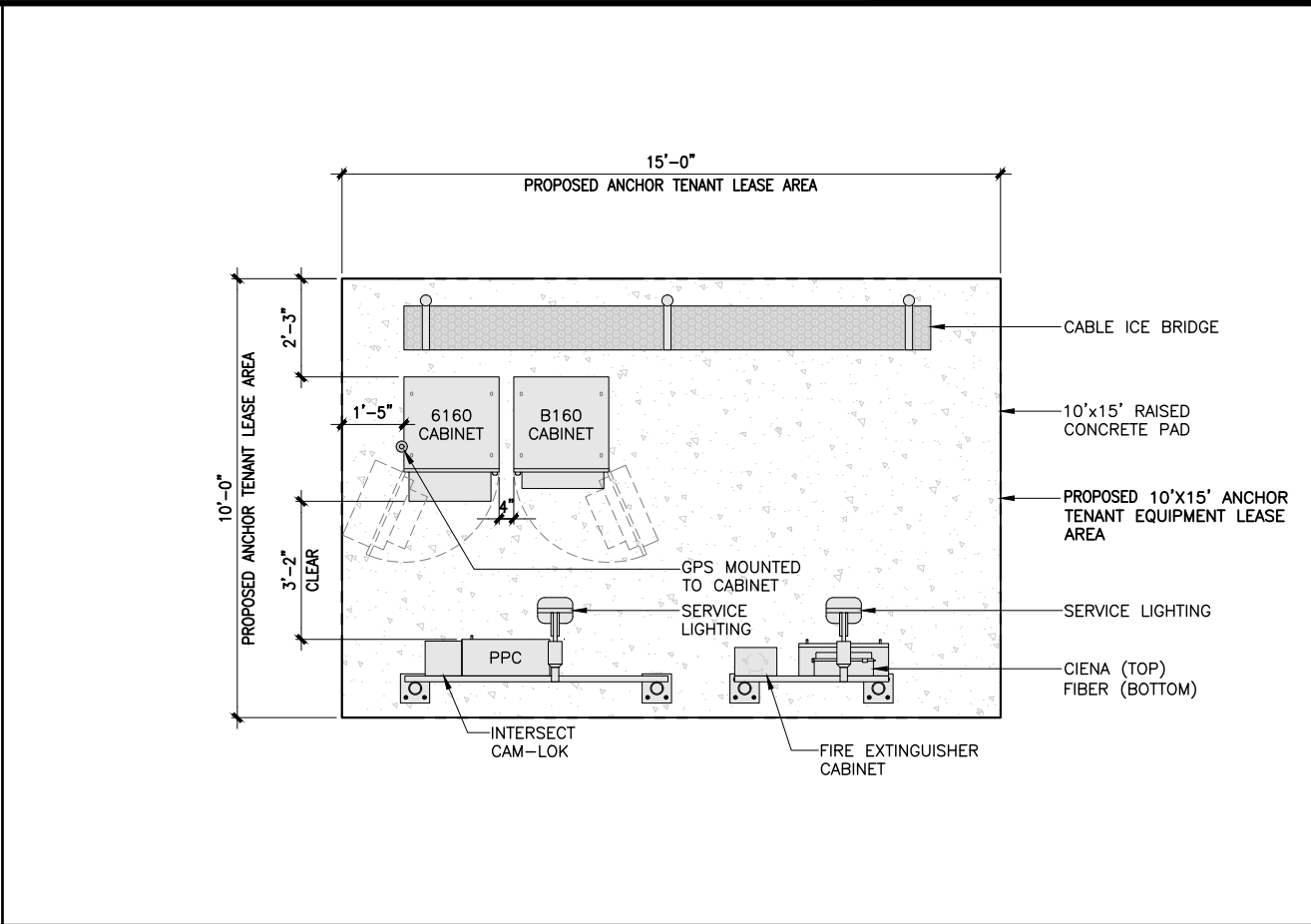
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DATE:
05/24/23

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APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
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NOT USED



