

# GENERAL PLAN

## Volume I – Policy Document

**April 2019**

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Table of Contents

**Volume I General Plan Policy Document**

**1 INTRODUCTION.....1-1**

1.1 THE PURPOSE OF THE GENERAL PLAN .....1-1

    1.1.1 *City’s Purpose* .....1-1

    1.1.2 *State’s Intent*.....1-1

1.2 GENERAL PLAN CONSISTENCY .....1-2

1.3 RELATION TO OTHER LAND USE LAWS .....1-2

1.4 STRUCTURE OF THE GENERAL PLAN.....1-2

    1.4.1 *Components of the General Plan* .....1-2

    1.4.2 *Required and Optional General Plan Elements*.....1-3

    1.4.3 *The Ten Elements Summarized*.....1-3

    1.4.4 *How the Elements are Organized*.....1-4

    1.4.5 *How the General Plan Organizes the Timing of Implementation Measures*.....1-5

1.5 HISTORY OF THE GENERAL PLAN.....1-6

    1.5.1 *1982 General Plan* .....1-6

    1.5.2 *1994 General Plan* .....1-6

    1.5.3 *2010, 2016 and 2017 General Plans* .....1-7

1.6 REGIONAL PLANNING.....1-7

    1.6.1 *Related Plans*.....1-7

1.7 THE PLANNING PERIOD FOR THE GENERAL PLAN .....1-8

**2 SUTTER CREEK SETTING .....2-1**

2.1 GENERAL SIZE AND LOCAL GEOGRAPHY .....2-1

2.2 HISTORY OF SUTTER CREEK .....2-2

2.3 BUILD-OUT POPULATION PROJECTIONS .....2-7

    2.3.1 *Growth Projection*.....2-7

    2.3.2 *Build-Out Projection* .....2-7

2.4 SUTTER CREEK GOVERNANCE .....2-9

    2.4.1 *City of Sutter Creek Government* .....2-9

    2.4.2 *Planning Roles and Responsibilities in the City of Sutter Creek* .....2-9

    2.4.3 *Special Districts and Joint Powers Authorities*.....2-10

    2.4.4 *Amador County*.....2-11

    2.4.5 *Amador County Unified School District/Amador County Office of Education*.....2-11

