

TO: Planning Commission

MEETING DATE: October 26, 2026

FROM: Erin Ventura, Contract Planner

SUBJECT: Sutter Creek Ranch (GRR-SP) 150 Lot Subdivision - Tentative Subdivision Map #172

RECOMMENDATION:

Staff recommends that the Planning Commission conduct a public hearing to review a proposal for a Tentative Subdivision map to divide approximately 39 acres into 150 residential lots, ranging in size from 7,000 sf to 14,624 sf, a 0.51 acre neighborhood park lot (Lot B), a 1.01 acre water tank site (Lot A), and the identification of a 17.5 acre community park site. The project site is within the Gold Rush Ranch Specific Plan area.

BACKGROUND:

Gold Rush Ranch Specific Plan

In 2010, the City Council approved the [Gold Rush Ranch Specific Plan \(GRR-SP\)](#) along with an accompanying [Environmental Impact Report](#) (California State Clearinghouse #2005042094).

In California land use planning, a General Plan acts as a city's overarching constitution for future growth, while a Specific Plan is a standalone regulatory document that systematically implements that vision for a targeted geographic area.

Because a Specific Plan combines high-level policy with detailed development standards, it essentially replaces both the General Plan and the standard citywide zoning ordinance for the parcels within its boundaries. Future projects within the plan area must comply with the Specific Plan zoning and standards, which may differ from the City's general zoning regulations. Specific Plans are adopted elements of the General Plan and may be developed or redeveloped in phases over time.

The GRR-SP covers a 945 acre site located northwest of State Routes 49, 88, and 104.

Based on the Project Description in the certified EIR, the GRR-SP zones for the following:

- 18-hole golf course, turfed spray field, clubhouse and related facilities
- 1,334 primary single-family residential dwelling units (1,268 detached and 66 attached/mixed-use)
- Minimum of 64 secondary residential dwelling units (located on single-family residential lots)
- 300 interval-ownership vacation units
- 60-room hotel
- 20,000 square feet of neighborhood commercial development within a commercial core area
- Public safety site dedicated for a fire station and police station

- Commercial/residential mixed-use site adjacent to State Route (SR) 104 (Ridge Road) with up to 37,000 square feet of commercial uses and up to 30 residential units (included in the 1,334 total residential units within the Project)
- Two passive-recreation park sites totaling approximately 21 acres
- Approximately 300 acres of permanently preserved open space with a trail system and oak tree/habitat mitigation
- Construct a new wastewater treatment plant.

Gold Rush Ranch Development Agreement

As part of the Specific Plan and EIR adoption, the City entered into a Development Agreement (DA) with the property developer at the time who owned the entire 945 acres. At the time, the owner/developer was Gold Rush Golf, LLC. The DA was entered into between the City and the Gold Rush Golf, recorded in 2011.

A Development Agreement (DA) is a contract between the applicant and the City that establishes the regulations, policies, and obligations for a large scale development project. It allows the city to lock in development standards for a set period, providing stability for the developer, while the city secures its interests by establishing rules on uses, density, and public benefits like parks or infrastructure. The DA typically includes a schedule outlining key dates and obligations associated with the project.

After an economic downturn, on July 15, 2019 the City Council removed the DA from the title at the request of the property owner. The DA had terminated earlier due to lack of completion of a “design and construction agreement.” The staff report for that action can be found [here](#).

Change of ownership

The project has changed ownership over the years, with the current applicants purchasing the property in 2018. A portion of Phase 1A is owned by John Allen, with an option by the applicants to develop it.

Recent Applications

Over the years City staff have received applications for the area within the Gold Rush Ranch Specific Plan area. The applications were never deemed complete. There has been a lot of back and forth, changes to plans and adaptation to try to reach something that is economically feasible, appropriate for the community, and complaint with a 15 year old plan that is in itself somewhat internally inconsistent. All past plans have been superseded by the current proposal.

Please note: The current owner has been trying to move development forward for the last two years. However with uncertainty about the communities appetite to support any development, they have been hesitant to incur upfront costs. They are looking for indications of support for their project. You will read in this report that certain studies and updates required by the GRR-SP are being specified as conditions of approval. This approach is because they want to know that the community is supportive of developing 150 homes before they invest more funds into the project.

This is a large project compared to most in Sutter Creek. Some requested reports have continued to be updated. We will notify of you anything coming in prior to the meeting. Because of the size of the item, you may not complete it in a single meeting, in which case, it can be continued to a second meeting.

DISCUSSION:

Proposed Project: Sutter Creek Ranch Phase 1A

In August 2024, the City received an application from Sutter Creek Land Advisors, LLC for one 150 lot subdivision in a portion of land within the Gold Rush Ranch Specific Plan Area. The application was for Boundary Line Adjustment and Tentative Subdivision Map. (Attachment A)

Boundary Line Adjustment

The Boundary Line Adjustment application is currently incomplete. The City Engineer's office is waiting for a current title report. The Final Tentative Map cannot be approved prior to the Boundary Line adjustment being completed. This will be brought back to the Planning Commission at a later date.

Tentative Subdivision Map

The proposed Tentative Subdivision Map proposes to subdivide approximately 39 acres into 150 residential lots, ranging in size from 7,000 sf to 14,624 sf, a 0.51 acre neighborhood park lot (Lot B), a 1.01 acre water tank site (Lot A), and the identification of a 17.5 acres community park site. The map also proposes four (4) additional lettered lots, including an ag buffer lot (Lot F).

The proposal also includes the extension of Valley View Way to Highway 104. The area proposed for development is located in Village B (northeast end) of the GRR Specific Plan.

The applicant is proposing how the original Phase 1 is being phased. In the Specific Plan, Phase 1 was quite large and included 530 dwelling units, the golf course, the hotel and the commercial core. The original phasing plan is laid out in the Specific Plan (4.4 Gold Rush Ranch Specific Plan Phasing Page 4-4, *4.4.1 Phase One*) and shown below in Table 4-2.

The City Attorney has advised that the City Council may modify phasing of the Specific Plan. The Council will determine if the scaled-back Phase 1A proposal, now presented 15 years after plan approval, will be allowed. Judicial precedent recognizes that the city councils that enact legislative enactments such as the Specific Plan are entitled to reasonable deference in interpreting their actions. The Planning Commission may provide feedback to Council on the new phasing proposal.