NOT USED

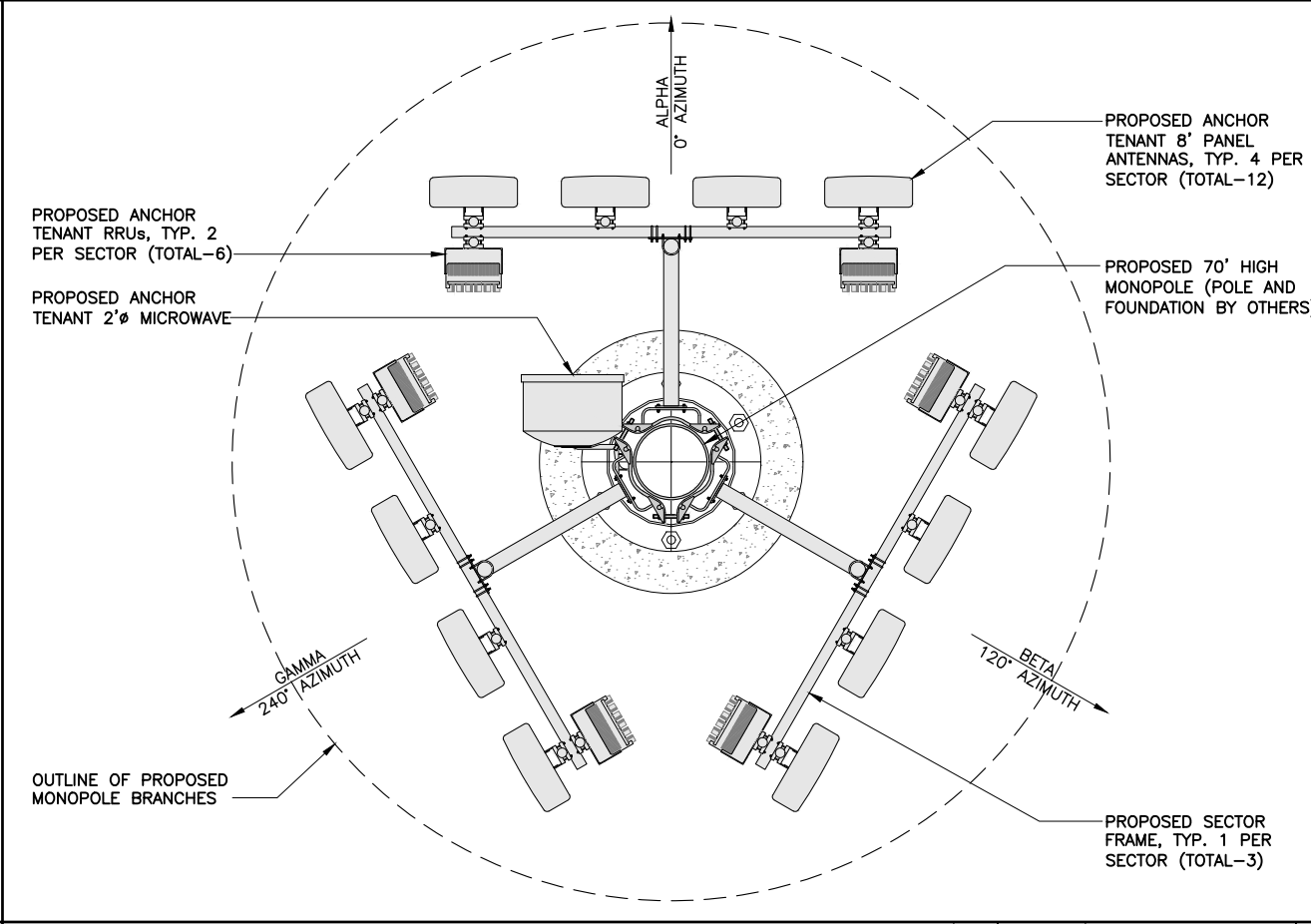
3

EQUIPMENT PLAN

SCALE
1/2"=1'-0"

1

NOT USED



NOT USED

4

ANTENNA PLAN

SCALE
1/2"=1'-0"