**3 ADMINISTRATION .....3-1**

3.1 INTERPRETATION OF GENERAL PLAN PROVISIONS .....3-1

3.2 STANDARDS AND GUIDELINES .....3-1

3.3 LEVEL OF DETAIL .....3-1

3.4 GENERAL PLAN TERMINOLOGY .....3-1

3.5 MAINTAINING AND UPDATING THE GENERAL PLAN .....3-2

    3.5.1 *The General Plan Requires Annual Maintenance*.....3-2

    3.5.2 *Updating and Amending the General Plan* .....3-2

    3.5.3 *Reviewing Development Projects for Conformance*.....3-2

3.6 COMPLIANCE WITH FEDERAL AND STATE LAW AND REGULATIONS.....3-2

    3.6.1 *Air Quality*.....3-2

    3.6.2 *Biological Resources* .....3-3

    3.6.3 *Water Quality* .....3-3

    3.6.4 *Cultural and Paleontological Resources*.....3-3

    3.6.5 *Geology*.....3-4

3.6.6 *Agriculture*.....3-4

3.6.7 *Housing and Building*.....3-4

**4 LAND USE ELEMENT .....4-1**

4.1 INTRODUCTION.....4-1

4.1.1 *Statutory Requirement*.....4-1

4.2 DISTRIBUTION OF LAND USES.....4-1

4.2.1 *The Downtown Area*.....4-2

4.2.2 *The Sutter Hill/Martell Area*.....4-2

4.2.3 *Gold Rush Ranch Specific Plan Area*.....4-2

4.2.4 *Location of Future Public Facilities*.....4-3

4.2.5 *Qualifying Details*.....4-3

4.3 HOW THE “PD” AND “VSA” DESIGNATIONS WORK.....4-3

4.3.1 *Planned Development Areas*.....4-3

4.3.2 *Visual*.....4-3

4.4 THE BASIS FOR GROWTH MANAGEMENT .....4-12

4.5 CONSISTENCY WITH OTHER PLANS.....4-18

4.5.1 *Airport Land Use Plan*.....4-18

4.5.2 *Difference Between “Planning Area” and “Sphere of Influence”*.....4-18

4.5.3 *Overlap With County General Plan Land Use Element*.....4-18

4.6 ECONOMIC DEVELOPMENT .....4-19

4.6.1 *Jobs-Housing Balance*.....4-19

4.6.2 *Attracting New Business*.....4-19

4.7 GOALS, OBJECTIVES, POLICIES, IMPLEMENTATION MEASURES, STANDARDS .....4-23

4.7.1 *Goals, Objectives, Policies, and Implementation Measures*.....4-23

4.7.2 *Land Use Standards and Guidelines*.....4-26

**5 CONSERVATION AND OPEN SPACE ELEMENT .....5-1**

5.1 INTRODUCTION.....5-1

5.1.1 *Statutory Requirements*.....5-1

5.1.2 *City’s Purpose*.....5-1

5.1.3 *Format*.....5-1

5.2 CITY’S DEFINITION OF OPEN SPACE .....5-2

5.3 CITY AND WATER AGENCY CONSERVATION EFFORTS.....5-2

5.4 THE CITY’S MINERAL RESOURCE MANAGEMENT PROGRAM.....5-2

5.5 GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES .....5-2

5.5.1 *Goal*.....5-3

5.5.2 *Objectives, Policies, and Implementation Measures*.....5-3

5.5.3 *Open Space*.....5-3

5.5.4 *Water Resources*.....5-4

5.5.5 *Water Conservation*.....5-5

5.5.6 *Air Quality*.....5-5

5.5.7 *Geology and Mineral Resources*.....5-5

5.5.8 *Soils, Erosion Control, and Grading*.....5-6

5.5.9 *Vegetation, Wildlife, and Fisheries*.....5-7

5.5.10 *Energy Conservation*.....5-8

5.5.11 *Greenhouse Gases*.....5-8

**6 CIRCULATION ELEMENT.....6-1**

6.1 INTRODUCTION.....6-1

6.1.1 *Statutory Requirements*.....6-1

6.1.2 *Format*.....6-1

6.2	GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES .....	6-5
6.2.1	Goals.....	6-5
6.2.2	Objectives, Policies and Implementation Measures.....	6-5
6.2.3	Highway and Street Improvements.....	6-5
6.2.4	Multi-Modal and TSM Considerations.....	6-8
6.2.5	Downtown Parking.....	6-10
<b>7</b>	<b>PUBLIC SERVICES AND FACILITIES ELEMENT.....</b>	<b>7-1</b>
7.1	INTRODUCTION.....	7-1
7.1.1	Statutory Requirements .....	7-1
7.1.2	Local Purpose.....	7-1
7.1.3	Format .....	7-1
7.1.4	Existing Services and Facilities.....	7-2
7.2	PUBLIC FACILITIES .....	7-2
7.2.1	Cooperation Between the City and the Amador County Unified School District .....	7-2
7.2.2	Need for Additional School .....	7-3
7.3	FUNDING CITY SERVICES .....	7-3
7.4	GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES .....	7-4
7.4.1	Goal .....	7-4
7.4.2	Objectives, Policies, and Implementation Measures.....	7-5
7.4.3	Community Services District .....	7-5
7.4.4	Water Service.....	7-5
7.4.5	Sewage Collection and Disposal .....	7-5
7.4.6	Storm Drainage .....	7-6
7.4.7	Solid Waste .....	7-7
7.4.8	Schools.....	7-7
7.4.9	City Offices .....	7-7
7.4.10	Police Protection.....	7-8
7.4.11	Fire Protection .....	7-8
7.4.12	Emergency Medical.....	7-9
7.4.13	Utility Systems .....	7-9
7.4.14	Funding Public Services.....	7-9
<b>8</b>	<b>SAFETY ELEMENT .....</b>	<b>8-1</b>
8.1	INTRODUCTION.....	8-1
8.1.1	Statutory Requirements .....	8-1
8.1.2	City’s Purpose .....	8-1
8.1.3	Format .....	8-1
8.1.4	Recommendations for Emergency Preparedness .....	8-1
8.2	GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES .....	8-2
8.2.1	Goal .....	8-2
8.2.2	Objectives, Policies, and Implementation Measures.....	8-2
8.2.3	Earthquakes.....	8-2
8.2.4	Other Geologic Hazards.....	8-2
8.2.5	Flooding and Dam Failure.....	8-3
8.2.6	Wildland and Urban Fires.....	8-3
8.2.7	Evacuation and Emergency Preparedness.....	8-4
8.2.8	Hazardous Materials .....	8-4
<b>9</b>	<b>NOISE ELEMENT.....</b>	<b>9-1</b>
9.1	INTRODUCTION.....	9-1
9.2	CONSISTENCY WITH OTHER ELEMENTS.....	9-2