MAY 19, 2026

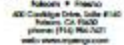




Table 4.2. Land Use Development by Phase

Land Use/Development	Phase One	Phase Two	Phase Three	Phase Four	Total
Single-Family Residential (units)					
<i>Large Lot 1 (Village A)</i>	57				57
<i>Large Lot 2 (Village B)</i>	228				228
<i>Large Lot 3 (Village C-3)</i>		89			89
<i>Large Lot 5 (Villages E-2 and E-3)</i>	110	231			341
<i>Large Lot 6 (Village F)</i>	45				45
<i>Large Lot 7 (Village G)</i>			72		72
<i>Large Lot 9 (Village I)</i>			72		72
<i>Large Lot 10 (Village J)</i>			42		42
<i>Large Lot 11 (Village K)</i>				46	46
<i>Large Lot 12 (Village L)</i>			120		120
Residential Custom Lots (units)					
<i>Large Lot 3 (Villages C-1 and C-2)</i>		19			19
<i>Large Lot 5 (Village E1)</i>	24				24
<i>Large Lot 8 (Village H)</i>			15		15
<i>Large Lot 13 (Village M)</i>				35	35
<i>Large Lot 14 (Village N)</i>				42	42
<i>Large Lot 15 (Village O)</i>			6		6
<i>Large Lot 16 (Village P)</i>			15		15
Attached Residential (units)					
<i>Large Lot 4 (Village D)</i>	36				36
Mixed-Use Residential (units)					
<i>Large Lot 22 (Parcel V)</i>	30				30
Max. Number of Residential Units by Phase	530	339	342	123	1,334
Mixed-Use Commercial Office/Retail (sq ft)					
<i>Large Lot 22 (Parcel V)</i>	37,000				37,000
Mixed Use Police/Fire Station (sq ft)					
<i>Large Lot 26 (Parcel Z)</i>	13,000				13,000
Commercial Core Clubhouse/Restaurant (sq ft)					
<i>Large Lot 18 (Parcel R)</i>	15,000				15,000
Commercial Core Neighborhood Commercial (sq ft)					
<i>Large Lot 18 (Parcel R)</i>	20,000				20,000
Commercial Area by Phase (Square Feet)	85,000				85,000
Commercial Core Hotel (sq ft)					
<i>Large Lot 18 (Parcel R)</i>	60				60
Vacation Units (units)					
<i>Large Lot 17 (Parcel Q)</i>	150 min./ 300 max.	Remainder of units			300
Golf Course (18 holes and driving range) (acres)	239.40				239.40
Golf Maintenance Facility (sq ft)					
<i>Large Lot 19 (Parcel S)</i>	20,000				20,000
Community Park (acres)	15+				15+
Passive Parks (acres)	19.26				19.26
Open Space (acres)	309.90				309.90
Source: Based on GRR, 2007, Volume I, Tab 1, Attachment 2, page 2					

The original Phase 1 is now proposed to be built in multiple phases, Phase 1A and Phase 1B. The applicant is proposing 150 homes under Phase 1A due to available capacity at the City's wastewater treatment plant. The timing and specifics on Phase 1B are unknown at this time. Below is a summary of the proposed changes to the phasing:

Original Phase 1	Proposed: Phase 1A, 1B
80' Parkway & 60' collector roadway	80' Parkway - 1A 60' Collector - 1B

Golf Course/ Clubhouse	Phase 1B
8.4 miles of trails	Phase 1B
Commercial Uses	Phase 1B
Residential Units 464 Detached Units 66 Attached/Mixed Use Units	150 Detached Units Phase 1A 380 Units Future Phase
Community Park (15 acres) Passive Parks (19.26 acres) Open Space (309.9 acres)	Phase 1A- identification only Future Phase Future Phase
Vacation Homes and Hotel 60 Hotel Rooms 150-300 Vacation Units	Phase 1B
Community Facilities District (CFD)	Phase 1A
Tertiary WWTP with +40% capacity	Contribute funding to the City or Construction of recycled water pipeline and pumping station - Phase 1A Contribute funding to the City for WWTP Expansion - Phase 1B

Since the application was originally submitted, the Planning Department has received five updated resubmittals, held a Technical Advisory Committee Meeting, and conducted a project prescreening meeting before the City Council in March 2025.

Community Benefits

Below is a list of the potential benefits, if approved, that this project will bring to the City.

1. Housing: The provision of housing is not merely a byproduct of land development, but a fundamental public benefit in its own right. Meeting the housing needs of a community ensures economic vitality, allows the local workforce to live where they work, and prevents the displacement of long-term residents due to escalating costs. In Sutter Creek, the severe constraint on housing supply has elevated the delivery of new homes to a critical public priority.

Sutter Creek's historic pace of development has not kept up with natural population growth or workforce demand. According to the City of Sutter Creek's *2025 Housing Element Annual Progress Report (6th Cycle)*, the city issued only three (3) new residential construction building permits, entitled zero residential units, and finalized zero (0) residential units for the entire calendar year. Furthermore, zero permits were issued for multi-family complexes, senior apartments, or secondary accessory dwelling units during that same period. This exceptionally slow historic development rate highlights a stagnant housing inventory that fails to provide necessary residential turnover or options for new families.

2. **State RHNA Requirement:** The City's Housing Element mandates that Sutter Creek must accommodate its fair share of the regional housing need. Sutter Creek's 6th Cycle Regional Housing Needs Allocation (RHNA) target is 74 new units, distributed across specific income tiers: 15 very-low income, 12 low-income, 13 moderate-income, and 34 above-moderate income units. Some of the proposed housing units are on smaller lots and therefore may be more affordable by design, and the developer has agreed to restrict 15 units as affordable housing. These deed restricted units will count as very low, low, and moderate priced housing, depending on the agreed upon affordability level.

When comparing the city's historic development pace (e.g., 3 units per year) against its RHNA obligations, it is clear that Sutter Creek is operating under a structural housing deficit. Without the approval and execution of comprehensively planned residential projects, the City will remain unable to meet its state-mandated housing goals or alleviate local inventory constraints.

3. **Ease Economic Shortage:** Because the historic delivery of new housing has been functionally frozen, existing homes absorb the entirety of market demand, driving up local real estate prices. This shortage manifests locally as an affordability crisis for the "missing middle"—teachers, healthcare employees, and service workers who are vital to Sutter Creek's local economy but are increasingly priced out of the city limits.
4. **Parks:** The project dedicates 0.51 acres for a neighborhood park site and identifies 17.5 acres for a community park site, significantly increasing the City's total amount of park space.
5. **Roadway Extension of Valley View Way to Highway 104.**
6. **Prospect Dr to Bowers Drive extension.** While already completed, the project will pay its fair share of the costs of construction of this roadway.
7. **Recycled water pipeline and pump station from the wastewater plant to the property:** The developer has committed to fund construction of a pipeline and pump station to bring recycled water to the GRR-SP property, which decreases fire risk and helps the city with wastewater disposal.
8. **Establishment of a Community Facilities District (CFD)** will be required to provide funding for ongoing maintenance and operations, including street lighting, roadway maintenance, and storm drain infrastructure.

Concerns

1. **What will happen to the rest of the 900 Acre GRR-SP site?** There is no guarantee of future phases following the completion of Phase 1A. The developer has indicated that future phases will be determined based on the market demand for the housing in Phase 1A.
2. **What will Parks be like?** The developer has identified an area on the Tentative Map for the 17.5 acre community park site. It will be an open space, nature park - there are no park improvements being proposed. It must be dedicated to the City as part of this project. **Trails:** Sidewalks will be built along neighborhood roadways to connect to the shared-use trail bike path and sidewalk along Valley View Way between its existing

terminus and its new intersection with Highway 104. The land, and access to that land, outside of the proposed development is not part of this Phase 1A project.

3. Specific Plan Inconsistency and Constraints: Due to the specific plan standards, size of the proposed lots, the topography, and the grading standards in the Specific Plan, some of the lots may be unbuildable or costly to build.

Considerations the Planning Commission may want to make

In reviewing the applicant's proposal to build in smaller phases, the Planning Commission may wish to consider the benefits of allowing additional flexibility in the phasing and implementation of the project. The following community considerations are provided for context and discussion.

