

**CITY OF SUTTER CREEK
PLANNING COMMISSION
RESOLUTION NO. 2024-2025-***

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF SUTTER CREEK RECOMMENDING THE CITY COUNCIL
PREZONE APN 040-030-060 (A PORTION OF THE BROADMEADOWS
ESTATES SUBDIVISION) LOCATED OUTSIDE OF CITY LIMITS**

WHEREAS, An application has been filed by David A. Mabry and Frank Trujillo (Broadmeadows Estates), pursuant to the Sutter Creel Municipal Code, for A Vesting Tentative Subdivision Map, General Plan Land Use Map Amendment, Pre-zoning, and Annexation. The application seeks approval of a Pre-Zone of R-1 (One Family Dwelling) for a parcel located outside the City of Sutter Creek's City Limits. The portion of the project area outside of the City Limits currently only contains Land Use and zoning designation by the County of Amador. APN 040-030-060, located in the unincorporated area of the County, has a Land Use designation of R-S and a zoning of R1A; and

WHEREAS, the City may, pursuant to Government Code section 65859, pre-zone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the City; and

WHEREAS, pre-zoning the area makes the properties eligible for annexation to the City subject to property owner application to the Local Agency Formation Commission (LAFCo) for approval of an annexation application and LAFCo approval of the application; and

WHEREAS, the Planning Commission reviewed the Final Mitigated Negative Declaration prepared for the Project; recommended its certification by the City Council; and has otherwise carried out all requirements for the Project pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Planning Commission held a duly noticed public hearing on the pre-zoning on June 10, 2024 at which time all interested persons had an opportunity to be heard; and

WHEREAS, the Planning Commission also held a duly noticed public hearing on the pre-zoning on July 8, 2024 at which time all interested persons had an opportunity to be heard; and

WHEREAS, a staff report dated July 8, 2024, and incorporated herein by reference, describes the proposed pre-zoning considered by Planning Commission.

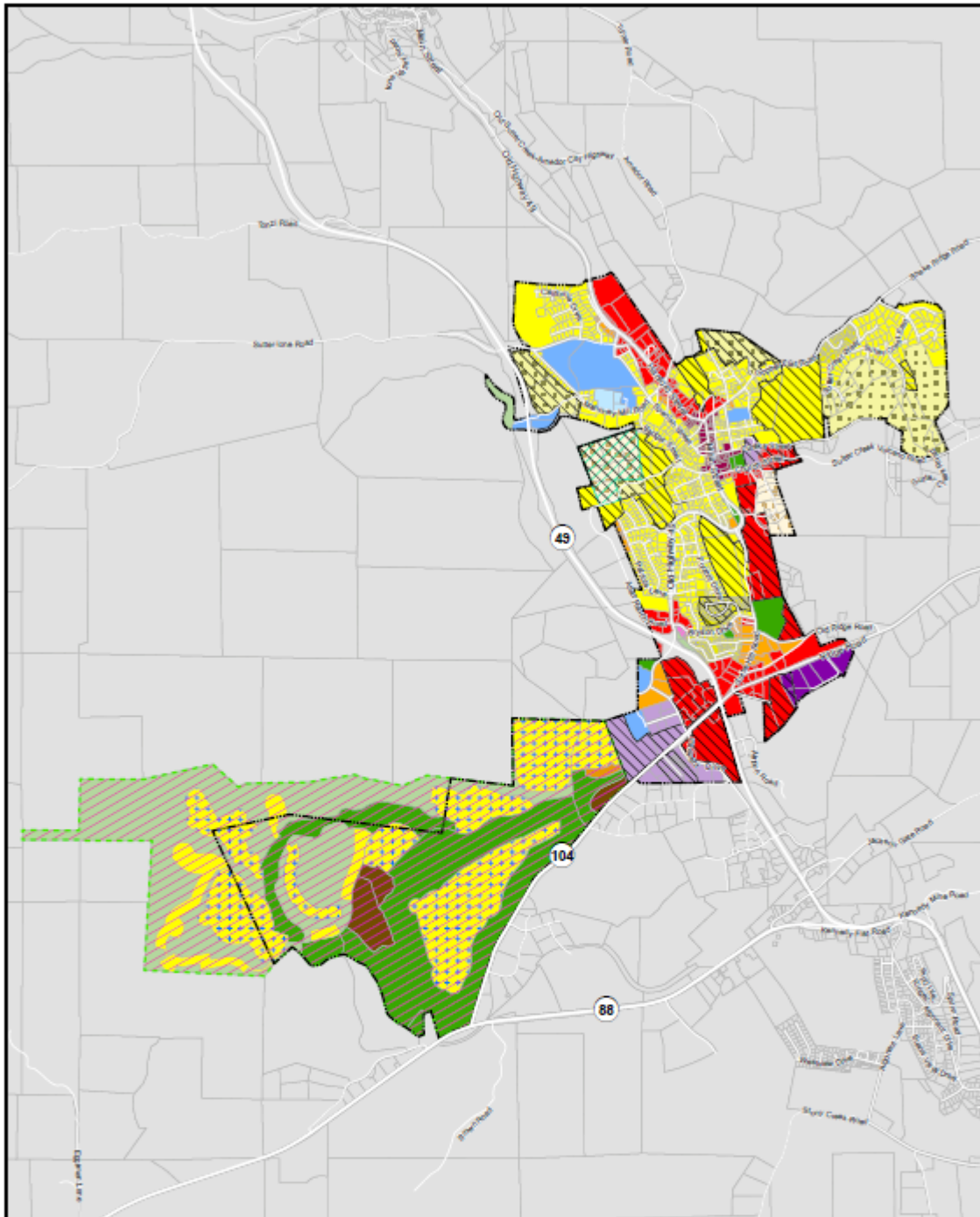
NOW, THEREFORE, BE IT RESOLVED THAT the foregoing recitals are true and correct and made a part of this Resolution.

BE IT FURTHER RESOLVED that the City of Sutter Creek Planning Commission does hereby recommend that the City Council approve the proposed pre-zoning of the parcels shown on Exhibit A.

**PASSED, APPROVED AND ADOPTED this 8th day of July 2024, by the following vote: AYES:
NOES:
ABSENT:
ABSTAIN:**

CHAIR

Exhibit A Proposed Pre-zoning



Legend

- Sutter Creek City Limits
- Gold Rush Ranch Specific Plan (GRRSP)
- Planned Development Overlay
- Combining District, 5 ac. min.

Zoning Designations

- R-R - Residential Ranchette
- R-E - Residential Estates
- R-L - Residential Low Density
- R-1 - One Family Dwelling
- R-2 - Two-Family Dwelling
- R-3 - Multifamily Dwelling
- C-1 - Limited Commercial
- C-2 - Commercial
- DTC - Downtown Commercial
- I-1 - Light Industrial
- I-2 - Heavy Industrial
- MU - Mixed Use
- R - Recreation
- OS - Open Space
- P - Public
- P-S - Public Service

GRRSP Zoning Designations

- GRRSP-MU
- GRRSP-OS
- GRRSP-R
- GRRSP-R-1
- GRRSP-R-1 (PD)
- GRRSP-R-4

Figure 2-3
Zoning Map

**CITY OF SUTTER CREEK
General Plan**