9.3 THE NOISE STANDARDS OF SUTTER CREEK.....9-2  
     9.3.1 *Outdoor Standards For Noise* .....9-2  
     9.3.2 *Indoor Standards For Noise* .....9-3  
 9.4. GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES .....9-3  
     9.4.1 *Goals*.....9-3  
     9.4.2 *Objectives, Policies, and Implementation Measures*.....9-3

**10 HISTORIC ELEMENT .....10-1**  
 10.1 INTRODUCTION.....10-1  
     10.1.1 *Statutory Requirement* .....10-1  
     10.1.2 *City's Purposes* .....10-1  
     10.1.3 *Format* .....10-2  
     10.1.4 *The City's Historic Preservation Program*.....10-2  
     10.1.5 *Locally Designated Historic Building and Sites* .....10-3  
 10.2 GOAL, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES.....10-3  
     10.2.1 *Goal*.....10-3  
     10.2.2 *Objectives, Policies, and Implementation Measures*.....10-3

**11 PARKS AND RECREATION ELEMENT .....11-1**  
 11.1 INTRODUCTION.....11-1  
     11.1.1 *Statutory Requirements* .....11-1  
     11.1.2 *City's Purpose*.....11-1  
     11.1.3 *Format* .....11-1  
     11.1.4 *Recreation Facilities* .....11-1  
 11.2 PARKS AND RECREATION POLICIES .....11-7  
     11.2.1 *Parkland Dedication/In-Lieu Ordinance* .....11-7  
     11.2.2 *Cost vs. Revenue Programs*.....11-7  
 11.3 PROJECTED NEEDS AND OPPORTUNITIES.....11-7  
     11.3.1 *Regional Park/Sports Complex* .....11-7  
     11.3.2 *Community Parks* .....11-7  
     11.3.3 *Neighborhood Parks*.....11-8  
     11.3.4 *Residential Parks*.....11-8  
     11.3.5 *Sutter Creek Linear Parkway*.....11-8  
     11.3.6 *Interlinking Pedestrian and Bicycle Trail Network*.....11-8  
 11.4 GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES .....11-9  
     11.4.1 *Goal*.....11-9  
     11.4.2 *Objectives, Policies, and Implementation Measures*.....11-9

**12 HOUSING ELEMENT.....12-1**  
 12.1 INTRODUCTION.....12-1  
 12.2 EXECUTIVE SUMMARY .....12-6  
 12.3 GOALS, POLICIES AND PROGRAMS .....12-12

**13 ENVIRONMENTAL JUSTICE ELEMENT .....13-1**  
 13.1 INTRODUCTION.....13-1  
     13.1.1 *City's Purposes* .....13-1  
     10.1.2 *Format* .....13-1  
 13.2 GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES .....13-2  
     13.2.1 *Goal*.....13-2  
     13.2.2 *Objectives, Policies, and Implementation Measures*.....13-2  
 13.3 ENVIRONMENTAL JUSTICE GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES IN OTHER GENERAL PLAN ELEMENTS .....13-2

13.3.1	<i>Land Use Element</i> .....	13-2
13.3.2	<i>Conservation and Open Space Element</i> .....	13-3
13.3.3	<i>Circulation Element</i> .....	13-5
13.3.4	<i>Public Services and Facilities Element</i> .....	13-7
13.3.5	<i>Safety Element</i> .....	13-8
13.3.6	<i>Noise Element</i> .....	13-9
13.3.7	<i>Parks and Recreation Element</i> .....	13-11
13.3.8	<i>Housing Element</i> .....	13-11

