

RESOLUTION 24-25-*

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SUTTER CREEK WHICH PREZONES 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, On July 8, 2024 the Planning Commission reviewed, held a public hearing, and ultimately voted 4-0 to deny the Broadmeadows Estates Subdivision application; the City Council interprets this action to recommend against the requested rezoning 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 City Council reviewed the Final Mitigated Negative Declaration prepared for the Project; and has otherwise carried out all requirements for the Project pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the City Council held a duly noticed public hearing on the pre-zoning on August 26, 2024 at which time all interested persons had an opportunity to be heard; and

WHEREAS, a staff report dated August 26, 2024, and incorporated herein by reference, describes the proposed pre-zoning considered by the City Council.

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 City Council does not accept the Planning Commission recommendation and hereby approves the proposed pre-zoning of the parcels shown on Exhibit A.

PASSED, APPROVED AND ADOPTED this 26th day of August 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

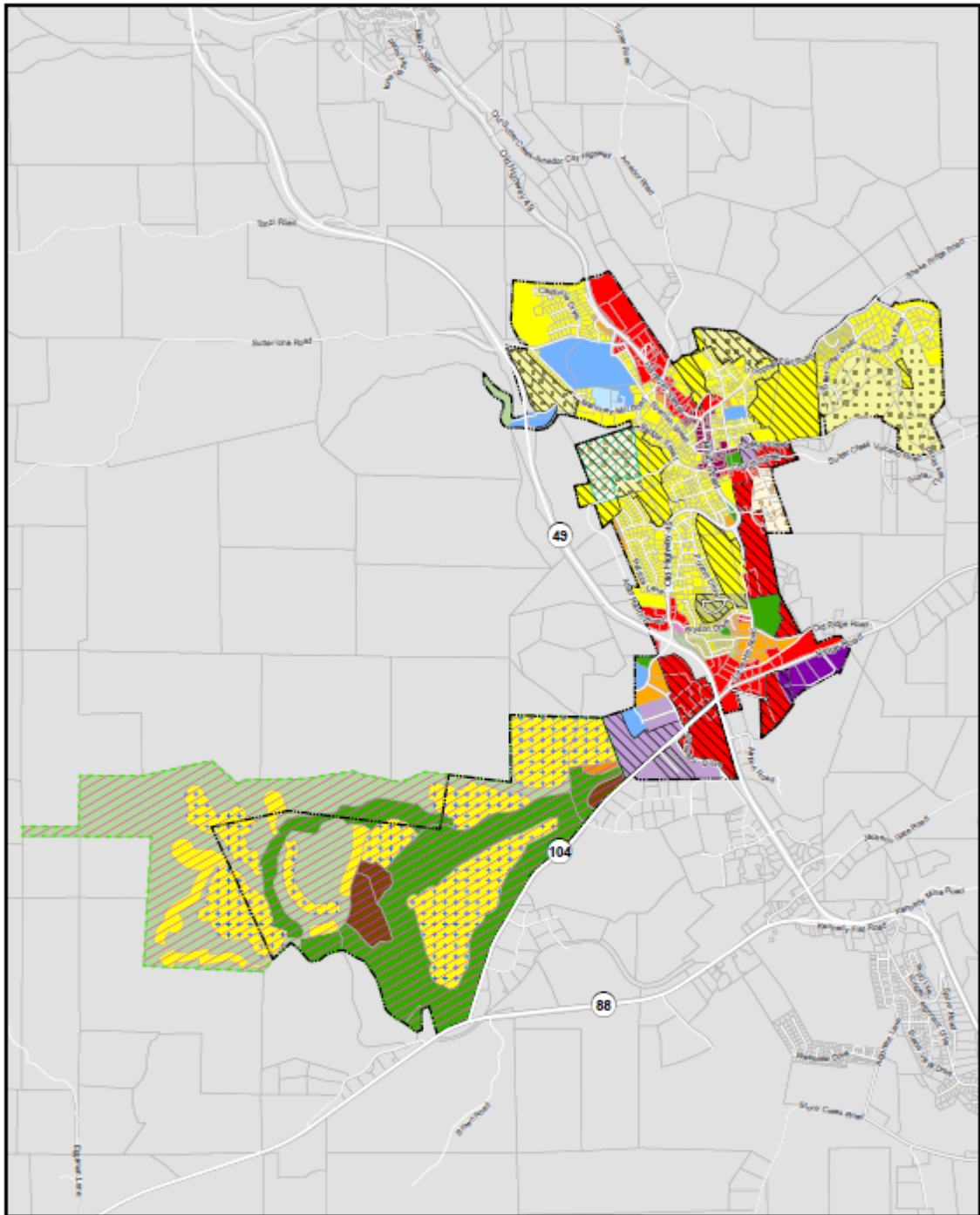
ABSENT:

ATTEST:

Claire Gunselman, Mayor

Karen Darrow, City Clerk

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