2

CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

0	ISSUED FOR ZONING	JR	05/24/23
A	ISSUED FOR REVIEW	JR	05/11/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: APP

PROJECT NUMBER:
US-CA-5427

PROJECT TITLE:
US-CA-5427
SC60563B
GOLD DUST TRAIL
175 SUTTER HILL RD.
SUTTER CREEK, CA 95685

ENGINEER STAMP:

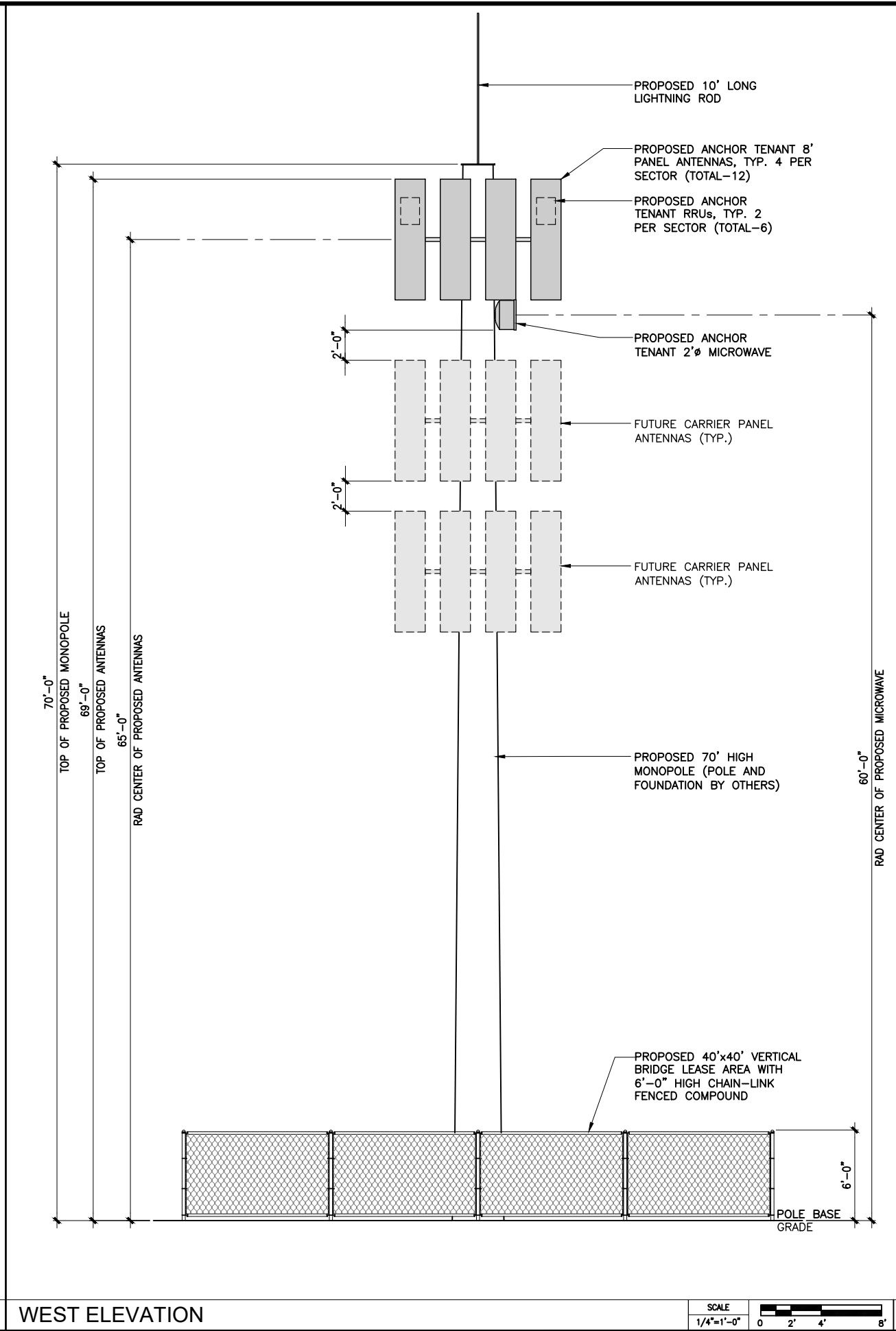
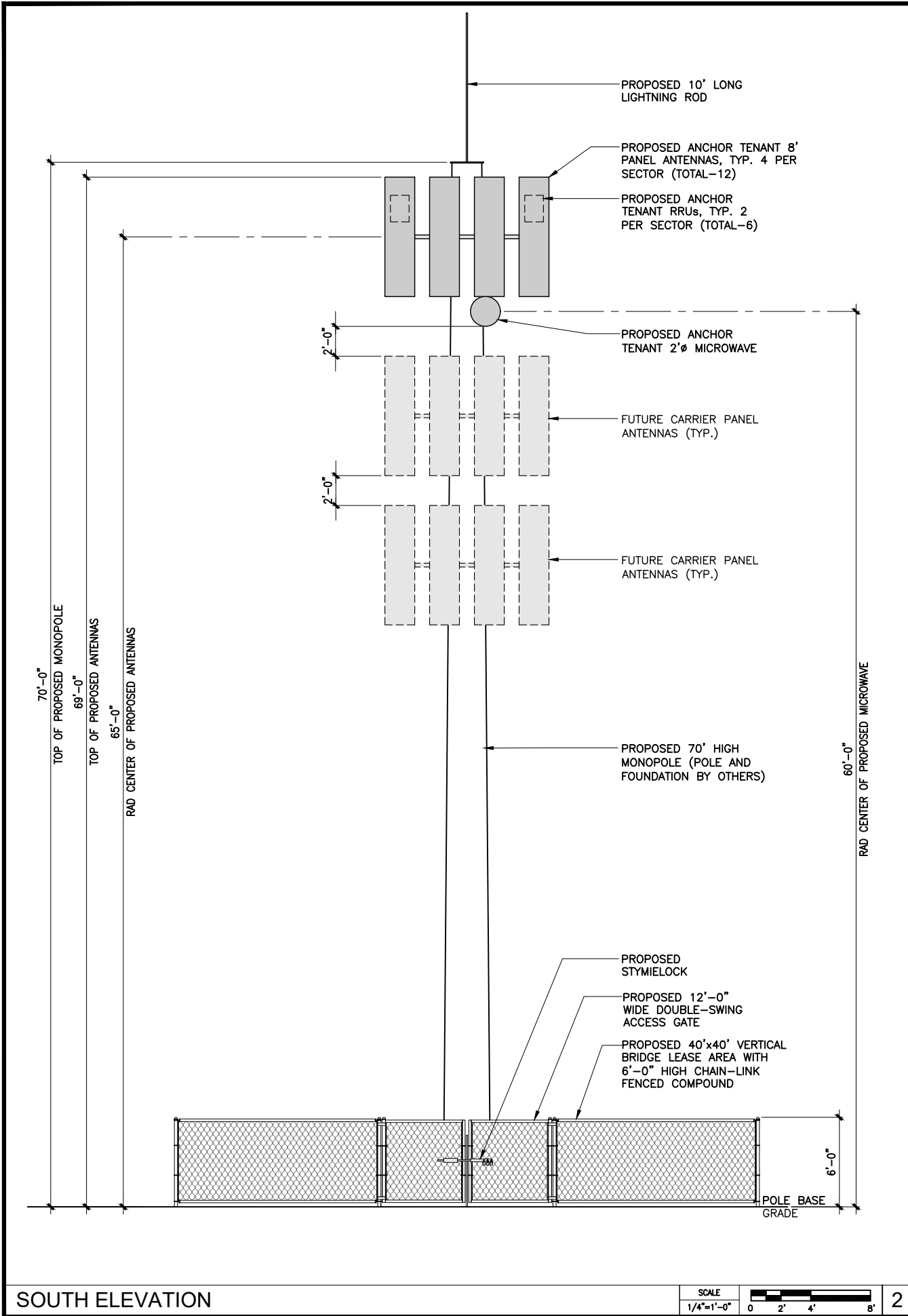
DRAWING TITLE:
EQUIPMENT AND
ANTENNA PLAN

