

**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
APPROVE AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FOR A
PORTION OF THE BROADMEADOWS ESTATE SUBDIVISION, APN 040-030-060,
FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL SINGLE FAMILY (RSF)**

WHEREAS, an application for a General Plan Amendment was filed by David A. Mabry and Frank Trujillo for a portion of the parcels that make up Broadmeadows Estate Subdivision, APN 040-030-060, and

WHEREAS, the application proposes to amending the General Plan land use designation of a 2.19 acres portion from Residential Low Density (RL) to Residential Single Family (RSF); and

WHEREAS, the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS, a duly noticed Planning Commission public hearing for the project was scheduled for the 10th day of June 2024; and

WHEREAS, a duly noticed Planning Commission public hearing for the project was continued the 8th day of July 2024; and

WHEREAS, Government Code Section 65358 permits the amendment of General Plans by the legislative body; and

WHEREAS, a Mitigated Negative Declaration was prepared, which analyzed the potential environmental effects of the proposed Project, and determined that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case based on the proposed Mitigation Measures; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, testimony presented by the public concerning the application, the proposed environmental determination, and the comments of the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Sutter Creek that it hereby recommends that the City Council find as follows:

1. The proposed amendment to the Land Use Diagram of the General Plan is necessary to facilitate future development of property identified as Assessor's Parcel Number APN 040-030-060.
2. A Mitigated Negative Declaration, was prepared by Bruce Baracco that analyzed the proposed project and the Planning Commission has determined that, on the basis of the whole record before it, determined that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case based on the proposed Mitigation Measures and that the Mitigated Negative Declaration should be adopted by the City Council.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Sutter Creek that it hereby recommends to the City Council adoption of the proposed amendment to the General Plan land use diagram as described in Exhibit "A," attached hereto and incorporated herein by reference.

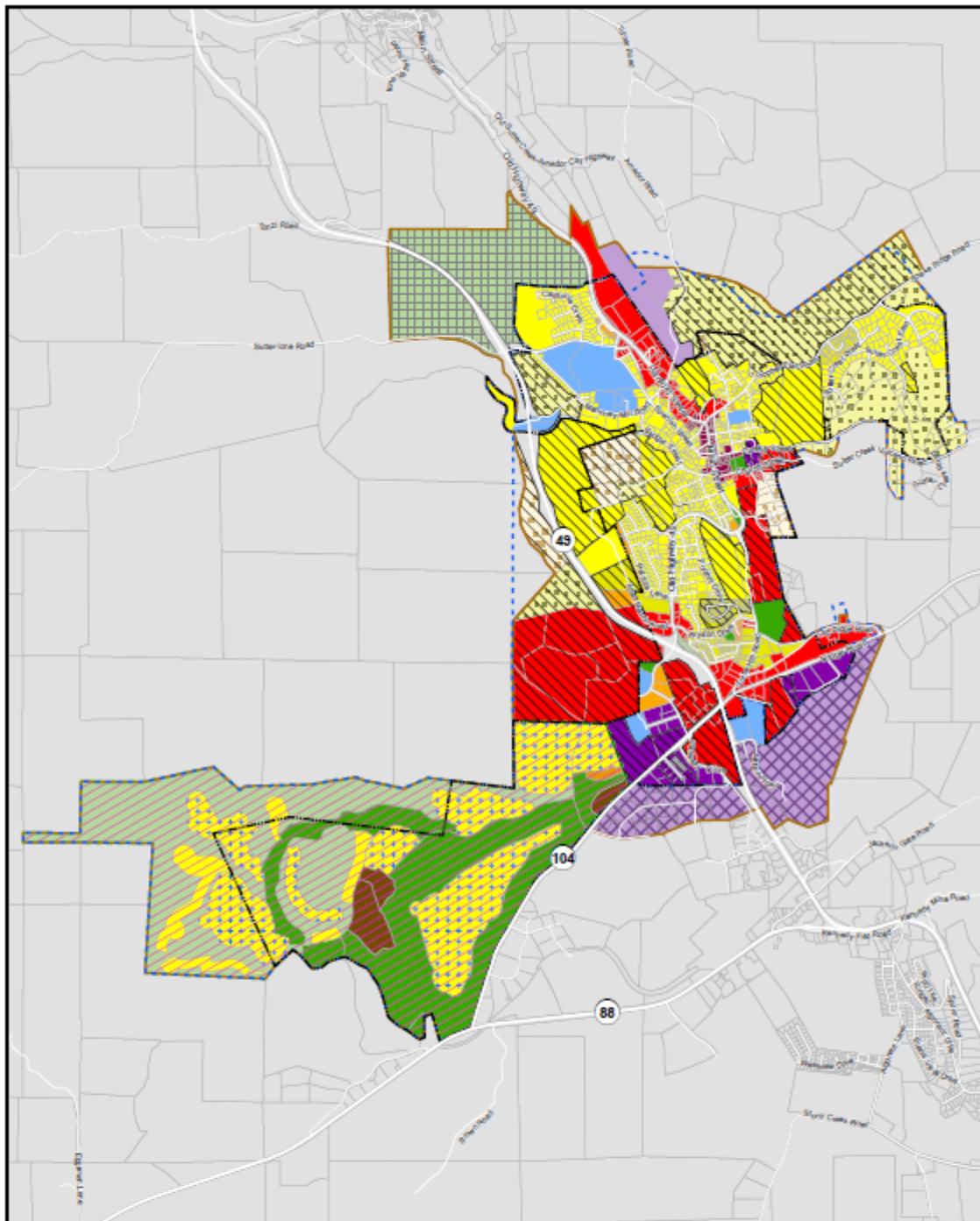
PASSED, APPROVED AND ADOPTED this 8th day of July 2024, by the following vote:

AYES:

NOES:
ABSENT:
ABSTAIN:

CHAIR

Exhibit A General Plan Land Use Diagram



Legend

- Sutter Creek City Limits
- Sphere Of Influence
- Planning Area
- Gold Rush Ranch Specific Plan (GRRSP)
- Planned Development Overlay
- City-Owned Mitigation Parcels

Land Use Designations

<ul style="list-style-type: none"> RE - Residential Estate RL - Residential Low Density RSF - Residential Single Family RM - Residential Medium Density RH - Residential High Density MU - Mixed Use C - Commercial 	<ul style="list-style-type: none"> DTC - Downtown Commercial M - Mining I - Industrial PS - Public Service OS - Open Space R - Recreation Martell 	<p>GRRSP Land Use Designations</p> <ul style="list-style-type: none"> GRRSP-MU GRRSP-COS GRRSP-GCAF GRRSP-RCL GRRSP-SDAR GRRSP-SFAR
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Figure 4-1
Land Use Map

CITY OF SUTTER CREEK General Plan