**Appendix A - Future Considerations**

**Appendix B - Implementation Measures by Target Date**

**Appendix C - References Cited and Persons Consulted**

**LIST OF FIGURES AND TABLES**

Figure 2-1	Vicinity Map	2-3
Figure 2-2	Topographic Map	2-5
Figure 4-1	Land Use Diagram	4-5
Figure 4-2	Land Use Overlay Diagram	4-13
Figure 6-1	Circulation Diagram	6-3
Figure 11-1	Recreation Facilities	11-5
Table 2-1	City of Sutter Creek Build-Out Projections	2-8
Table 4-1	Base and Combined Land Use Designations	4-7
Table 4-2	Overlay Land Use Designations	4-15
Table 4-3	General Plan Land Use Element Building Intensities and Population Densities	4-20
Table 7-1	Public Service Providers	7-2
Table 11-1	Recreation Facilities	11-2

## **Volume II Implementing Standards, Guidelines, and Plans**

- 1. CITY OF SUTTER CREEK GLOSSARY**
- 2. GOLD RUSH RANCH SPECIFIC PLAN, JANUARY 2010**
- 3. CITY OF SUTTER CREEK IMPROVEMENT STANDARDS, MAY 2018**
- 4. CITY OF SUTTER CREEK CAPITAL IMPROVEMENT PROGRAM AND FUNDING STRATEGY**
- 5. CITY OF SUTTER CREEK DESIGN STANDARDS, 2015**
- 6. CITY OF SUTTER CREEK CONSERVATION BEST MANAGEMENT PRACTICES**
- 7. CITY OF SUTTER CREEK OAK WOODLAND MANAGEMENT PLAN REQUIREMENTS AND RARE PLANT MANAGEMENT PLAN**
- 8. CITY OF SUTTER CREEK ENERGY ACTION PLAN, 2015**
- 9. CITY OF SUTTER CREEK TRAFFIC IMPACT STUDY GUIDELINES**
- 10. AMADOR COUNTYWIDE PEDESTRIAN AND BICYCLE PLAN, OCTOBER 2017**
- 11. AMADOR COUNTY PARK AND RECREATION MASTER PLAN, 2006**
- 12. DESIGN STANDARDS FROM THE CRAMER HILL EAST CC&RS**
- 13. AIRPORT LAND USE PLAN FOR WESTOVER FIELD, AMADOR COUNTY, 1990**

**Volume III Setting and Background Reports**

**1. CITY OF SUTTER CREEK SETTING**

1. LAND USE .....1  
2. CONSERVATION AND OPEN SPACE .....3  
3. CIRCULATION.....16  
4. PUBLIC SERVICES AND FACILITIES.....21  
5. SAFETY.....34  
6. NOISE.....43  
7. HISTORIC .....55  
8. PARKS AND RECREATION.....66  
9. HOUSING.....70

**2. HOUSING ELEMENT APPENDICES 2015**

**APPENDIX A - HOUSING NEEDS ASSESSMENT**

**APPENDIX B - CONSTRAINTS**

**APPENDIX C - RESOURCES**

**APPENDIX D - REVIEW OF PREVIOUS HOUSING ELEMENT**

**APPENDIX E - SB 244 ANALYSIS**

**3. SUTTER CREEK GENERAL PLAN ANNUAL PROGRESS REPORT**

**4. GREENHOUSE GAS EMISSIONS INVENTORY 2005**

## **Volume IV Environmental Documentation**

- 1. GENERAL PLAN ENVIRONMENTAL ASSESSMENT 1994**
- 2. GOLD RUSH RANCH EIR 2010**
- 3. JOINT HOUSING ELEMENT INITIAL STUDY AND NEGATIVE DECLARATION 2015**
- 4. GENERAL PLAN UPDATE INITIAL STUDY AND NEGATIVE DECLARATION, IN PROCESS**



# 1 Introduction

## 1.1 The Purpose of the General Plan

A general plan can be considered a local government's "constitution" for growth and development. In addition to background information, general plans typically contain listed goals, objectives, policies, implementation measures, standards, and programs designed to guide growth and development within the jurisdiction. One of the required maps to be contained within a general plan is the land use map. This map should, to the extent feasible, be a visual representation of the City's intentions regarding future growth and development.

Elements within a general plan must be consistent with one another and local land use zoning classifications must be made to conform to the general plan. Decisions regarding private developments for which permits are necessary and those involving major public works projects must be found consistent with the general plan before approval can be granted. Cities must review their capital improvement programs and land transactions for conformance.

