

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
Conditions based on GRR-SP Attachment J						
1.0- Conditions that Apply to Each Phase, Area, and Activity within the GRR-Project and are Ongoing						
1.1	Defend, indemnify, and hold harmless the City	City of Sutter Creek	✓		✓	
1.2	Payment of applicable costs and fees prior to entitlements	City of Sutter Creek	✓		✓	
1.3	Enforcement of COAs	City of Sutter Creek	✓		✓	
1.4	Compliance with Architectural and Landscape Design Standards (Attachment A)	City of Sutter Creek	✓		✓	
1.5	Compliance with Oak Woodlands & Rare Plant Plan (Attachment B)	City of Sutter Creek	✓	✓		
1.6	Compliance with Wildlife Habitat Management Plan (Attachment C)	City of Sutter Creek	✓		✓	Prior to grading permit
1.7	Compliance with Water Resources Management Plan (Attachment D)	City of Sutter Creek	✓		✓	
1.8	Compliance with Cultural Resource Management Plan (Attachment E)	City of Sutter Creek	✓		✓	Prior to grading permit
1.9	Compliance with Fire Safety & Evacuation Plan (Attachment F)	City of Sutter Creek Sutter Creek Fire	✓	✓		MM 11-9 SP: Prior to Final Map EIR: Prior to TSM approval

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
1.10	Compliance with Construction Management Practices (Attachment G)	City of Sutter Creek Engineering Dept. Building Dept	✓		✓	
1.11	Compliance with Grading Standards (Attachment H)	City of Sutter Creek Engineering Department	✓	✓	✓	Planning Commission shall confirm compliance
1.12	Compliance with Golf Course Best Management Practices (Attachment I)	City of Sutter Creek	NA	NA	NA	
1.13	Compliance with Project Application Requirements (Attachment K)	City of Sutter Creek Engineering Dept.	✓	✓	✓	
1.14	Wastewater Treatment	City of Sutter Creek	✓		✓	NA
1.15	Golf Course	City of Sutter Creek	NA	NA	NA	
1.16	Compliance with the MMRP and associated fees	City of Sutter Creek	✓	✓	✓	
1.17	Building Permit Fees	City of Sutter Creek	✓		✓	
1.18	Waste Water Treatment sufficient capacity	City of Sutter Creek	✓		✓	MM 5-9
1.19	Pay City transfer fee	City of Sutter Creek	✓		✓	
1.20	Comply with grading standards	City of Sutter Creek Engineering	✓	✓		Planning Commission Discretion
1.21	Annexation into the Sutter Creek Fire Protection	City of Sutter Creek	✓		✓	

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
1.22	Comply with Phasing Schedule GRR-SP Section 4.4	City of Sutter Creek	✓		✓	City Council Discretion
1.23	Use of reclaimed water	City of Sutter Creek	✓		✓	
1.24	Use of reclaimed water	City of Sutter Creek	✓		✓	
1.25	Golf Course operations	City of Sutter Creek	NA	NA	NA	
1.26	Parks operations	City of Sutter Creek	✓		✓	MM 8-10
1.27	Acknowledgment of noise	City of Sutter Creek	✓		✓	MM 15-4
1.28	Building Permit requirements - wood burning and Title 24	City of Sutter Creek Building Department	✓		✓	MM 7-5
1.29	Large special events	City of Sutter Creek	NA	NA	NA	MM 15-5
1.30	Removal Action Workplan (RAW)	City of Sutter Creek	✓		✓	MM 10-4
1.31	Roadway construction standards	City of Sutter Creek	✓		✓	
1.32	Allen Ranch Rd./Valley View- Oak tree removal	City of Sutter Creek	✓	✓	✓	MM 14-6
1.33	Bus stops	ACTC/ARTS	✓		✓	
1.34	Residential community gates	City of Sutter Creek	NA	NA	NA	MM 11-8
1.35	Regional and Local Traffic Impact Fees at building	City of Sutter Creek	✓		✓	MM 6-7
1.36	Right of ways, roadway and intersection	ACTC	✓		✓	MM 6-7
1.37	Right of ways, roadway and intersection	ACTC	✓		✓	MM 6-2
1.38	Roadway construction and improvements	City of Sutter Creek	NA	NA	NA	MM 11-7
1.39	Greenhouse Gas (GHG) reduction plan	City of Sutter Creek	✓		✓	MM 7-8

