

**PLANNING COMMISSION AGENDA
MONDAY, JANUARY 8, 2024
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.

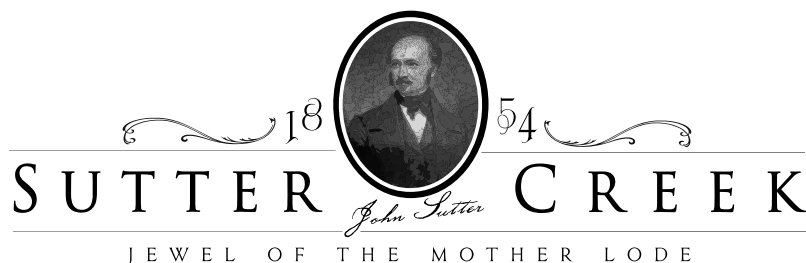
or

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**
- 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. ELECTION OF CHAIRMAN AND VICE CHAIRMAN FOR 2024**
- 5. 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 December 11, 2023.
Recommendation: Approval of Minutes.
- B. Sign Permit Application: 30 Ridge Rd.: Applicant: Pump Co.
Recommendation: Approval of sign application as submitted
- 6. ADMINISTRATIVE AGENDA**
- A. ACUSD School Closure/Consolidation Program Project Draft EIR- *discussion*
- 7. ADJOURNMENT**



PLANNING COMMISSION MINUTES
MONDAY, December 11, 2023
6:00 P.M.

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

Commissioners Present: Macon, Padilla-Gordon, Ryan and Kirkley

Absent: Baggett

Staff Present: Karen Darrow and Erin Ventura

2. PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Kirkley led the Pledge of Allegiance

3. PUBLIC FORUM

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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 November 13, 2023.

Recommendation: Approval of Minutes.

M/S Macon/Ryan to Approve the Consent Agenda, as amended.

AYES: Macon, Padilla-Gordon, Ryan and Kirkley

NOES: None

ABSTAIN: None

ABSENT: Baggett

MOTION CARRIED

5. PUBLIC HEARINGS

A. HOUSING ELEMENT UPDATE

CONTINUED FROM NOVEMBER 13, 2023 – Public Hearing to consider revisions to text and policies in order to address State housing legislation, an update of demographic and housing data, and policies to remove barriers and provide adequate sites for the City's Regional Housing Needs Assessment as determined by the CA Dept of Housing and Community Development. The update does not entail the physical development of housing, nor is it anticipated to result in the development of any particular site or have direct or indirect impacts on the environment.

1. Conduct a public hearing and receive public input, and
2. Review the 2021-2029 6th Cycle Housing Element Update of the City of Sutter Creek General Plan and
3. Adopt Planning Commission Resolution 23-24-*, approving recommendation of the document to the City Council.

Chairman Kirkley opened the Public Hearing at 6:07 p.m.

Craig Baracco, Executive Director of the Foothill Conservancy spoke in support of the Housing Element update efforts.

Chairman Kirkley closed the Public Hearing at 6:12 p.m.

M/S Ryan/Padilla-Gordon to Adopt Resolution 23-24-06 recommending that the City Council adopt a General Plan Amendment to update the housing element of the General Plan for the 6th cycle period of 2021-2019 to affirmatively further fair housing and substantially comply with state housing element law.

AYES: Macon, Padilla-Gordon, Ryan and Kirkley

NOES: None

ABSTAIN: None

ABSENT: Baggett

MOTION CARRIED

ADMINISTRATIVE AGENDA- None.

ADJOURNMENT

The meeting was adjourned at 6:19 p.m.

Michael Kirkley, Chairman

Karen Darrow, City Clerk

Date Approved:

STAFF REPORT

TO: PLANNING COMMISSION
MEETING DATE: JANUARY 8, 2024
FROM: ERIN VENTUA, PLANNING CONSULTANT
SUBJECT: SIGN PERMIT APPROVAL
30 Ridge Road (Pump Co.)
APN 044-020-015

RECOMMENDATION:

Approve the sign permit application for 30 Ridge Road, for one single sided 3' 9" x 7' 10" = 30 sq. ft. sq. ft. signs

BACKGROUND:

The business owner, Pump Co., submitted an application for a Sign Permit (Exhibit A) for 30 Ridge Road, Sutter Creek. The sign will be located on the roof of the building. The lot contains multiple buildings and business/