DRAWING SCALE:
AS NOTED

DATE:
05/24/23

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APPLICABLE STATE AND / OR LOCAL LAWS

DRAWING NUMBER:
A3



CLIENT

750 PARK OF COMMERCE DR.
SUITE 200 | BOCA RATON, FL | 33487
561.948.6367

SITE ACQUISITION

ASSURANCE
DEVELOPMENT

1499 HUNTINGTON DR. | SUITE 305
SOUTH PASADENA, CA | 91030
626.765.5079

0	ISSUED FOR ZONING	JR	05/24/23
A	ISSUED FOR REVIEW	JR	05/11/23
NO.	SUBMITTAL / REVISION	BY	DATE

DRAWN: JR
DESIGNED: JR
CHECKED: APP

PROJECT NUMBER: US-CA-5427

PROJECT TITLE:
**US-CA-5427
SC60563B
GOLD DUST TRAIL**
175 SUTTER HILL RD.
SUTTER CREEK, CA 95685

ENGINEER STAMP:

DRAWING TITLE:
ELEVATIONS

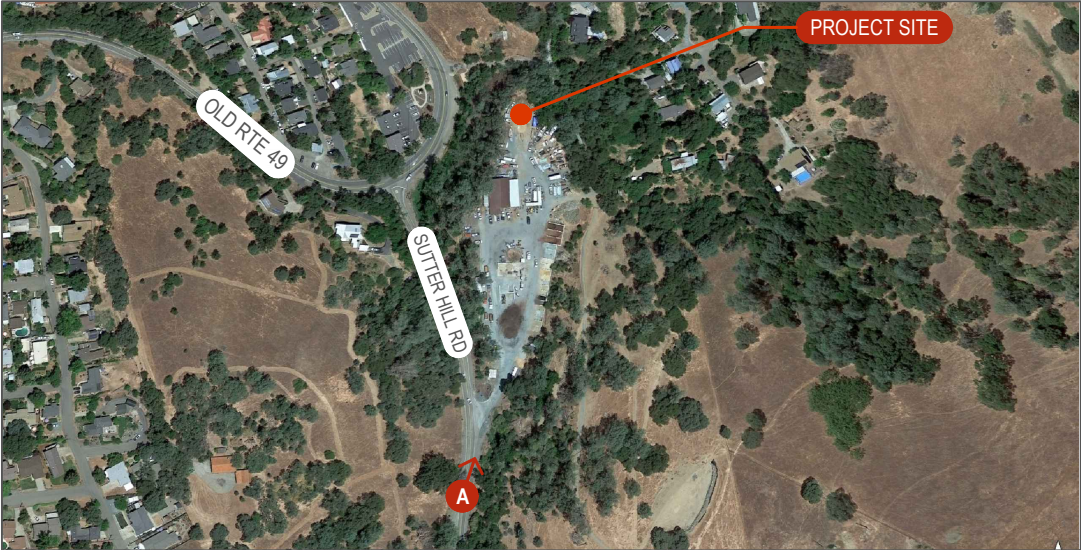
DRAWING SCALE:
AS NOTED

DATE:
05/24/23

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DRAWING NUMBER:
A4

AERIAL MAP



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PROPOSED



'VERTICAL BRIDGE' CO-LOCATABLE MONOPOLE
CONCEALED BEHIND EXISTING DENSE
VEGETATION (65' RAD CENTER)

EXISTING



DISCLAIMER: THIS IS A RENDERING REPRESENTATION OF THE PROPOSED PROJECT ONLY

PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY		US-CA-5427 GOLD DUST TRAIL 175 SUTTER HILL ROAD SUTTER CREEK, CA 95685	VIEW	SHEET
		0	5/23/23	ISSUED FOR SUBMITTAL	JFY			A	1 / 4
		1	5/31/23	REVISE TO MONOPOLE	JFY				