- The original Phase One may be economically infeasible. No progress has been made in fifteen (15) years since adoption of the GRR-SP. Allowing smaller, more manageable phases allows the local market to absorb the development at a slower pace.
- The potential for future development by the current owner is contingent upon the developer's ability to market and sell the initial 150 residential lots.
- It's very possible that the rest of the land area could be split up and sold to others.

Proposed Conditions of Approval

Since the Specific Plan was adopted, state ordinances and legal rulings by the courts have changed old practices. Staff has done its best to interpret the project, but there are areas where the GRR Specific Plan is quite complex and perhaps inconsistent within the document itself. Staff has kept the original goals in mind applied to today's legal context.

Specific Plan Attachment J establishes a comprehensive set of Conditions of Approval (COAs) for the project. These conditions are organized into three categories:

1. Section 1.0 – Conditions applicable to each phase, area, and activity within the Gold Rush Ranch (GRR) Project, and which remain ongoing;
2. Section 2.0 – Conditions applicable to the Large Lot Subdivision Map(s); and
3. Section 3.0 – Conditions applicable to subsequent development, including Small Lot Subdivision Maps and Parcel Maps within the GRR Project.

The current application must comply with the applicable Conditions of Approval (COAs) from all three sections. When the COAs were originally established, it was assumed the project would be constructed as one large initial phase followed by smaller subsequent phases. With new phasing, staff has evaluated which conditions must be satisfied for approval of the Phase 1A Tentative Subdivision Map, which may remain in place for completion at later stages such as building permit issuance, and which may be applied to future phases. Some conditions will carry forward as part of the Tentative Subdivision Map's approval, while others must be fulfilled prior to its approval.

The attached document, **Sutter Creek Ranch Phase 1A Conditions of Approval (COAs)**, Attachment B, identifies the specific conditions applicable to Phase 1A, notes which conditions have already been satisfied, distinguishes between those that may remain as ongoing requirements and those that must be completed prior to approval of the Tentative Subdivision Map, and identifies which COAs are associated with EIR Mitigation Measures outlined in the adopted [Mitigation Monitoring and Reporting Program](#).

Issues subject to Interpretation for potential COAs

Staff is asking the Planning Commission to weigh in on three specific items: the grading plan, the tree removal plan, and affordable housing.

1. **Grading**

Requirements:

Attachment H of the Specific Plan (page 220 of the PDF) establishes grading standards, guidelines, and restrictions for development within the project area and covers specific areas of concern such as the extent of mass grading and “Scenic Ridgeline Development Guidelines.”

The **Landform Grading Standards**, which apply site-wide, state that street patterns and building pad configurations should follow existing topography rather than cutting across natural features. The intent of these standards is for the project to fit the land, rather than reshaping the land to fit the project.

- a. Attachment H divides the project area into three grading zones: the **General Grading Zone**, **Restricted Grading Zone**, and **Limited Grading Zone** (Attachment H, Section 2.0 – *Grading Standards by Zone*). Approximately 51 lots of the Phase 1A development lies entirely within the General Grading Zone, and the remaining 99 lots are either within the Restricted Grading Zone completely or partially.
- b. Pursuant to **GRR Implementation Measure 3.3-1**, grading plans for the GRR Project must comply with the standards outlined in Attachment H, which include the following provisions:
 - Grading shall be restricted to roadway and utility infrastructure construction, except as otherwise provided in the Specific Plan.
 - Roadways shall follow natural ridges or valleys, be curvilinear, and conform to existing contours through the use of landform grading techniques.
 - Grading shall protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features, and emulate the natural landform.
 - Grading for individual home sites within the Restricted and Limited Grading Zones shall be limited to what is necessary to construct the driveway and home site, and reviewed at the time of individual lot development.
 - Oak trees shall be retained unless removal is demonstrated to be infeasible or unreasonable.

The applicant proposes compliance with Attachment H by mass grading where allowed and grading within the Restricted Grading Zone at the time of individual lot development, as required.

Areas for Interpretation with respect to Grading:

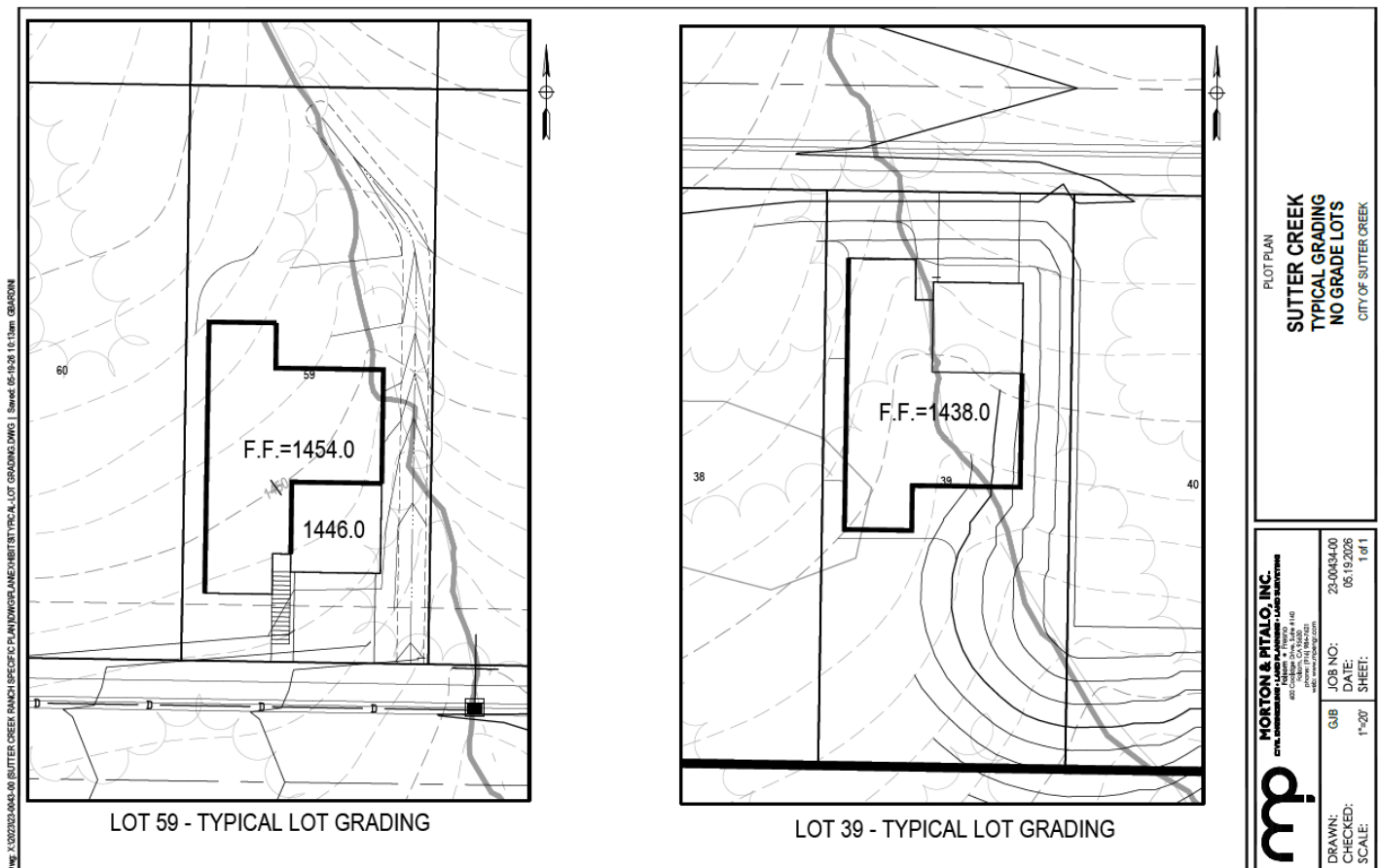
There are several options that the Planning Commission should discuss and comment on:

2. Small lots in the Restricted Grading Zone

- a. The applicant has provided two examples, Lot 39 and Lot 59. Based on the preliminary grading that was provided and the typical lot grading identified for those two lots, it is unclear how the applicant proposes to meet the grading standards (e.g., grading within the restricted zone shall be limited to what is necessary to construct the driveway and home site). Lot 39, located within the restricted grading zone, appears to grade outside of the footprint of the house and the driveway which is not permitted.