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	30 Ridge Road (044-020-015)
Building Plan	N/A
Lot Size	3.42 acres / 148,975 sq. ft.
Zoning	C-2 Commercial
General Plan Land Use Designation	C- Commercial
Main Street Historic District	No
Historic District	No
Building Frontage in Lineal Feet	24 (Pump Co only)
Sign Preparer	Business Owner
Code Section	15.16 – Signs
15.16.080 – Signs in commercial and industrial zones	
A. Frontage length: 24 feet	Proposed: 30 sq. ft., Allowed: 43 sq. ft.
	Total Proposed: 30 sq. ft., Allowed: 43 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.
Steel with vinyl lettering	3' 9" x 7' 10" =	30	Single Sided	30
			Total Square Feet	30

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.

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**EXHIBIT A
30 RIDGE ROAD SIGN APPLICATION**

City of Sutter Creek 18 Main Street Sutter Creek, CA 95685 209-267-5647 www.cityofsuttercreek.org		RECEIVED: <u>12-7-23</u> CC# <u>6031</u> FEE PAID DEC 17 2023 City of Sutter Creek
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		
SIGN PERMIT APPLICATION Page 1 of 9		
Project Applicant: <u>Rumpco</u> Project Address: <u>30 Ridge Rd Sutter Creek CA 95685</u> Phone: <u>(209) 304-7673</u> Email: _____ APN: _____		
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> Is this located in the Historic Corridor? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>		
Property Owner: Name: <u>NAZISH HUSSAIN</u> Mailing Address: <u>500 14th St 49</u> City: <u>SUTTER CREEK</u> State: <u>CA</u> Zip: <u>95685</u> Phone: <u>408 515 3380</u> Email: <u>NAZISH101@gmail.com</u>		
Is this person the project contact? If not, please specify who the contact person is. Name: <u>Jim Allen</u> Mailing Address: _____ Phone: <u>(209) 304-7673</u> Email: <u>Customer service@rumpco.biz</u>		
SIGNS TO BE PREPARED BY: <u>Owner</u> BUILDING FRONTAGE @ PRIMARY ENTRANCE: <u>24'</u> 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: <small>(CHECK EACH BOX UPON COMPLETION)</small>		
<input type="checkbox"/> Sign design: <u>Name, Phone, Lic #</u> <small>(Attached lettering and graphics, drawn to scale)</small>	<input type="checkbox"/> Type of Materials to be used: <u>steel, vinyl, OSB</u> <small>(briefly describe)</small>	
<input type="checkbox"/> Total signage requested: <u>32</u> Sq.Ft. <u>3'6" x 7'6"</u>	<input type="checkbox"/> Method of attachment: <u>Stainless steel screws</u>	
<input type="checkbox"/> Total allowable signage: _____ Sq.Ft. <small>(Per Sign Ordinance)</small>	<input type="checkbox"/> Total number of sides: <u>1</u>	
<input type="checkbox"/> Location of sign(s): <u>Roof top</u>	<input type="checkbox"/> Colors: <u>white, green</u> <small>(Including letters, graphics, & background)</small>	
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 _____ PROPERTY OWNER SIGNATURE _____		DATE <u>12-7-23</u> DATE <u>12-07-2023</u>
PLANNING COMMISSION ACTION: APPROVED: <input type="checkbox"/> DENIED: <input type="checkbox"/> MEETING DATE: _____		

12/7/23

30 Ridge Rd.

Sign Image





**AMADOR COUNTY OFFICE OF EDUCATION
AMADOR COUNTY UNIFIED SCHOOL DISTRICT**

Jared Critchfield, Deputy Superintendent
(209) 257-5345 | Fax (209) 223-1733 | jcritchfield@acUSD.org
217 Rex Avenue, Jackson, CA 95642 | www.amadorcoe.org

NOTICE OF AVAILABILITY

SCHOOL CLOSURE/CONSOLIDATION PROGRAM PROJECT

Lead Agency: Amador County Unified School District

Project Applicant: Amador County Unified School District

Notice of Preparation Review Period: Friday, December 15, 2023 to Monday, January 29, 2024

Notice is hereby given that the Amador County Unified School District (District or ACUSD), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared an Environmental Impact Report (EIR) for the School Closure/Consolidation Program Project (proposed project) pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines). The purpose of this notice is (1) to serve as a NOA of a DEIR pursuant to the CEQA Guidelines Section 15087, (2) to receive comments on content of the DEIR, and (3) to provide notice of a public informational meeting regarding the DEIR.