### 1.1.1 City's Purpose

The City's purpose for establishing and maintaining an adequate general plan is as follows:

1. To allow and guide growth and development of the city,
2. To provide assurances that the city's inherent values such as its rural and historic character are not destroyed,
3. To assure that public services and facilities continue to be adequate,
4. To assure that costs of providing services and public facilities do not become an over-burden to the city and its citizens, and
5. To protect the health and safety of the citizens of Sutter Creek.

### 1.1.2 State's Intent

The State Legislature adopted the following in Government Code Section 65030.1 as a clear indication of the State's interest in adequate local general plans:

"...[d]ecisions involving the future growth of the State, most of which are made and will continue to be made at the local level, should be guided by an effective planning process, including the local general plan, and should proceed within the framework of officially approved statewide goals and policies directed to land use, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, and other related physical, social and economic development factors." (Government Code Section 65030.1)

The local government's authority to control land use is predicated on the adoption and maintenance of a complete, comprehensive, and internally consistent general plan. Findings of general plan inadequacy have caused courts and/or State government to temporarily take away a local government's authority to govern

over local land use decisions by imposing moratoriums upon development until such time as the delinquent locality's general plan is brought up to the State-required standard.

## 1.2 General Plan Consistency

No matter how many elements a general plan contains, the law dictates equal weight and value to all. This means components of the general plan — goals, objectives, policies, and implementation measures — must work together.

## 1.3 Relation to Other Land Use Laws

The City implements the General Plan through development and adoption of ordinances and standards. The General Plan focuses on policies to manage land development and capital infrastructure. City Codes and regulations further implement the General Plan, including: Sutter Creek Municipal Code Title 15, Building and Construction, Title 17, Subdivisions, and Title 18, Zoning.

## 1.4 Structure of the General Plan

### 1.4.1 Components of the General Plan

The Sutter Creek General Plan includes four volumes: Volume I – Sutter Creek General Plan, Volume II – Sutter Creek Implementing Standards, Guidelines, and Plans, Volume III – Setting and Background Reports, and Volume IV – Environmental Documentation. Volume I – Sutter Creek General Plan – is the General Plan for legal purposes. Volumes II through IV are reference documents that provide information to support the General Plan goals, objectives, policies, and implementation measures contained in the first volume.

The contents of Volumes I through IV include:

#### **Volume I – Sutter Creek General Plan Policy Document:**

1. Introduction
2. Sutter Creek Setting
3. Administration
- 4 through 13. General Plan Elements
- Appendix A. Future Considerations
- Appendix B. Implementation Measures by Target Date
- Appendix C. References Cited and Persons Consulted

#### **Volume II – Sutter Creek Implementing Standards, Guidelines and Plans:**

1. City of Sutter Creek Glossary
2. Gold Rush Ranch Specific Plan, January 2010
3. City of Sutter Creek Improvement Standards, May 2018
4. City of Sutter Creek Capital Improvement Program and Funding Strategy
5. City of Sutter Creek Design Standards, 2015
6. City of Sutter Creek Conservation Best Management Practices
7. City of Sutter Creek Oak Woodland Management Plan Requirements and Rare Plant Management Plan
8. City of Sutter Creek Energy Action Plan, 2015
9. City of Sutter Creek Traffic Impact Study Guidelines

10. Amador Countywide Pedestrian and Bicycle Transportation Plan, October 2017
11. Amador County Park and Recreation Master Plan, 2006
12. Design Standards from the Cramer Hill East CC&Rs
13. Airport Land Use Plan for Westover Field, Amador County, 1990

### **Volume III – Setting and Background Reports**

1. City of Sutter Creek Setting
  1. Land Use
  2. Conservation and Open Space
  3. Circulation
  4. Public Services and Facilities
  5. Safety
  6. Noise
  7. Historic
  8. Parks and Recreation
  9. Housing
2. Housing Element Appendices 2015
3. Sutter Creek General Plan Annual Progress Report
4. Greenhouse Gas Emissions Inventory 2005

### **Volume IV – Environmental Documentation**

1. General Plan Environmental Assessment (certified November 21, 1994)
2. Gold Rush Ranch EIR (certified January 19, 2010)
3. Joint Housing Element Initial Study and Negative Declaration (certified June 1, 2015)
4. General Plan Update Initial Study and Negative Declaration (in process)

#### **1.4.2 Required and Optional General Plan Elements**

Section 65302 of the State Government Code specifies that the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The code requires that a general plan must address seven elements: land use, circulation, housing, open space, conservation, noise and safety. (This General Plan combines the required conservation and open space elements into one.) Code Section 65303 allows that a city may include other elements that relate to its physical development. In addition to the seven State mandated elements, the Sutter Creek General Plan contains three elements that are of local importance: an historic element, a parks and recreation element, and a public services and facilities element.