The Planning Commission can request clarification and commitments within the Restricted Grading Zone.

- b. The Planning Commission can approve the tentative map but require a covenant be recorded on each lot within the Restricted Grading Zone. This would ensure that future developers or homeowners are aware of applicable grading limitations and site constraints. Some lots may be costly to develop.



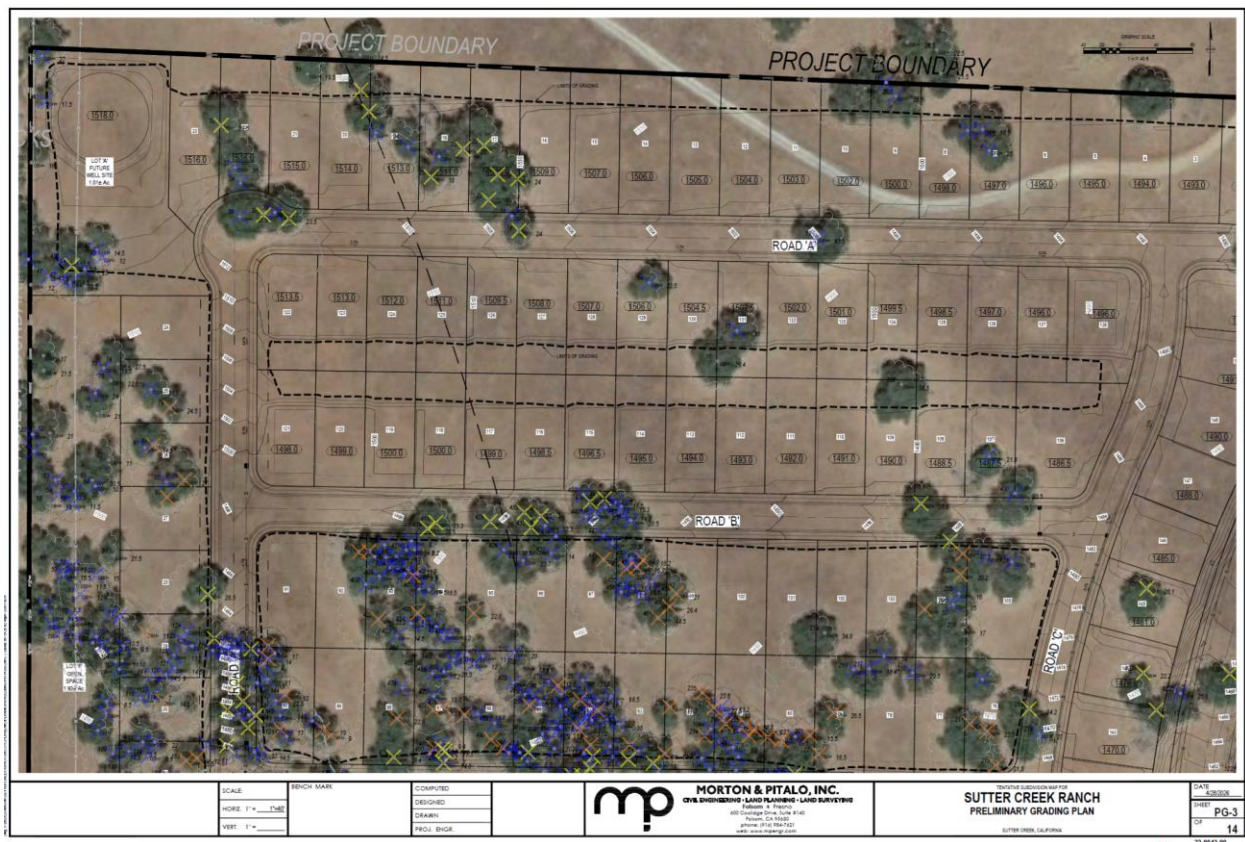
3. Approval of Lots 40 through 49 and lots 139 through 150

- a. These lots have proposed grading at the rear of these lots that extends more than 200 feet in length, 8 feet in height, and is visible from the public street. Section 3.1 Grading Standards says “Where manufactured slopes are over eight feet in vertical height and exceed 200 feet in horizontal length and are visible from a public street or public space, the contour shall be curved in an undulating fashion with varying horizontal radii to reflect the natural terrain.” The applicant says “We feel the proposed grades are following the natural contours. The project is proposed to be graded the way it is to avoid a large and costly retaining wall or rockery wall.”

- b. The Planning Commission should review the provided grading and grading standards and determine if they want to allow the proposed grading in order to enable the number of houses proposed or restrict the grading which will impact the number of units that can be constructed.
- 4. Scenic Ridgeline:
 - a. Two areas within the GRR Project include visible scenic ridgelines. **Lot 2 (Village B)** is located within one of these areas. Section 9.3 of the Specific Plan (*Scenic Ridgeline Development Guidelines*) establishes supplemental design standards for development on or near these ridgelines.
 - b. A ridge is defined as a landform where elevation is at its highest and contours drop away on either side to form a valley or drainage feature. A ridgeline has the characteristic of exhibiting a prominent “skyline” or silhouette against an open sky when viewed from different vantage points. A scenic ridgeline exhibits a prominent skyline when viewed from prominent public access points. Not every ridge is a scenic ridgeline. The intent of these Standards is to provide a set of standards for areas in the GRR-Project that are identified as scenic ridgelines.

- Single-Family Detached Residential
- Single-Family Attached Residential
- Residential Custom Lots
- Mixed-Use
- Parks
- Visible Ridges





Approximate location of Scenic Ridgeline through Village B (shown as a dashed line starting at the top of the grading plan)

- c. Based on review of the preliminary grading plan, it is unclear whether the Project will conform to the following condition from the Scenic Ridgeline Development Guidelines: *Site grading shall not alter existing prominent geological features of the ridgeline silhouette (EIR Visual Impacts MM 14-3)*. Staff considered addressing this through a condition of approval but is concerned that the applicant may not be able to comply without revising the Tentative Subdivision Map and Preliminary Grading Plan. Additionally, the applicant is proposing a water tank site located in the area immediately west of an identified ridgeline. The size and height of the water tank are not specified at this time. Per EIR Mitigation Measure 14-3 *the Project applicant shall demonstrate to the satisfaction of the City that visual effects associated with development on hilltops or ridgelines have been minimized. This measure shall be achieved through incorporation of the following measures into the Project Specific Plan development standards and the Project applicant shall demonstrate consistency with the standards upon submittal of Project-related applications: a) No new structures can protrude above the crest of a visible skyline ridge more than 15 feet, unless obscured by vegetation. b) No major ridgelines shall be altered. c) Development along ridgelines and hilltops shall be low, built into the natural topography, and buffered from view with landscaping.*

The Planning Commission should review the Scenic Ridge within the project site and determine if the applicant has demonstrated that visual effects associated with development on hilltops or ridgelines have been minimized. Additionally, Attachment H- Grading Standards requires development within any large lot parcels in areas of hilltops/ridgelines to demonstrate avoidance or minimization of grading.