Project Location: The proposed project is in ACUSD and would affect eight of the ACUSD's school campuses, listed below. Campuses not on the list would not be affected by the proposed project.

- Amador High School (330 Spanish Street, Sutter Creek, California 95685)
- Argonaut High School (501 Argonaut Lane, Jackson, California 95642)
- Lone Junior High School (450 S. Mill Street, Lone, California 95640)
- Jackson Junior High School (747 Sutter Street, Jackson, California 95642)
- Lone Elementary School (415 S. Lone Street, Lone, California 95640)
- Jackson Elementary School (220 Church Street, Jackson, California 95642)
- Sutter Creek Elementary School (340 Spanish Street, Sutter Creek, California 95685, and 110 Broad Street, Sutter Creek, California 95685)

The proposed project would add a new County Preschool Center. No other schools or campuses within the ACUSD would be affected.

Project Description: ACUSD is proposing to consolidate eight school campuses onto six current ACUSD campuses. This would require physical site improvements at three campuses: Argonaut HS, Lone Junior HS, and Sutter Creek ES; the closure of Lone ES and Sutter Creek Primary School, Sutter Creek ES's second campus, for later disposition; and the creation of a county preschool.

The District proposes to combine Amador HS and Argonaut HS at Argonaut HS. This would change the enrollment capacity from 925 students to 1,325 students and would continue to serve grades 9 through 12. The number of teaching stations would increase from 37 to 53. This campus would require site improvements to accommodate the increase in enrollment (further discussed below).

The District proposes to combine Lone Junior HS and Jackson Junior HS at Amador HS. This change would not affect the enrollment capacity (875 students) of the campus nor the number of teaching stations (35 teaching stations). The campuses would serve grades 7 through 8 instead of grades 9 through 12. No building or site improvements are proposed at this campus.

NOTICE OF AVAILABILITY

School Closure/Consolidation Program Project, Amador County Unified School District

December 15, 2023

The District proposes to relocate lone ES to lone Junior HS and would add pre-school and transitional kindergarten (TK) to the campus. This would change the enrollment capacity of the campus from 775 students serving grades 6 through 8 to 801 students serving preschool and grades TK through 6. Teaching stations would increase from 31 to 33 by adding 2 preschool classrooms. This campus would require site improvements to accommodate the increase in enrollment (further discussed below).

The District would convert Jackson Junior HS into the County Preschool Center. This would change the enrollment capacity and grade levels from 475 students of grades 6 through 8, to 195 preschool and TK students. The number of teaching stations would decrease from 19 to 15. Restrooms and fountains would be converted to have age-appropriate fixtures, but site improvements would not be required.

The District would add 6 grade to Jackson ES. The enrollment capacity of 575 students and 23 teaching stations would remain the same. No site improvements would be required at this campus.

The District would expand Sutter Creek ES to create a TK through 6 grade campus. This would increase the enrollment capacity from 325 students of grades 3 through 6 to 625 students of grades TK through 6. The number of teaching stations would increase from 13 to 25. To accommodate the increase in students, site improvements would be required (further discussed below).

Sutter Creek Primary School (at 110 Board Street in the city of Sutter Creek) and lone ES close for later disposition.

A summary of the proposed changes, including grade levels, student enrollment and capacity, and site improvements are shown in Table 1, *Proposed Campus Changes*. As part of the proposed project, each elementary and junior high school campus would have a campus supervisor that would oversee a valet program where campus personnel help load and unload students from vehicles and buses and control vehicles leaving the campus (metering) to allow for efficient circulation onto public streets. At the high school campus, the campus supervisor would meter vehicles leaving the campus during pick-up and drop-off times.

Table 1 Proposed Campus Changes

	Existing	Proposed
Amador High School		
Proposed Action: lone and Jackson Jr. High Schools Combine at Amador High School		
Enrollment	702 students Grades 9-12	603 students Grades 7-8
Capacity	875 students Grades 9-12	875 students Grades 7-8
Teaching Stations	35	35
Argonaut High School		
Proposed Action: Amador and Argonaut High Schools Combine at Argonaut High School		
Enrollment	536 students Grades 9-12	1,263 students Grades 9-12
Capacity	925 students Grades 9-12	1,325 students Grades 9-12
Teaching Stations	37	53
Site Improvements		New 10-classroom 2-story building (with 4 science labs and 6 standard classrooms), Addition of portable office and 4 portable classrooms relocated from Jackson Jr. High School. Convert 2 preschool classrooms to regular classrooms.