#### **1.4.3 The Ten Elements Summarized**

The General Plan’s ten elements are briefly summarized below:

*The Land Use Element* carries forward and expands the general distribution and intensity of land uses presently allowed within the City. The Element contains provisions for planned development (cluster and planned unit development). This land use distribution is diagrammed on the land use map (Figure 4-1). The Land Use Element addresses particularly sensitive areas such as creeksides, historic resources, the County airport, and visually sensitive areas by use of overlay designations. These are shown on the Land Use Overlay Map (Figure 4-2). Overlay provisions help to ensure the Land Use Element’s consistency with the General Plan’s other elements and to lessen the environmental impacts of growth. The detail

added by the Element's two maps and listed goals, objectives, policies, implementation measures, and standards serve to clarify and carry out policies and objectives of the General Plan.

*The Conservation and Open Space Element* combines two State required elements into one. The Element addresses the conservation, development, and use of natural resources, including water, open space, mineral resources, land resources, native plants, wildlife habitats, air, greenhouse gas emissions, and energy. It provides details concerning these resources that support policies, and implementation measures contained in the Land Use Element, the Safety Element, and the Parks and Recreation Element, as well as concerns listed in the environmental documentation.

*The Circulation Element* is correlated with the Land Use Element and identifies the general location and the extent of existing and proposed major components of the transportation and traffic circulation system. It addresses transportation improvements, traffic circulation (including transit, bicycles and pedestrians), and parking.

*The Public Services and Facilities Element* addresses the needs of public facilities and services in the City with respect to existing and projected populations. The public facilities include water, sewer, storm drainage, solid waste, schools, and City offices. The public services include police and fire protection and emergency medical services. Utility systems include electric power, natural gas, telephone, and high speed communications.

*The Safety Element* compares existing and planned land uses and their infrastructure (especially water systems and roads) with potential hazards, including earthquakes and other geologic hazards, dam failure and flooding, wildland and urban fires, evacuation and emergency preparedness, hazardous materials, and aviation.

*The Noise Element* identifies existing and projected noise contours and correlates with the Land Use Element by attempting to ensure that future noise sensitive land uses are not located in areas where noise is or will be excessive or disturbing.

*The Historic Element* lays the foundation for preservation of the City's historic qualities and the City's Design Standards to ensure the City's historic heritage is maintained.

*The Parks and Recreation Element* overlaps with the General Plan's Land Use, Circulation, and Conservation/Open Space Elements to ensure the adequate provision of recreational facilities, public parks, and a pedestrian and bicycle trail system for the benefit of future citizens.

*The Housing Element* provides a comprehensive assessment of current and projected housing needs for segments of the community and economic groups. It includes a detailed, quantified program intended to provide adequate housing for such segments and groups within the population.

*The Environmental Justice Element* promotes the minimization and equalization of environmental effects among all persons in Sutter Creek, including disadvantaged communities.

#### **1.4.4 How the Elements are Organized**

The General Plan elements contain discussions of planning related issues. Each discussion of the issues is followed by a list of goals, objectives, policies, implementation measures, standards, and/or guidelines that are intended to help resolve the issues identified.

The General Plan utilizes the following definitions of goal, objective, policy, implementation measure, and standard contained in the Governor’s Office of Planning and Research’s 2003 General Plan Guidelines:

- Goal: “A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.”
- Objective: “An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.”
- Policy: “A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan’s objectives.”
- Implementation Measure: “An implementation measure is an action, procedure, program, or technique that carries out general plan policy...”
- Standard: “A standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Standards define the abstract terms of objectives and policies with concrete specifications.”

#### **1.4.5 How the General Plan Organizes the Timing of Implementation Measures**

General Plan implementation measures are prioritized to occur within three time frames. The City Council will evaluate the appropriateness of the time frames during updates of the General Plan based on current issues, financial feasibility, current Federal and State law, and City priorities. Rather than assigning specific dates to implementation measures, the actions are prioritized into one of three planning horizons: short-, intermediate-, or long-term. Certain implementation measures, particularly those that are quantifiable, are “annual” or “ongoing” actions or “ongoing review standard”.