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
1.40	Acoustical analysis	City of Sutter Creek	NA	NA	NA	MM 8-9
1.41	Hiking and biking trails	City of Sutter Creek	✓		✓	
1.42	Community Park	City of Sutter Creek	✓		✓	
1.43	Backbone infrastructure	Engineering Dept.				
1.44	Fire safety program	AWA	✓		✓	
		Fire Dept.	✓		✓	
1.45	International Crime Prevention through Environmental Design (CPTED) Association design standards	Police Dept.	✓		✓	
2.0 - Conditions that Apply to the Large Lot Subdivision Map(s)						
2.1	Contact info of Master Developer and schedule	City of Sutter Creek	✓		✓	
2.2	Creation of a CFD	City of Sutter Creek	✓		✓	
2.3	Gold Rush Ranch Master Homeowners Association	City of Sutter Creek	✓		✓	
2.4	Annexation into the City of Sutter Creek and the Sutter Creek Fire Protection District- fees	City of Sutter Creek LAFCo	✓		✓	
2.5	Annexation into the City of Sutter Creek and the Sutter Creek Fire Protection District	City of Sutter Creek LAFCo	✓		✓	
2.6	Oak Woodland Management Plan in accordance with GRR-SP Attachment B.	City of Sutter Creek	✓	✓	✓	

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
2.7	Wildlife Habitat Management Plan in accordance with GRR-SP Attachment C.	City of Sutter Creek	✓		✓	
2.8	Stormwater Management Plan in accordance with GRR-SP Attachment D.	City of Sutter Creek	✓		✓	
2.9	Fire Safety, Emergency Response, and Evacuation Plan in accordance with GRR-SP Attachment F	City of Sutter Creek Fire Dept.	✓		✓	
2.10	Off-Site Infrastructure and Utility Plan	City of Sutter Creek	✓		✓	
2.11	Urban Runoff Best Management Practices (BMP)	DTSC	✓		✓	MM 10-3
2.12	Urban Runoff Best Management Practices (BMP)	DTSC	✓		✓	MM 10-3
2.13	Raw water for golf course	AWA	NA	NA	NA	MM 5-6
2.14	Irrevocable Offers of Dedication - Roads	City of Sutter Creek	✓		✓	
2.15	Irrevocable Offers of Dedication - Parks	City of Sutter Creek	✓		✓	
2.16	Open Space and trails plan	City of Sutter Creek	✓		✓	
	Funding for the perpetual maintenance, management, and administration (including liability insurance) of the open space, open space trail system, trailhead parking, and the two passive parks	City of Sutter Creek				
2.17		ARCA	✓		✓	

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
	Provide documentation of recorded deed restrictions for Large Lots 23, 24, and 25 (aka Parcels W, X, and Y) ensuring permanent maintenance as a golf course and spray easement for reclaimed wastewater.	City of Sutter Creek	NA		NA	
2.18						
2.19	Wastewater facilities	City of Sutter Creek	✓		✓	MM 5-9
2.20	Sewer Facilities	City of Sutter Creek	✓		✓	MM 5-9
2.21	Roadway- SR 104/Allen Ranch Rd./Road D	City of Sutter Creek	✓		✓	
2.22	Gold Rush Ranch Parkway/Road D intersection	City of Sutter Creek	NA		NA	MM 6-5
2.23	Ingress and egress Lots 22 and 26	Caltrans	NA		NA	MM 6-6
2.24	DTSC approval	DTSC	✓		✓	MM 11-5
2.25	Cultural Resource preservation	Local tribes	✓		✓	MM 13-4
3.0 - Conditions that Apply to Subsequent Development, Small Lot Subdivision Maps & Parcel Maps within the GRR-Project						
3.1	Oak Woodland Management Plan- Attachment B	City of Sutter Creek	✓	✓	✓	
3.2	Rare Plant Management Plan - Attachment B	City of Sutter Creek	✓		✓	
3.3	Wildlife Habitat Management Plan Attachment C	City of Sutter Creek	✓		✓	
3.4	Water Resources Management Plan - Attachment D.	City of Sutter Creek	✓		✓	
3.5	Cultural Resources Management Plan - Attachment E.	City of Sutter Creek Local Tribes	✓		✓	