Table 1 Proposed Campus Changes

	Existing	Proposed
		Convert classroom for counseling office. Kitchen renovation and expansion. Renovate and expand gymnasium locker rooms. New parent drop-off New access road connecting to Stony Creek Road. Accessibility Compliance throughout campus.
Ione Junior High School Proposed Action: Ione Elementary School Moves to Ione Jr. High School, Accommodate Preschool and Transitional Kindergarten - Sixth Grade Students		
Enrollment	393 students Grades 6-8	649 students Preschool, grades TK-6
Capacity	775 students Grades 6-8	801 students Preschool, grades TK-6
Teaching Stations	31	33
Site Improvements		New 2 classroom building and playground for preschool, TK and Extended Learning. Convert science labs into K classrooms. Convert restrooms to K restrooms. Kitchen expansion. Expanded parent drop-off/pick-up areas. Expanded kindergarten drop-off/pick-up areas. New play structure and hard court areas. 3,000 square feet of new lawn area
Jackson Junior High School Proposed Action: Jackson Jr. High Becomes County Preschool Center		
Enrollment	346 students Grades 6-8	41 students Preschool
Capacity	475 students Grades 6-8	195 students Preschool, TK grades
Teaching Stations	19	15
Site Improvements		Convert restrooms and fountains with age-appropriate fixtures
Jackson Elementary School Proposed Action: Jackson Elementary School adds back Sixth Grade Students		
Enrollment	500 students Grades TK-5	528 students Grades TK-6
Capacity	575 students TK-5 grades	575 students Grades TK-6
Teaching Stations	23	23
Sutter Creek Elementary School Proposed Action: Sutter Creek Elementary School expands to create Transitional Kindergarten - Sixth Grade Campus		
Enrollment	204 students ¹ Grades 3-6	388 students Grades TK-6
Capacity	325 students Grades 3-6	625 students Grades TK-6
Teaching Stations	13	25
Site Improvements		New 12 classroom building includes lunch shelter

Notes:

¹ Sutter Creek ES and Sutter Creek Primary campuses have an existing enrollment of 380 students and serve grades TK-6.

NOTICE OF AVAILABILITY

School Closure/Consolidation Program Project, Amador County Unified School District
December 15, 2023

Environmental Determination: The DEIR analysis determined that the proposed project has the potential to result in significant impacts related to Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Tribal Cultural Resources, and Utilities and Service Systems and incorporates mitigation measures to ensure that the proposed project will not result in any significant, adverse effects on the environment. Impacts related to Aesthetics, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Population and Housing, Public Services, Recreation, and Wildfire were determined to be less than significant. Impacts related to Noise (cumulative) and Transportation (vehicle miles traveled and cumulative vehicle miles traveled) were found to remain significant and unavoidable even after implementation of mitigation measures.

Public Review Period and Document Availability: The District welcomes input and comments on the DEIR. The DEIR is available for a 45-day public review period beginning **December 15, 2023** and ending **January 29, 2024**. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Copies of the DEIR are available for review at (physical locations during normal business hours):

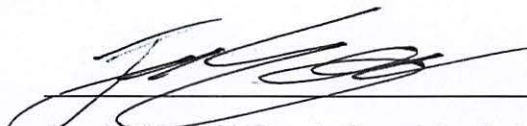
- ACUSD Office
217 Rex Avenue
Jackson, CA 95642

Pursuant to Public Resources Code Section 21092(b)(1), all documents referenced in the DEIR are available for inspection at the address above. The DEIR is also available at <https://amadorcoe.org/departments/business/facilities-projects/>.

Public Comments: The District will accept written comments regarding the DEIR and this notice through the close of business on January 29, 2024. Please send your written comments to Jared Critchfield, Deputy Superintendent, Business Services, at ACUSD, 217 Rex Avenue, Jackson, CA 95642; or by e-mail at CEQAcomments@acusd.org.

Please send your responses and comments with the subject heading "School Closure/Consolidation Program Project" and include the name, phone number, and e-mail address of a contact person in all responses submitted.

More Information: Questions concerning the matter should be directed to Jared Critchfield, Deputy Superintendent, Business Services, at 209-257-5345 or CEQAcomments@acusd.org.


Jared Critchfield, Deputy Superintendent, Business Services

12/15/2023
Date