

**RESOLUTION 23-24-\***

**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**, 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 AND ADOPTED** by the Planning Commission of the City of Sutter Creek on Monday the 10th day of June 2024 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

**THE CITY OF SUTTER CREEK**

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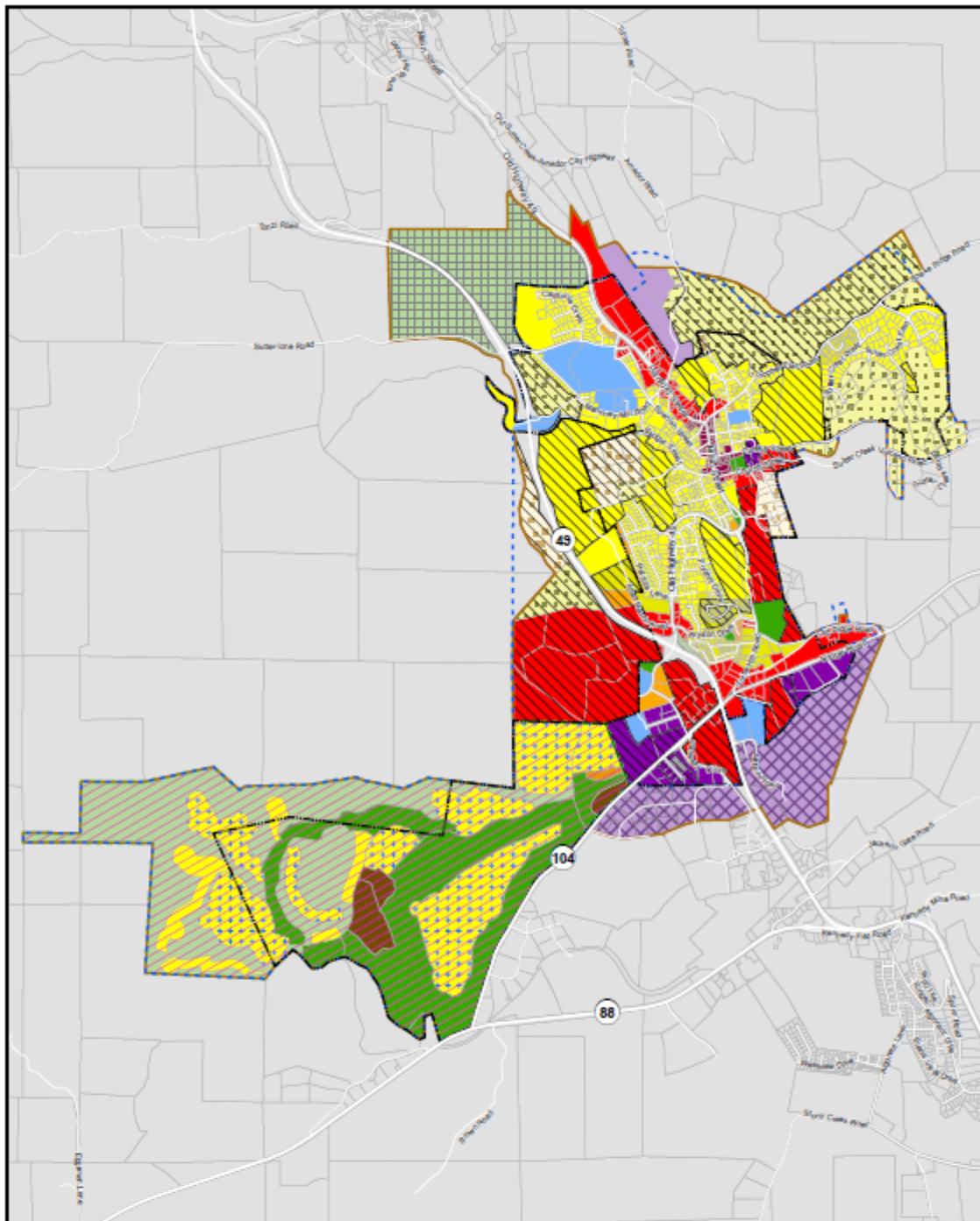
**Michael Kirkley, Chairman**

**ATTEST:**

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**Karen Darrow, City Clerk**

## 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"> <li><span style="background-color: #f0e68c; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RE - Residential Estate</li> <li><span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RL - Residential Low Density</li> <li><span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RSF - Residential Single Family</li> <li><span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RM - Residential Medium Density</li> <li><span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> RH - Residential High Density</li> <li><span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> MU - Mixed Use</li> <li><span style="background-color: #ff0000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> C - Commercial</li> </ul> | <ul style="list-style-type: none"> <li><span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> DTC - Downtown Commercial</li> <li><span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> M - Mining</li> <li><span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> I - Industrial</li> <li><span style="background-color: #0000ff; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> PS - Public Service</li> <li><span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> OS - Open Space</li> <li><span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> R - Recreation</li> <li><span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Martell</li> </ul> | <p><b>GRRSP Land Use Designations</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #800000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GRRSP-MU</li> <li><span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GRRSP-COS</li> <li><span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GRRSP-GCAF</li> <li><span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GRRSP-RCL</li> <li><span style="background-color: #ffff00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GRRSP-SDAR</li> <li><span style="background-color: #ff8c00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GRRSP-SFAR</li> </ul> |
|---|---|--|

Figure 4-1  
Land Use Map

### CITY OF SUTTER CREEK General Plan