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
3.6	Fire Safety, Emergency Response, and Evacuation Plan - Attachment F.	City of Sutter Creek Fire Dept.	✓		✓	
3.7	Fire Safety, Emergency Response, and Evacuation Plan - Attachment F.	City of Sutter Creek Fire Dept.	✓		✓	
3.8	Construction Management Practices - Attachment G	City of Sutter Creek Engineering Dept. Building Dept.	✓		✓	
3.9	Grading Standards- Attachment H	City of Sutter Creek Engineering Dept. Building Dept.	✓	✓	✓	
3.10	Waste water system capacity	City of Sutter Creek Public Works	✓		✓	MM 5-9
3.11	Sewage collection system improvements	City of Sutter Creek Public Works	✓		✓	MM 5-9
3.12	Sewage collection system improvements	City of Sutter Creek Public Works	✓		✓	MM 5-9
3.13	Effluent conveyance facilities necessary for conveyance of reclaimed water	City of Sutter Creek Public Works	✓		✓	

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Approval	Comments
3.14	Will serve from AWA- water service	AWA	✓	✓	✓	MM 5-6
3.15	Will serve from AWA for potable and raw water	AWA	✓	✓	✓	MM 5-6
3.16	AWA approved plans for public water supply and fire protection	AWA	✓	✓	✓	MM 5-6
3.17	Average lot size within each large lot is 7,000 sf	City of Sutter Creek	✓	✓	✓	
3.18	GRR-SP GRR Implementation Measure 3.10-1 low and moderate income housing	City of Sutter Creek	✓	✓	✓	
3.19	Irrevocable Offers of Dedication	City of Sutter Creek Public Works	✓		✓	MM 5-10
3.20	Easements and notice regarding noise	City of Sutter Creek Westover Field	✓		✓	
3.21	Backbone infrastructure	Engineering Dept. AWA	✓		✓	MM 9-2 MM 9-3
3.22	Geotechnical evaluation	Engineering Dept.	✓		✓	
3.23	Logtown Ridge Formation and the Foothill Melange-Ophiolite Formation	City of Sutter Creek Engineering Dept.	✓		✓	MM 9-2
3.24	Adequate facilities that provide for access to open	City of Sutter Creek	✓		✓	
3.25	Landscaping and associated facilities for public	City of Sutter Creek	✓		✓	

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
3.26	Sutter Creek Fire Protection District- conditions	Sutter Creek Fire	✓	✓	MM 15-4	
3.27	Large Lots 13 and 14 (aka Villages M and N) -	City of Sutter Creek	NA	NA	MM 15-4	
3.28	Roadway, bike, and ped facilities, landscaping,	City of Sutter Creek	✓	✓	MM 6-2	
3.29	Bus turnout at SR104	ACTC	✓	✓	✓	
3.30	Circulation for peds and golf carts		✓	✓	MM 6-5	
3.31	Direct residential driveway access to GRR-Project		✓	✓	MM 6-5	
3.32	Sewer facilities	City of Sutter Creek	✓	✓	MM 7-3	
3.33	Noise buffering	City of Sutter Creek	✓	✓	MM 8-8	
3.34	emergency parking for 500 feet of road surface	City of Sutter Creek	NA	NA	NA	
3.35	Street and road design shall not contain cul-de-sacs or dead end streets where feasible.	City of Sutter Creek Engineering Dept.	✓	✓	✓	
3.36	No residential properties within the GRR-Project shall be located within 100 feet of an adjacent agricultural-zoned property.					
		City of Sutter Creek	✓		✓	
3.37	Fencing between project and ag lands	City of Sutter Creek	✓	✓		
3.38	Noise levels	City of Sutter Creek	✓	✓	MM 8-11	
3.39	Materials or substances which may pose a health	City of Sutter Creek	✓	✓	✓	
3.40	Grinding rock site	City of Sutter Creek	NA	NA	NA	MM 11-3
3.41	Protect and preserve paleontological resources	City of Sutter Creek	NA	NA	NA	MM 13-5

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
3.42	Golf course maintenance	City of Sutter Creek	NA	NA	NA	MM 8-7
3.43	Prepare and distribute to residents and post in public areas and at interval-ownership vacation units a brochure that identifies natural hazards present within and adjacent to the Project site Each mixed use area in the GRR-Project (located on Large Lots 17 and 18 and Large Lots 22 and 26) shall include a community gathering area(s).	City of Sutter Creek	✓	✓	✓	MM 11-6
3.44	Submit a letter or other documentation from the Amador County Unified School District confirming compliance with the terms and conditions of the School Facilities Mitigation Agreement and an Option and Agreement for Conveyance of Property	City of Sutter Creek	NA	NA	NA	
3.45		Amador County School District	✓	✓	✓	