2. Tree Removal Plans: This Specific Plan condition does not appear to be associated with a Mitigation Measure from the EIR Mitigation Monitoring and Reporting Program.

- a. Tree Removal: Based on the preliminary grading plan it appears that 247 trees are proposed for removal. Of the 247 trees proposed for removal, 149 are located within the Restricted Grading Zone, which limits grading to the driveway and individual home site and tree removal is limited to individual home building footprints.

The GRR-SP allows for grading plans for homesites within the Restricted Grading zoning to be submitted at the time of individual grading/building permit. The applicant originally showed additional tree removal within the Restricted Grading area but it was removed because proposed tree removal, without homesites identified, is premature. Approximately 600 trees are marked for future removal within the Restricted Grading zone. Many of those trees are outside of the homesite footprint (for example, within the rear setback) but have been marked for proposed removal during homesite construction because of health.

Areas for Interpretation with respect to Tree Removal:

The Planning Commission should consider what, if any trees, should be allowed for removal outside of the homesite footprint within the Restricted Grading Zone. How should the health of the tree be taken into consideration when being allowed for removal?

3. Lot Size and Affordable Housing

Specific Plan Attachment J, Condition 3.17, requires that the average lot size for single-family detached residential units within each large lot be 7,000 square feet or greater, except as otherwise allowed to accommodate affordable housing. Within Phase 1A, the average lot size exceeds 7,000 square feet.

According to the GRR Specific Plan Land Use Element, single-family detached residential uses are to be located on Large Lots 1, 2, 3 (part), 5 (part), 6, 7, 9, 10, 11, and 12 (identified as Villages A, B, C3, E2, E3, F, G1, G2, G3, I, J, K, and L). The Specific Plan envisions a range of lot and home sizes to meet diverse housing demands, including the potential for duplexes on corner lots. The Plan further specifies that:

- *The average lot size within the GRR Project shall be 7,000 square feet or greater, except as otherwise provided for affordable housing;*
- *Low- and moderate-income housing shall comprise 10% of the total approved dwelling units;*
- *Within each small lot subdivision, 8% to 12% of lots may range between 4,500 and 6,999 square feet to accommodate affordable housing; and*
- *Each small lot subdivision shall include at least two housing types affordable to low- or moderate-income households (e.g., cottages or duplexes).*

Since adoption of the Specific Plan, state housing policy and definitions of affordability have evolved. Previously, projects could satisfy affordable housing requirements through “affordability by design,” where smaller lots or attached units were assumed to be affordable due to their physical characteristics. Under current state law, however, units must be deed-restricted to qualify as affordable and count toward the City’s Regional Housing Needs Allocation (RHNA).

Affordable housing designations range from very low income (30-50% of Area Median Income (AMI)), low (50-80% AMI), and Moderate (80-120% AMI). There is nothing stopping a city from continuing “affordability by design”, the City will just have to justify the affordability through sale or rental records.

Area for interpretation with respect to lot size

When the Specific Plan was adopted, it was assumed that 8% to 12% of the smaller lots would be “affordable by design.” The applicant has agreed to 15 units (10%) within Phase 1A be deed-restricted affordable housing which meets the requirement. The applicant at this time has not identified lots that will contain a second housing type. The applicant is not proposing any housing at this time, just to subdivide the land.

- a. The Planning Commission should comment on this approach. 15 deed-restricted single family units for low and/or moderate income homes. Is a second type of housing design (e.g., cottage or duplex) desirable or is a deed restriction sufficient?

Compliance with the COAs

Any change to a Conditions of Approval in Attachment J, will require confirmation that the EIR Mitigation Measures and their associated timing requirements remain satisfied, or that any modified measures continue to achieve the same intended outcomes.

CEQA COMPLIANCE:

The City must determine whether the proposed changes to the Gold Rush Ranch Specific Plan phasing for the Sutter Creek Ranch – 150 Lot Subdivision require additional environmental review under the California Environmental Quality Act (CEQA). The Gold Rush Ranch and Golf Resort Environmental Impact Report (EIR) was certified by the City Council on December 7, 2009 (California State Clearinghouse No. 2005042094) and evaluated the environmental effects associated with implementation of the Gold Rush Ranch Specific Plan.

CEQA Guidelines Section 15162 provides that, when an EIR has been certified for a project, a subsequent EIR is not required unless the lead agency determines, based on substantial evidence in light of the whole record, that one or more of the following circumstances apply:

1. Substantial changes are proposed in the project that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken that will require major revisions to the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, shows that:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would substantially reduce one or more significant effects, but the project applicant declines to adopt them; or
 - d. Mitigation measures or alternatives that are considerably different from those analyzed

in the previous EIR would substantially reduce one or more significant effects, but the project applicant declines to adopt them.

If only minor technical changes or additions are necessary and none of the triggers set forth above have occurred, then the City can prepare an Addendum to the Gold Rush Ranch and Golf Resort Environmental Impact Report (certified by the City Council on December 7, 2009, California State Clearinghouse #2005042094) pursuant to CEQA Guidelines Section 15164, to explain why “some changes or additions” to the certified EIR “are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

The City has completed a consistency checklist to determine whether the Project, proposed within the boundary of the Gold Rush Ranch Specific Plan, is consistent with the EIR that evaluated the impacts of implementing the Specific Plan, and fulfills the CEQA documentation needs of the subject project. Projects that are consistent with the Specific Plan EIR are eligible for CEQA streamlining, as described below.

At the time of this staff report, the project is mostly consistent with the certified EIR with a few outstanding items that the applicant must address to be fully consistent. Inconsistencies have been identified in the following areas:

1. Impact 5-2 Public Services and Utilities

From the original EIR:

The Project could result in adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for public services: fire protection, police protection, schools, parks, and other public facilities. This impact is significant. (EIR, pp. 5-35 to 5-36)

In addition, the City is aware that the Amador County Unified School District is considering the possible development of a new school to serve the residents of the Project and other students throughout the District and that the Project applicant has voluntarily offered to donate approximately 17 acres to the District for a potential school site. The agreement between the Project applicant and the District gives the District the right to investigate the feasibility of using the site for a school for a specified period after approval of the Gold Rush Ranch Project, if the Gold Rush Ranch Project is approved by the City of Sutter Creek. During that time, the Agreement requires the District to complete its own environmental evaluation of the Project pursuant to CEQA.

Significant and unavoidable.

Staff comments: The City is confirming with the school district that given the new phasing, this requirement can be delayed to a future phase. The School District is currently consolidating due to decreasing enrollment and has initially indicated deferral is acceptable. We are asking for a formal letter. Staff recommend deferring this to a future phase.