##### *Short-Term Planning Period*

The short-term planning period covers the first five years from General Plan adoption.

##### *Intermediate-Term Planning Period*

The intermediate-term planning period is the second five years from General Plan adoption. Items prioritized for the intermediate-term period are speculative priorities. Each year, the City will review the intermediate-term priorities and determine which will be moved into the upcoming short-term planning period, which will be retained, and which will be deferred to the long-term planning period. Some may be eliminated entirely due to changes in City policy direction.

##### *Long-Term Planning Period*

The long-term planning period follows the intermediate-term planning period and covers the last ten-year period of the 20-year General Plan from the General Plan adoption. As the General Plan is carried out, some of these programs will be assigned higher priorities and moved to a more predictable and accomplishable time frame. Others may be retained as long-term goals or as programs not ready for capital

improvements or implementation. As time passes and the City's needs change, some low priority long-term programs may be dropped.

## 1.5 History of the General Plan

### 1.5.1 1982 General Plan

The City of Sutter Creek updated its General Plan in July 1982 to meet changed conditions in the Sutter Creek area and to meet new State requirements. Since that time, Sutter Creek's popularity as a place to visit and live has grown. State requirements and court decisions continue to increase the amount of detail that is to be required of an "adequate" general plan.

### 1.5.2 1994 General Plan

Between 1982 and 1994, there were few changes to the City's General Plan text. The City staff and City Council found themselves struggling to interpret the broad policies of the 1982 plan in the face of perhaps the most serious growth pressure the area had seen since the Gold Rush. The 1994 General Plan process is provided below:

#### *The Technical Advisory Committee's Review and Recommendations*

In December 1989, the City Council's Technical Advisory Committee (TAC) was directed to study and provide the Council with recommendations for an expansion to the City's sphere of influence and an update of the City's General Plan. The TAC was made up of various City department heads, public and agency representatives, and two Council members. The TAC found that, given the land use scenario that could evolve under the 1982 Plan, the population densities and land use intensities that could be allowed could significantly change the valued character of the City and negatively impact public services and facilities. Consequently, in the course of this effort, the TAC listed all of the 1982 General Plan's goals, policies, and objectives and attempted to expand and clarify them. This list was referred to as a list of "qualifiers" for the projected growth.

In February of 1990, the City Council held a public hearing concerning the TAC's report and recommendations. Notice of the hearing was sent to property owners in the City and immediate area. Comments received during the hearing expressed concern for the need to clarify a number of TAC's recommendations.

#### *The General Plan Task Forces*

In March 1990, the City Council solicited citizens from the community to serve on general plan task force committees for the purposes of scrutinizing, refining, and expanding upon the TAC's recommendations. By May 1990, the following four task forces were established, each to study and report upon a separate assigned subject area:

- Task Force 1 - Special planning and design standards;
- Task Force 2 - Open space, grading, parks, and public access;
- Task Force 3 - Infrastructure, public facilities, and safety; and
- Task Force 4 - Transportation and circulation.

### *Drafting the General Plan Update*

The final reports of each task force were reviewed by the City Council in workshops conducted during the winter of 1990-91. Copies of the final reports may be reviewed at Sutter Creek City Hall. It became clear during this process that a substantial update of the 1982 General Plan was in order. In September 1991, the Central Sierra Planning Council was contracted to synthesize the amended task force reports with other technical data and produce the City's updated Draft General Plan.

In December 1992, the nine element draft General Plan and integrated Master Environmental Impact Report (Environmental Assessment) was distributed for review by the public as well as local and state agencies. The City's Planning Commission held public hearings concerning the draft on February 3 and February 18, 1993. The Commission also received written input until March 1993. The Commission then held workshops through the winter of 1993-94 and produced a "Revised Draft General Plan/Environmental Assessment" and a separate document titled "Responses to Public Comments". Both were presented to the City Council for consideration in public hearings during August 1994. The General Plan/Environmental Assessment was adopted on November 21, 1994.