Conditions based on the Mitigation Monitoring and Reporting Program (MMRP)						
MMRP 5-10	Public Services and Utilities- Park Land	City of Sutter Creek	✓		✓	
MMRP 6-3	Transportation and Circulation - CSD	City of Sutter Creek	✓		✓	
MMRP 6-4	Transportation and Circulation - construction-period traffic management plan	City of Sutter Creek	✓		✓	
MMRP 7-2	Air Quality - Construction Activities	CalTrans				
		City of Sutter Creek	✓		✓	

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
MMRP 7-8	Air Quality - Greenhouse Gases	City of Sutter Creek	✓	✓		Inconsistent
MMRP 8-3	Noise - Construction Activities	City of Sutter Creek	✓		✓	
MMRP 8-4	Noise - Construction Activities	City of Sutter Creek	✓		✓	
MMRP 8-5	Noise - Construction Activities	City of Sutter Creek	✓		✓	
MMRP 8-6	Noise - Construction Activities	City of Sutter Creek	✓		✓	
MMRP 8-10	Noise - Parks	City of Sutter Creek	✓		✓	
MMRP 8-11	Noise	City of Sutter Creek	✓		✓	
MMRP 9-5	Soils and Geology - SWPPP	City of Sutter Creek	✓		✓	
MMRP 9-6	Soils and Geology	City of Sutter Creek	✓		✓	
MMRP 10-3	Hydrology and Water Quality	City of Sutter Creek	✓		✓	
MMRP 10-4	Hydrology and Water Quality	City of Sutter Creek DTSC	✓		✓	
MMRP 10-8	Hydrology and Water Quality - Drainage Study	City of Sutter Creek	✓		✓	
MMRP 11-3	Public Safety and Hazards	City of Sutter Creek	✓		✓	
MMRP 11-4	Public Safety and Hazards	City of Sutter Creek	✓		✓	
MMRP 11-6	Public Safety and Hazards	City of Sutter Creek	✓		✓	
MMRP 11-9	Public Safety and Hazards - Fuels Management	City of Sutter Creek	✓	✓		Inconsistent

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
MMRP 12-2	Biological Resources- Oak Woodland Management Plan	City of Sutter Creek	✓	✓		Inconsistent
MMRP 12-5	Biological Resources- Nesting Birds	City of Sutter Creek	✓		✓	
MMRP 12-6	Biological Resources- Vegetation Clearing	City of Sutter Creek	✓		✓	
MMRP 12-7	Biological Resources	City of Sutter Creek	✓		✓	
MMRP 12-8	Biological Resources	City of Sutter Creek	✓		✓	
MMRP 12-9	Biological Resources	City of Sutter Creek	✓		✓	
MMRP 13-3	Cultural and Paleontological Resources	City of Sutter Creek	✓		✓	
MMRP 13-6	Cultural and Paleontological Resources	City of Sutter Creek	✓		✓	
MMRP 14-2	Visual Resources	City of Sutter Creek	✓		✓	
MMRP 14-3	Visual Resources	City of Sutter Creek	✓	✓		Inconsistent

Tentative Subdivision Map #172

Sutter Creek Ranch Phase 1A

Gold Rush Ranch Specific Plan Area

Conditions of Approval (Attachment B)

Note: Based on the requirements of the Gold Rush Ranch Specific Plan, the Environmental Impact Report Mitigation Monitoring and Reporting Program (MMRP), and comments received from reviewing agencies, the items identified in this chart have been categorized according to when they must be addressed:

1. Required for the application to be deemed complete;
2. Required for Planning Commission review prior to approval of the small lot tentative subdivision map;
3. Required prior to approval of the final subdivision map; or
4. Required prior to issuance of a grading or building permit.

Items in Categories 1 and 2 must be provided to the City prior to approval of the small lot tentative subdivision map. Items in Categories 3 and 4 may be addressed through conditions of approval, with submittal, completion, or compliance required at the applicable stage of project implementation.

Condition of Approval #	Summary	Responsible Agency	Phase 1A requirement	Requirement for complete application	Condition of Approval	Comments
MMRP		City of Sutter Creek				
14-5	Visual Resources		✓		✓	
MMRP		City of Sutter Creek				
14-6	Visual Resources		✓	✓		Inconsistent

Conditions based on Agencies Comments						
ACTC		ACTC	✓		✓	
CalTrans		CalTrans	✓		✓	
DTSC		DTSC	✓		✓	
PG&E		PG&E	✓		✓	
AWA		AWA	✓		✓	
RWQCB		RWQCB	✓		✓	