2. Impact 7-8 Air Quality

From the original EIR:

The Project will result in emissions of greenhouse gases. This impact is significant. (EIR, pp. 7-28 to 7-39)

MM-7-8:

The Project shall prepare and implement GHG emissions reduction plans for all areas to be developed within the Project site, and shall implement all feasible construction-related and long-term GHG emission reduction strategies. GHG reduction plan shall be prepared by the Project applicant and submitted to the City with each tentative small-lot subdivision map application or with a grading permit application for those areas of the Project proposed to be developed without further subdivision. Each GHG emissions reduction plan shall identify all feasible measures to reduce construction-related and long-term GHG emissions associated with development and land uses within the subject area and shall demonstrate compliance with applicable state and local greenhouse gas emission reduction regulations in effect at the time of each tentative small-lot map or grading plan application. Prior to the City's approval of each tentative small-lot map or grading plan, the City shall review and approve the GHG emissions reduction plan, verify that the plan achieves all feasible GHG emission reduction strategies and shall require that the Project implement all feasible strategies identified in the plan. GHG emission reduction measures to be considered for feasibility and incorporation to the GHG emissions reduction plan shall include, but not be limited to, the following:

- 1. Design measures to reduce vehicle trips and encourage other modes of travel, such as:
(a) including high density residential, mixed, or retail/commercial uses within 1/4 mile of activity centers;
(b) providing Class I or Class II bike lanes or comparable bikeway connections to existing facilities (residential, commercial, mixed);
(c) providing for pedestrian facilities and improvements such as sidewalks and trails with a 5-foot minimum width providing connectivity within and among all residential, commercial and mixed-use areas of the Project; providing parking lot designs with clearly marked and shaded pedestrian pathways towards building entrances (commercial).*
- 2. Include electric vehicle charging facilities at parking areas of all new homes.*
- 3. Provide the minimal amount of car parking required and increase the amount of bike storage and parking areas at both residential and non-residential projects.*
- 4. Payment of transportation impact fees to fund public transit service.*
- 5. Orient lot configurations towards locations at which public transportation options are available.*
- 6. Include energy efficient designs and materials for buildings, appliances, lighting and office equipment.*
- 7. Incorporate use of solar panels, water reuse systems and composting and on-site renewable energy production.*
- 8. Include low-emitting furnaces in all residential, commercial, and mixed-use buildings within the Project.*
- 9. Include skylights in structures to reduce the need for general area lighting on sunny days.*
- 10. Participate in local-area recycling programs through provision of convenient recycling bins and separation facilities.*
- 11. Incorporate landscape designs that reduce energy and water consumption, such as planting*

drought resistant native trees that increase area-wide shade and xeriscaping.

12. Prohibit requirements that front and side yards of single family homes be planted with turf grass, and permit and encourage bunch grass and low-water landscaping;

13. Install Energy Star labeled roof materials in all occupied or other conditioned structures.

14. Provide optimized thermal distribution in all occupied and other conditioned structures by separating ventilation and thermal conditioning systems.

15. Provide highly reflective, highly emissive roofing for all occupied and other conditioned structures.

16. Provide solar water heaters for all occupied and other conditioned structures.

17. Provide energy efficient appliances (e.g., Energy Star) in all residential units and commercial structures.

18. Equip all occupied and conditioned structures with energy-reducing programmable thermostats that automatically adjust temperature settings.

19. Equip all occupied and conditioned structures with low-water use appliances.

Staff Comments: The application is missing bike parking at the proposed park. The applicant should revise the plans to demonstrate compliance with MM-7-8 or provide information demonstrating that the applicable measures have otherwise been satisfied. It is unclear what is meant by item 2 that states “Include electric vehicle charging facilities at parking areas of all new homes”, whether that means at each single family home site or in parking areas for multi-family housing developments that are not included in Phase 1A. State Building code now requires all homes be “EV charging ready” which could meet this requirement. Installation of vehicle charging hardware at individual home sites will be a responsibility of the homeowner.

3. Impact 11-9 Public Safety and Hazards

From the original EIR:

Development and land uses within the Project will expose residents and residential and other structures to wildland fire risk. This impact is significant. (EIR, pp. 11-24 to 11-25)

MM 11-9:

The Project shall prepare both a fuels management program and a coordinated wildland fire emergency response plan that shall be reviewed and approved by the Sutter Creek Fire Protection District prior to approval of the first small-lot subdivision map for the Project and prior to the development of any residential or commercial structures within the Project.

The Project shall retain a qualified consultant to prepare a fuels management program for the Project which shall be reviewed and approved by the Sutter Creek Fire Protection District and reviewed and adopted by the City prior to approval of the first small-lot subdivision map for the Project and prior to the development of any residential or commercial structures within the Project. The fuels management program shall specify minimum separation of structures and areas of natural vegetation, landscaping materials restrictions, vegetation clearing/defensible space requirements and responsible parties, ingress and egress routes for public and firefighter safety, fuels reduction requirements and other Project design and on-going private and public space management requirements for minimizing the potential for wildland fire intrusion to or spread within the Project site or to spread between the Project site and adjacent areas. The

program shall be consistent with the General Guidelines for Creating Defensible Space for compliance with PRC 4291 (State Board of Forestry and Fire Protection and California Department of Forestry and Fire Protection, 2006) or the most current guidance from these agencies. The fuels management program shall identify specific requirements associated with minimizing fuels laddering adjacent to developed areas, prohibitions on the use of flammable plants or materials in public landscaping areas, restrictions or limitations associated with cigarette smoking in open space areas, and outdoor residential burning restrictions/prohibitions.

The program shall include an element of property owner education and enforcement programs to ensure compliance with the programs elements pertaining to private property. The program shall identify funding requirements and a funding mechanism which provides for full funding of development and implementation of the program by the Project.

The Project shall develop a coordinated wildland fire emergency response plan for the Project which shall be reviewed and approved by the Sutter Creek Fire Protection District. The response plan shall identify key emergency response agencies, contacts and coordination responsibilities, on-site access and evacuation routes, funding requirements and mechanisms, training and agency coordination activities, and resident notification plans. The response plan shall be developed with a primary goal of minimizing fire risk to structures and developed areas of the Project; however, the plan shall address management of fires in open space areas to limit the potential spread of open space fires to developed areas, to minimize the potential for wildland fire to spread between the Project and adjacent areas and to minimize fire damage to oak trees and other important vegetation within open space areas.

Staff Comments: The required fuels management program and coordinated wildland fire emergency response plan have not yet been completed. The applicant should provide the required plans for review and approval in accordance with MM-11-9 prior to proceeding with the applicable Project approvals.

4. Impact 12-2 Biological Resources

From the original EIR:

The Project will result in the removal of native trees and loss or degradation of sensitive upland natural communities, including oak woodlands. This impact is significant. (EIR, pp. 12-23 to 12-31)

MM 12-2:

For each acre of oak woodland habitat removed by the Project, the Project shall permanently preserve at least two acres of comparable oak woodland habitat (i.e., preservation shall be accomplished at a 2:1 ratio). The overall 2:1 oak woodland habitat preservation ratio takes into account that some of the retained lands within the Project site or at off-site preserved areas may have reduced wildlife habitat values due to adjacent land uses, size, shape, location, configuration, or connectivity to other natural open space. This measure is considered consistent with the State oak woodland mitigation guidelines for counties in Public Resources Code section 21083.4. (See Final EIR, responses to Comments 2-1113, 20-3.) The Project shall fund the preparation of an Oak Woodlands Management Plan (OWMP) to map and describe oak woodland habitat impacted and preserved by the Project, and to prescribe land uses and an endowment trust to sustainably manage preserved oak woodlands in perpetuity.

