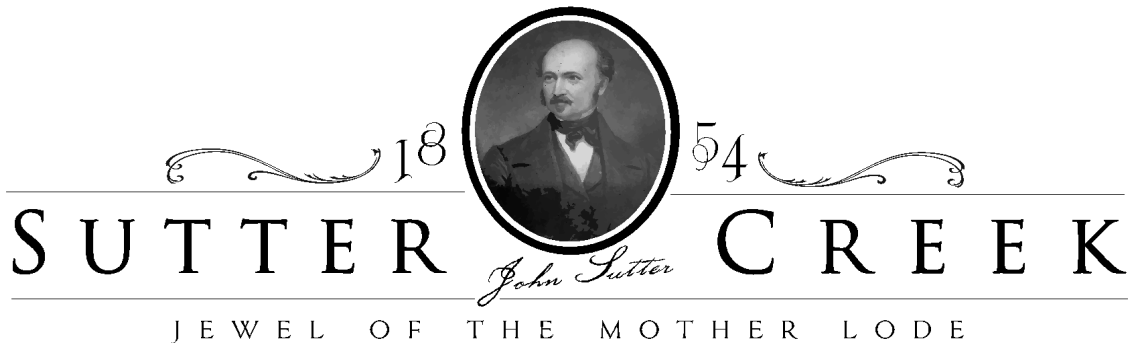




STAFF REPORT

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

MEETING DATE: JULY 20, 2026

FROM: DEREK COLE, CITY ATTORNEY

SUBJECT: AGREEMENT FOR REIMBURSEMENT OF ACTC FUNDING OF PROSPECT/BOWERS INTERCHANGE AND FOR AN UPDATED TRAFFIC STUDY WITH DEVELOPMENT IN THE GOLD RUSH RANCH SPECIFIC PLAN AREA BETWEEN THE AMADOR COUNTY TRANSPORTATION COMMISSION AND CITY OF SUTTER CREEK

Background and Analysis

In 2010, the City approved the Gold Rush Ranch Specific Plan, a proposed residential and golf resort development. As part of that project, the environmental impact report identified improvements to the Prospect/Bowers intersection as necessary transportation mitigation. To facilitate construction of the project and provide the necessary transportation infrastructure, the City requested that the Amador County Transportation Commission (“ACTC”) prioritize regional transportation impact fee funding to supplement grant funding for construction of the intersection improvements. ACTC subsequently advanced approximately \$1.5 million (in today’s dollars) to complete the Prospect/Bowers intersection improvements. Although the improvements were completed, the Gold Rush Ranch project was never developed and the related development agreement ultimately expired. As a result, ACTC and the City have since disagreed regarding replenishing the impact fee fund for the intersection improvements.

The proposed agreement between the City of Sutter Creek and ACTC resolves this longstanding issue concerning ACTC's advance funding of the Prospect/Bowers intersection improvements. Under the agreement, the City will require future development within the Gold Rush Ranch Specific Plan area to reimburse ACTC through a mitigation fee of \$1,007.12 per single-family dwelling unit, up to a total reimbursement of \$1,514,586. The City will incorporate this

requirement into future project approvals and any applicable development agreements so that the reimbursement obligation applies to future development within the Specific Plan area.

The agreement also provides that the first phase of any future development within the Gold Rush Ranch Specific Plan area will include an updated traffic study prepared in accordance with current California Environmental Quality Act requirements. The study will evaluate transportation impacts using current Vehicle Miles Traveled standards while also providing an updated Level of Service analysis. ACTC will be provided an opportunity to review the draft traffic study before it is presented to the City Council for consideration.

Adoption of the accompanying resolution authorizes the Mayor to execute the agreement on behalf of the City.

Fiscal Impact

There is no fiscal impact associated with the approval of this resolution.

Recommendation

The City Council should consider adopting the Resolution Approving ACTC-City Agreement.

ATTACHMENTS:

1. Resolution Approving ACTC-City Agreement