AERIAL MAP



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PROPOSED



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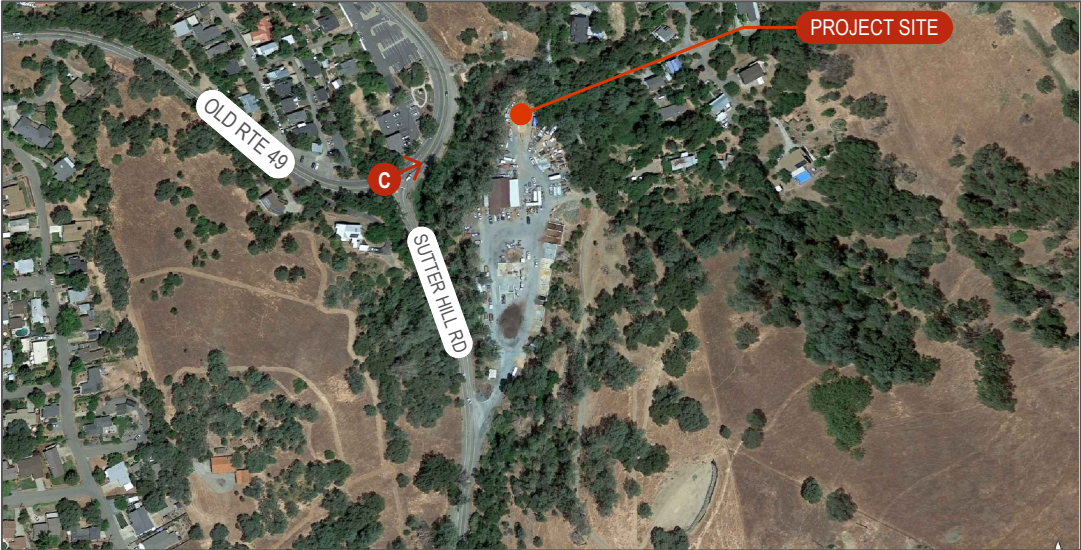
PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

EXISTING



 DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY		US-CA-5427 GOLD DUST TRAIL 175 SUTTER HILL ROAD SUTTER CREEK, CA 95685	VIEW	SHEET
		0	5/23/23	ISSUED FOR SUBMITTAL	JFY			B	2 / 4
		1	5/31/23	REVISE TO MONOPOLE	JFY				

AERIAL MAP



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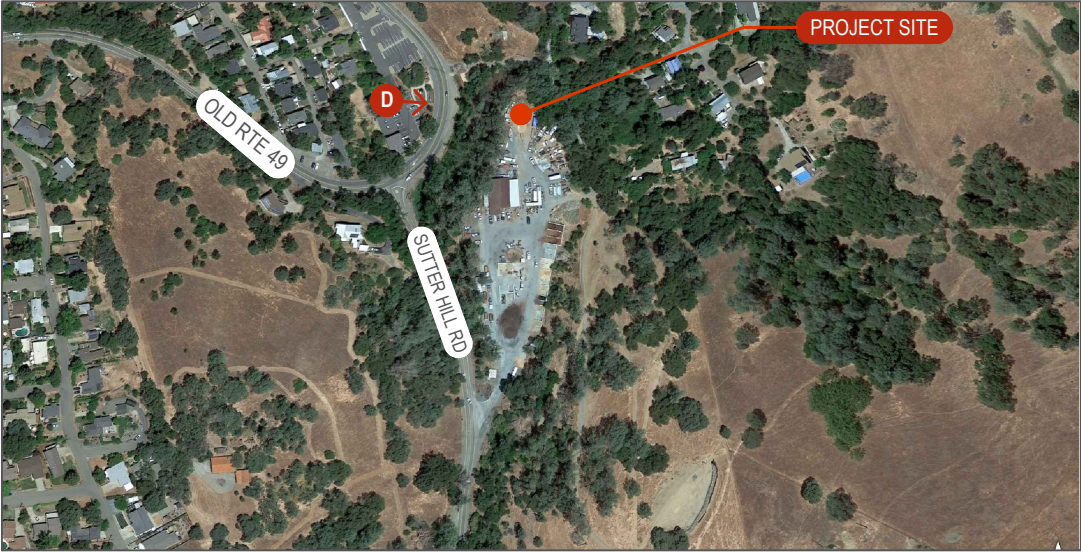
PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

EXISTING



<div> DRAFTLINK CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM</div>	<div> ASSURANCE DEVELOPMENT</div>	NO.	DATE	REVISIONS	BY		<div>US-CA-5427 GOLD DUST TRAIL 175 SUTTER HILL ROAD SUTTER CREEK, CA 95685</div>	VIEW	SHEET
		0	5/23/23	ISSUED FOR SUBMITTAL	JFY			C	3 / 4
		1	5/31/23	REVISE TO MONOPOLE	JFY				