12-2(1) Permanent Preservation of Oak Woodland Habitats at a 2:1 Ratio

For each acre of oak woodland habitat removed as a result of development within the Project

site and construction of off-site infrastructure associated with the Project, the Project shall permanently preserve at least two acres of comparable oak woodland habitat. Comparable preserved oak woodland habitat is defined as having within 20 percent of the canopy cover and similar dominant canopy species composition as those removed. Preserved oak woodlands shall be acquired at the 2:1 ratio by the Project applicant in fee or permanent conservation easement prior to the City's issuance of a grading permit for construction activities within any portion of the Project site or for off-site roadway improvements and utility infrastructure installation.

Preservation shall occur pursuant to a City-approved Oak Woodlands Management Plan (OWMP) as described at Mitigation Measure 12-2(2). Preservation shall occur as needed to achieve the required 2:1 preservation prior to removal of oak woodlands and may be implemented on a phased basis pursuant to Project development phasing.

To achieve the requirements of this mitigation measure, the Project shall:

- a. Submit to the City for review, and gain approval of, the OWMP for the area under the grading permit (see Mitigation Measure 12-2(2);
- b. Acquire in fee or permanent conservation easement at least two acres of comparable oak woodland habitat for each acre to be removed pursuant to a Project grading permit;
- c. Transfer to a City-approved qualified land trust the title or easement of the preserved oak woodland parcels; and
- d. Create and fully fund an endowment account which shall be transferred to a City approved qualified land trust in an amount sufficient for the on-going management of the preserved oak woodland habitats.

12-2(2) Oak Woodland Management Plan (OWMP)

The City of Sutter Creek shall retain, at the sole expense of the Project applicant, a Registered Professional Forester (RPF) to prepare or independently review an applicant-prepared OWMP.

The OWMP shall describe and quantify oak woodland habitats to be removed and preserved, including acres of habitat, percent canopy cover, dominant and codominant tree species, and qualitative description of understory species composition including the density and distribution of oak seedlings (1-4" DBH) and snags. The OWMP shall address areas of potential disturbance within the Project site as well as off-site areas of potential disturbance associated with the installation of Project-related roadways and utility infrastructure.

The OWMP shall include a legal description of the proposed preservation property(ies), including location, jurisdiction, current land use(s), land use and zoning designation(s) conservation easement language specifying permitted, conditional and prohibited uses; the monitoring program, proposed easement holder and land manager; an estimate of the on-going annual management cost; and the management endowment trust account.

The City shall review and approve the OWMP, and the preservation area shall be acquired, transferred to a City-approved trust and the management endowment trust account shall be established prior to the City's issuance of a grading permit for grading within the Project site or for off-site roadway improvements and utility infrastructure installation. Preservation shall occur as needed to achieve the required 2:1 preservation prior to removal of oak woodlands and a separate OWMP may be prepared for each grading permit application.

Staff Comment: The required Oak Woodland Management Plan has not yet been completed. The applicant must demonstrate compliance with the mitigation measures outlined in MM-12-2 (e.g., details outlined under 12-2(2) and 12-2(1) above) prior to issuance of the applicable

grading permit and before removal of oak woodland habitat.

5. Impact 14-3 Visual Resources

From the original EIR:

Development of the Project will result in a substantial and permanent change to the existing visual character of the Project site as viewed from off-site areas. This impact is significant. (EIR, pp.14-16 to 14-20)

MM 14-3:

The height and amount of development on hilltops and ridgelines shall be minimized and native trees shall be preserved within the Project site to the greatest extent feasible to reduce visibility of development within the Project from off-site areas.

1. Upon submittal of a grading plan, small-lot subdivision map and other Project-related development applications to the City, the Project applicant shall demonstrate to the satisfaction of the City that visual effects associated with development on hilltops or ridgelines have been minimized. This measure shall be achieved through incorporation of the following measures into the Project Specific Plan development standards and the Project applicant shall demonstrate consistency with the standards upon submittal of Project-related applications:

a) No new structures can protrude above the crest of a visible skyline ridge more than 15 feet, unless obscured by vegetation.

b) No major ridgelines shall be altered.

c) Development along ridgelines and hilltops shall be low, built into the natural topography, and buffered from view with landscaping.

2. Upon submittal of grading plans, small-lot subdivision maps and other Project-related applications to the City, the Project applicant shall demonstrate to the satisfaction of the City that existing native trees will be preserved within the subject areas to the greatest extent feasible to reduce the visibility of development within the Project from off-site areas

Staff Comment: As discussed above there is a disagreement between staff and the applicant on the degree of compliance to ridgeline protection measures. For example, home sites along the ridgeline (e.g., 19, 125, and 117) appear to be located immediately on top of the ridgeline and homes constructed on these lots may protrude more than 15 feet above the crest of the visible ridge. Additional information is needed from the applicant to confirm compliance with this mitigation measure.

6. Impact 14-6 Visual Resources

From the original EIR:

The Valley View Way extension will remove nine heritage oak trees. This impact is significant. (EIR, pp. 14-22 to 4-23)

MM 14-6:

Prior to the City's approval of a final alignment and grading plan for the Valley View Way extension, the Project applicant shall demonstrate that the alignment and grading plan minimize removal of oak trees resulting from the extension of Valley View Way to the Project site. The Valley View Way extension shall include landscaping consistent with the final Project development standards and design guidelines.

1. Prior to the City's approval of a final alignment and grading plan for the Valley View Way extension, the Project applicant shall demonstrate that the alignment and grading plan minimizes the removal of oak trees resulting from the extension of Valley View Way to the Project site. The City shall determine that the final alignment and grading plan minimize the removal of oak trees as necessary to result in no more than a low degree of adverse change to the visual character of the area within and adjacent to the extension alignment as viewed from SR 49 and the existing segment of Valley View Way.

2. The Valley View Way extension shall include landscaping commensurate with landscaping consistent with the final Project development standards and design guidelines.

Staff comment: Based on the plans and information provided by the applicant, approximately 65 trees are proposed for removal to extend Valley View Way to the Project site, of which approximately 25 are considered heritage (e.g., any other tree which has a trunk with a diameter of sixteen inches or more, measured at forty-eight inches above natural grade.). This substantially exceeds the nine heritage oak trees identified in the certified EIR. The City needs additional information regarding the number, species, size, and location of the trees proposed for removal to evaluate whether removal of trees has been minimized or the proposed tree removal represents a substantial change from the project evaluated in the certified EIR. The applicant should also demonstrate compliance with MM-14-6 by providing an alignment and grading plan that minimizes tree removal to the extent required by the mitigation measure. City staff recognize that it is possible that during the period since the certified EIR was prepared, tree growth has resulted in a larger number of existing "heritage oaks" within the Valley View Way extension area. However, as mentioned above, updated plans are needed to confirm that loss of qualifying "heritage oaks" trees is minimized to the extent feasible.

CEQA Compliance / Consistency with Certified EIR

At the time of the writing of this staff report, the proposed Phase 1A project has not demonstrated complete consistency with the certified Gold Rush Ranch and Golf Resort EIR and the mitigation measures adopted as part of the Project approvals. Six items are either incomplete or partially complete and involve outstanding documentation, design revisions, or implementation of mitigation measures that were already evaluated and adopted as part of the certified EIR. These items should be addressed by the applicant before the City makes a final determination regarding the project's CEQA compliance.

