



City Council Meeting Agenda

Monday, August 17, 2026 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

The City of Sutter Creek City Council Meeting will be available in person and LIVE on YouTube at <https://www.youtube.com/@CityofSutterCreek>.

You can also watch the meeting on Zoom (please note Zoom participation is only available for viewing.

<https://us02web.zoom.us/j/81391466458?pwd=4jXmBm1AP5bEbiID3iDwuxk4GpreRY.1>

Or Dial by phone: 301 715 8592 Webinar ID: 816 8589 0182 Passcode: 186036

Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

- 1. Call to Order and Establish a Quorum for Regular Meeting**
- 2. Pledge of Allegiance to the Flag**
- 3. Public Forum**

At this time, the public is permitted to address the City Council on items not appearing on the agenda. Comments may not exceed 5 minutes. In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The City Council may respond to statements made or questions asked or may request Staff to report back at a future meeting on the matter. The exceptions under which the City Council may discuss and/or take action on items not appearing on the agenda are contained in Government Code §54954.2. Public comment on any item listed below shall be limited to five minutes, unless additional time is permitted by the Mayor/Council.

- 4. City Manager's Report**

This section is an opportunity to provide Council members with a brief status update on staff activities. No action is expected to be taken by the Council.

- 5. Presentations**

6. Approval of Minutes

- A. City Council Minutes of August 3, 2026 will be included in the supplemental packet.

7. Consent Agenda

Items listed on the consent agenda are considered routine and shall be enacted in one motion. Any item may be removed for discussion at the request of Council or the Public.

8. Ordinances and Public Hearing

- A. Sutter Creek Responsible and Compliant Retail LLC DBA Embarc

Consideration of a Zoning Ordinance Amendment, Development Agreement, Site Plan, Sign Permit, Conditional Use Permit- 11 RIDGE ROAD (APN: 044-020-063)

Staff recommends the City Council take the following actions:

Conduct a public hearing and receive public input

Including hearing from the applicant and appellant

Consider the following actions by separate motions:

Find that the approval of proposed ordinances approving a development agreement and amending Titles 10 and 18 of the Sutter Creek Municipal Code are Categorically Exempt under Section 15301 Class 1, Existing Facilities, from CEQA and Section 15061 (b)(3) (Common-Sense Exemption) and instruct staff to file a Notice of Exemption after council action on zoning ordinances and development agreement; and

Adopt ordinance to approve the Development Agreement with Sutter Creek Responsible and Compliant Retail, LLC DBA Embarc; and

Introduce, and Waive First Reading, of an Ordinance Amending Sections 10.42.050 and 10.42.060 of the Sutter Creek Municipal Code to Authorize a Commercial Cannabis Land Use when Approved by a Conditional Use Permit; and

Introduce, and Waive First Reading of, an Ordinance Amending Sections 18.60.020, 18.60.030, and 18.60.040 of the Sutter Creek Municipal Code Authorizing a Single Retail Storefront Cannabis Dispensary as a Conditional Use in any Zoning District Subject to the Execution of a Development Agreement; and

After considering the appeal filed by Teresa Ryan of the Planning Commission's approval of the Site Plan Permit, Conditional Use Permit, and Sign Permit:

Find that the approval of a Site Plan Permit, Conditional Use Permit, and Sign Permit for Sutter Creek Responsible and Compliant Retail LLC DBA Embarc, at 11 Ridge Road, for one retail and delivery cannabis business, are Categorically Exempt under Section 15301 Class 1, Existing Facilities, from CEQA and Section 15061 (b)(3) (Common-Sense Exemption) and instruct staff to file a Notice of Exemption; and

Adopt resolution to approve, with conditions, a Site Plan Permit, Conditional Use Permit, and Sign Permit for Sutter Creek Responsible and Compliant Retail LLC DBA Embarc, at 11 Ridge Road, for one retail and delivery cannabis business.

9. Administrative Agenda

10. Mayor and Council Member Reports

This section is to provide Council members an opportunity to present updates on their activities and to request items be placed on future agendas.

11. City Attorney's Report

This section provides an opportunity for the City Attorney to report on any activities or upcoming legislation of importance to the City. No action is expected to be taken by the Council.

12. Information and Correspondence

A. Department Monthly Reports will be in a Supplemental Packet closer to the meeting date.

13. Closed Session

14. Report from Closed Session

15. Adjournment

The next regularly scheduled meeting is September 21, 2026.