

RESOLUTION NO. 07-08-35

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUTTER CREEK
APPROVING THE BRYSON COTTAGES TENTATIVE SUBDIVISION MAP**

WHEREAS, the City Council of the City of Sutter Creek did on Monday, June 2, 2008, hold a public hearing on a proposed Tentative Subdivision Map for David Sidle (APN 018-342-002 & 003) after properly noticing said hearing , and

WHEREAS, the City Council did at the public hearing, receive a report from the planning staff, and Commission, receive input from the Applicant's representative, and receive testimony from the public, and at the closing of said public hearing did deliberate and consider the same; and

WHEREAS, the City Council found that the project would not have a significant impact on the environment based on the Negative Declaration that was prepared for the project.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Sutter Creek hereby approves the Tentative Subdivision Map for Bryson Cottages based on the findings attached hereto as Exhibit A, and subject to the Conditions of Approval attached hereto as Exhibit B.

PASSED AND ADOPTED by the City Council of the City of Sutter Creek on this 2nd day of June, 2008 by the following vote:

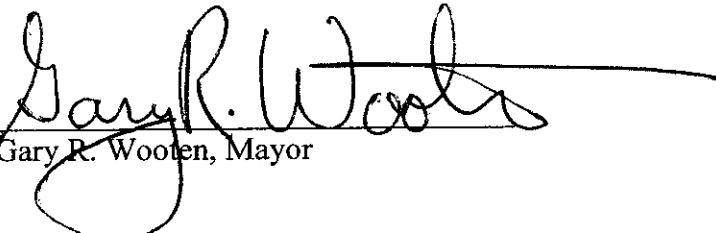
AYES: Council Member Crosby, Murphy and Parsons

NOES: None

ABSENT: Council Member Hepworth

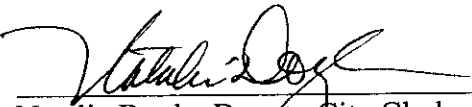
ABSTAIN: Council Member Wooten

CITY OF SUTTER CREEK



Gary R. Wooten, Mayor

ATTEST:



Natalie Doyle, Deputy City Clerk

**FINDINGS FOR THE
BRYSON COTTAGE TENTATIVE SUBDIVISION MAP**

1. The proposed map is consistent with applicable General Plan because the project site is designated Residential Low Density and no further changes to the General Plan Land Use designation are proposed other than those requested.
2. The design and improvement of the proposed parcel map is consistent with applicable General Plan. The General Plan residential policies have been considered in the project design.
3. The site is physically suitable for the type of development proposed. The proposed 12 residential lots can accommodate detached single family dwellings as allowable by the General Plan and Zoning Code.
4. The site is physically suitable for the proposed density of development and each parcel is of sufficient size to accommodate low density residential uses.
5. Neither the design of the subdivision map nor the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because of the parcels are within a developed area.
6. Neither the design of the subdivision map nor the proposed improvements is likely to cause serious public health problems because sewer, water, and storm drainage improvements are in place or will be constructed as part of the project's improvements.
7. The proposed subdivision map will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed project because the existing and proposed easements are properly located.
8. The proposed dedication of land or improvements is consistent with the General Plan Circulation Policies. The site can be adequately served by existing facilities.
9. The design of the subdivision map provides, to the extent feasible, for the future passive or natural heating opportunities in the project because each lot is large enough and has sufficient southern exposure to facilitate solar orientation.

CONDITIONS OF APPROVAL FOR THE
BRYSON COTTAGE TENTATIVE SUBDIVISION MAP

All conditions shall be met prior to or concurrent with recordation of the Final Parcel Map.

1. Approval of this action includes a Tentative Subdivision Map for 12 single family residential lots. The map is valid for a period of 24 months from the date of approval unless a Final Map is recorded or an extension is granted.
2. Construct storm drainage improvements to City Standards in accordance with the storm drainage study.
3. Construct sidewalk, curb, gutter and drainage improvements along the property frontage of Bryson Drive consistent with City of Sutter Creek street standards as required by the City Engineer.
4. Submit a grading plan consistent with Chapter 33 of the Uniform Building Code for review and approval by the City of Sutter Creek.
5. Extend all utilities to property in accordance with a utility plan approved by the City Engineer.
6. Comply with Title 14 of the Municipal Code for sewer service including a main line extension and/or sewer service laterals to serve each lot.
7. Provide street tree landscaping pursuant to Ordinance No. 274.
8. Pay Parkland In Lieu fees pursuant to Ordinance No. 258, based on the fair market value of the lots.
9. Pay a Traffic Mitigation Fee equivalent to twelve single-family units.
10. All ordinance requirements of the Amador Water Agency shall be met.
11. All ordinance requirements of the Sutter Creek Fire District shall be met.
12. Prior to recordation of the first final map, the project shall annex into the County of Amador Community Facilities District No. 2006-1 to fund additional costs associated with fire protection services for the new development as per City of Sutter Creek Resolution No. 060706.
13. Prior to recordation of the first final map, the project applicant shall form or annex into a Community Facilities District (CFD), street maintenance assessment district or other financing district or will provide a similar funding mechanism

which is acceptable to the City of Sutter Creek to fund the project's fair share of ongoing roadway maintenance.

14. Meet the Sewer Facilities and connection requirements as specified by the City Sanitation Engineer.
15. All work shall be completed per City of Sutter Creek standard details and specifications.