AERIAL MAP



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PROPOSED



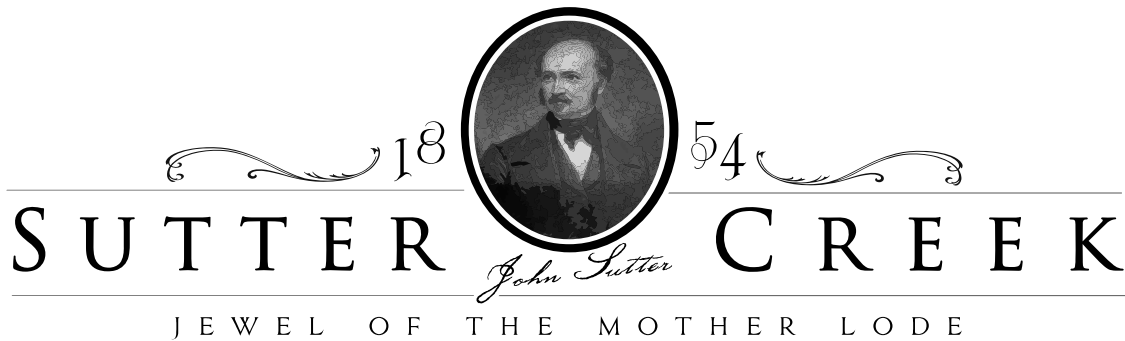
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PHOTO PROVIDED BY: ASSURANCE DEVELOPMENT

EXISTING



 CONTACT : JOYCE YU EMAIL : SIMS@DRAFTLINK.COM PHONE : 949-232-5045 WWW.DRAFTLINK.COM		NO.	DATE	REVISIONS	BY		US-CA-5427 GOLD DUST TRAIL 175 SUTTER HILL ROAD SUTTER CREEK, CA 95685	VIEW	SHEET
		0	5/23/23	ISSUED FOR SUBMITTAL	JFY			D	4 / 4
		1	5/31/23	REVISE TO MONOPOLE	JFY				



STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: AUGUST 14, 2023
FROM: ERIN VENTURA, CONTRACT PLANNER
SUBJECT: INITIAL STUDY/NEGATIVE DECLARATION FOR THE
CITY OF SUTTER CREEK ZONING ORDINANCE
AMENDMENT AND UPDATED CIRCULATION
ELEMENT
ATTACHMENTS: YES

Recommendation

Staff recommends that the Planning Commission provide an opportunity for the public to make comments on the Draft Initial Study/Negative Declaration (IS/MND) for the Zoning Ordinance Amendment and Updated Circulation Plan (the Project).

Background

Over the last two years the City has been working on a comprehensive update to the Zoning Ordinance and an update to the General Plan's Circulation Element.

- Joint City Council and Planning Commission Circulation Element Workshop- February 16, 2021
- Joint City Council and Planning Commission Circulation Element Workshop- June 21, 2021
- Planning Commission Meeting- July 11, 2022
- Planning Commission Meeting- September 12, 2022
- City Council Meeting- September 19, 2022
- Introduction to the Zoning Ordinance Update Workshop- October 3, 2022
- Planning Commission Workshop- March 13, 2023
- Planning Commission Meeting- May 22, 2023

Discussion

Opportunities to comment on the environmental review process are provided in order to promote open communication and better decision-making. All persons and organizations having a potential interest in the Project are invited to provide comments during the thirty (30) day comment period for the Draft IS/ND.

The Draft IS/ND was sent to the State Clearinghouse for distribution on August 4, 2023.

Comments on this Draft IS/ND will be accepted until September 5, 2023.

Once the comment period has ended, staff will work to address the comments received. It is anticipated that the Draft IS/MND, draft Zoning Ordinance, and update Circulation Element will be brought to the City Council on September 18, 2023 for review and approval.

Budget Impact

The City has been awarded grant money through SB2 and LEAP to cover the cost of the projects.