The applicant may update the project and/or provide the information necessary to demonstrate compliance with the certified EIR and its mitigation measures. If the project is revised to conform to the assumptions, development standards, and mitigation measures evaluated in the certified EIR, the City can rely on the existing certified EIR, subject to the City's final determination regarding the applicability of the existing CEQA documentation.

Separately, the City must evaluate whether any proposed changes to the Project, including changes in tree removal, circulation, development intensity, public services, or other physical characteristics, constitute substantial changes under CEQA Guidelines Section 15162. The City must also consider whether substantial changes in circumstances or new information of substantial importance have occurred that could result in new significant environmental effects or substantially more severe previously identified effects.

If the City determines that none of the circumstances identified in Section 15162 have occurred, but changes or additions to the certified EIR are necessary to address the proposed Phase 1A project, the City may prepare an Addendum pursuant to CEQA Guidelines Section 15164.

Accordingly, staff recommends that the applicant first address the outstanding inconsistencies and demonstrate compliance with the applicable mitigation measures identified above. Following receipt and review of the revised plans and supporting documentation, the City can finalize its Section 15162 analysis and determine the appropriate CEQA documentation for the proposed Phase 1A project.

REFERRAL COMMENTS:

As part of the project review process, application materials are sent out to outside agencies for review and comment.

On October 1, 2025, a referral package was sent to Environmental Health Department, ACTC, Amador Water Agency, PG&E, Sutter Creek Fire Protection District, Public Works, City Sanitation Engineer, Caltrans District 10, City Engineering/Building Dept., Amador Co. Planning, Sutter Creek Police Department, Amador Co. LAFCo, Sutter Creek Finance Department, Amador Co. Assessor, Amador Fire Protection District, DTSC, RWQCB, ARSA, Amador Westover Field (Airport), ACRA, Dept. of Fish and Wildlife.

The City received comments back from ACTC, Caltrans, DTSC, PG&E, AWA, City of Sutter Creek Engineering Dept., LAFCo, and RWQCB. The referral comment letters are attached to this report. We have reviewed the referral comments and in general they ask that the City comply with EIR mitigation measures and/or conditions of approval from the Specific Plan. Caltrans and ACTC are asking for an updated traffic impact study which has been prepared by the applicant and provided to the City.

NEXT STEPS:

At this time, staff has identified the outstanding issues to be resolved before the City can make a final determination regarding the proposed Phase 1A project, including consistency with the certified Gold Rush Ranch and Golf Resort EIR, compliance with applicable mitigation measures and Conditions of Approval, infrastructure and circulation requirements, and the development standards discussed in this report.

These issues include:

1. Assign need for a new school to future phases beyond initial 150 homes
2. Accept “EV Charger ready” building code requirement within the proposed project area as compliance with the EIR and provide bike parking at the neighborhood park
3. Provide Fuels Mgmt and Wildfire plan approved by Fire District
4. Provide Oak Woodlands Management Plan that includes the details for the required 2:1 oak woodland preservation ratio and preservation plan.
5. Planning Commission decision on any conditions of approval or unavoidable impact to scenic ridge in middle of housing project
6. Remove no more than 9 of the Heritage Oaks in the Valley View Way extension area located to the north of the Project OR demonstrate how impacts are being minimized as required in the GRR-SP

The Planning commission can either:

1. Approve or Reject the project based on the required findings if all required items are provided by the date of the meeting.
2. Provide feedback and direction on items presented here and continue the meeting to a future date for consideration of the remaining items.

The Planning Commission may approve the tentative subdivision map only if it determines that none of the findings requiring denial of the map under the Municipal Code can be made:

Chapter 17.12 - TENTATIVE MAPS

17.12.100 - Planning commission action on the tentative map.

The planning commission shall take action on a tentative map within fifty calendar days of the date on which the application is deemed complete. If an environmental impact report is required, the planning commission shall render its report or decision required by this section within forty-five calendar days after certification of the environmental impact report.

The planning commission shall determine whether the tentative map is in conformity with the general plan, with the proper standards for lot and street design, with the improvement standards of the city, and with all provisions of this title. As conditions of approval, the commission may require a dedication of real property within the proposed subdivision for roads, including access and abutter's rights, drainage, public utility and other easements, may require the construction of reasonable off-site and on-site improvements for the parcels being created, and may impose other conditions of approval as the commission deems are necessary to ensure the public health, safety, and welfare.

Approval of a tentative or final map shall be denied by the city when it makes any of the following findings:

- A. The proposed subdivision is not consistent with the general plan, any applicable specific, special or community plan, or the city subdivision ordinance; or*
- B. The subject property is not physically suitable for the type of development proposed; or*
- C. The design of the proposed subdivision or its proposed improvements is likely to cause serious public health problems; or*
- D. The design of the proposed subdivision or its improvements is likely to cause substantial environmental damage or substantially and avoidable injury to fish or wildlife in their habitat; or*
- E. The design of the proposed subdivision or the type of improvements will conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The local agency may approve a map if it finds that alternative easements for access or for use will be substantially equivalent to those previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction; or*
- F. The discharge of liquid or solid waste into a sewer or individual sewage disposal system would result in violation or add to a violation of existing requirements prescribed by the local health officer or the Central Valley Regional Water Quality Control Board; or*
- G. The proposed subdivision does not provide, to the extent feasible, for future passive or natural heating or cooling opportunities for the proposed new parcels. "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.*

Attachments:

**Links go to the Planning Section at the City Web site, cityofsuttercreek.org
Sutter Creek Ranch Tentative Subdivision Map Application Materials**

- [Tentative Subdivision Map #172](#)
- [Traffic Impact Study](#)
- [Responses to Attachment](#)
- [Bike and Trail Plan](#)
- [Park Layout Exhibit](#)
- [Oak Woodland PReservation Areas Exhibit](#)
- [Exhibits PEA](#)
- [Drainage Basin Exhibit](#)
- [Greenhouse Gas Emission Reduction Plan](#)
- [Lighting Plan](#)
- [Noise Analysis](#)
- [Preliminary Stormwater Quality Report](#)
- [Geotechnical Report](#)
- [Pre-Development Arborist Report](#)
- [Tree Inventory](#)
- B. Sutter Creek Ranch Phase 1A DRAFT Conditions of Approval (COAs)
- C. DRAFT Resolution
- D. EIR consistency checklist
- E. [Caltrans Comment Letter](#)
- F. [DTSC Comment Letter](#)
- G. [PG&E Comment Letter](#)
- H. [AWA Comment Letter](#)
- I. [LAFCO Comment Letter](#)
- J. [RWQCB Comment Letter](#)

Links

1. [Gold Rush Ranch - Specific Plan](#)
www.cityofsuttercreek.org/media/9991
2. [Gold Rush Ranch Final Environmental Impact Report](#)
<https://www.cityofsuttercreek.org/planning-building/page/gold-rush-ranch-specific-plan-eir>
3. [July 15, 2019 City Council staff report terminating the Development Agreement](#)
<https://www.cityofsuttercreek.org/media/4441>
4. [Mitigation Monitoring and Reporting Program](#)
<https://www.cityofsuttercreek.org/media/11196>