### **1.5.3 2010, 2012 and 2017 General Plans**

The City Planning Commission and City Council evaluated each General Plan goals, objectives, policies, implementation measures, and standards during the processing of the Gold Rush Ranch Specific Plan from 2008 through 2010. Joint subcommittees comprised of City Councilmembers and Planning Commissioners conducted further review of housing, circulation, and grading issues. The City Council amended the General Plan to include the Gold Rush Ranch Specific Plan area, create a new Volume II, and revise General Plan Circulation Element policies on January 4, 2010.

In September 2011, the City commenced a maintenance update that reflected City direction developed during the review of the Gold Rush Ranch project, changes to state and local regulations, updated data, and City interpretation of General Plan policies. Sections identified for the update include grading standards, oak woodlands guidelines, energy conservation, roadway drainage methods, and the housing element. The Planning Commission and City Council reviewed the 2012 General Plan in 2012 and circulated the Draft General Plan and Environmental Documentation for agency and Public Review. During the circulation of the Draft General Plan and Environmental Documentation, comments were received challenging the environmental documents. Upon consultation with the City Attorney it was determined that the General Plan update process would be placed on hold until the Gold Rush Ranch litigation was resolved. In 2016 the pending litigation was resolved and the City proceeded with the General Plan Update.

Between 2012 and 2016 the City amended the General Plan Housing Element, adopted the City of Sutter Creek Design Standards, annually updated the General Plan Annual Report, created a GIS based Land Use Diagram, and adopted the Energy Action Plan. In February 2017, the Draft General Plan circulated in 2012 was updated to incorporate the adopted Housing Element, adopted Design Standards, GIS Land Use Diagram, and Energy Action Plan.

## **1.6 Regional Planning**

### **1.6.1 Related Plans**

The California Government Code requires the City to coordinate its General Plan efforts with those of other governmental agencies and public utility companies. As noted in Section 1.4.1, General Plan Volume II includes two plans created by other governmental agencies – the Amador Countywide Pedestrian and Bicycle Transportation Plan and Amador County Park and Recreation Master Plan – that were adopted by

the City of Sutter Creek. Other overlapping or regional plans evaluated in the formulation of the Sutter Creek General Plan include:

1. *Amador County General Plan (2016)*
2. *Amador County General Plan Housing Element 2014-2019 (2015);*
3. *Amador County Regional Transportation Improvement Program (2016);*
4. *Amador County Regional Transportation Plan Update (2004);*
5. *Amador Regional Sanitation Authority Wastewater Master Plan Update (Draft 2017);*
6. *Airport Land Use Plan for Westover Field, Amador County (1990) (Airport Land Use Compatibility Plan update in preparation);*
7. *Amador County Unified School District Twenty Year Facilities Master Plan (1992);*
8. *Amador County Hazardous Materials Area Plan (2014); and*
9. *Amador County Local Hazard Mitigation Plan (2014).*

Every effort was made to ensure that the General Plan conforms to each of the plans listed above. The public agencies responsible for each of the listed plans were given the opportunity to review the General Plan in draft form and offer comment.

In addition to a review of planning documents of regional significance, other agencies at the local, regional, and state levels were consulted during the General Plan's preparation. The list of organizations and persons consulted can be found in General Plan Volume I Appendix C.

Discussion of the lands that are outside of City limits and under County jurisdiction but overlapped by the planning area boundary shown in this General Plan is contained in the Land Use Element. Policies and implementation measures to be carried out by agencies other than the City of Sutter Creek are listed separately in the General Plan's environmental documentation.

## **1.7 The Planning Period for the General Plan**

The time frame or "planning period" for the General Plan is 20 years after adoption. This time horizon is not an end point at which the General Plan is completed. Rather it sets aside a block of time within which the City will have a rationale for making decisions regarding the priority, timing and funding of implementation measures to meet the changing needs of the City. General Plan Section 3.5.2 recommends an annual General Plan update in April that precedes the development of the annual City budget.

The General Plan is based on assumptions about the planning area's growth that are consistent with State Department of Finance projections. Details regarding these assumptions are provided in Chapter 2, Setting.

## 2 Sutter Creek Setting

### 2.1 General Size and Local Geography

The City of Sutter Creek is located in Amador County on the western slope foothills of the Sierra Nevada (see Figures 2-1 and 2-2). The entire planning area includes the area within present City limits as well as additional contiguous areas which the City believes presently bear relation to its planning. The planning area covers approximately 5.25 square miles. Approximately 50% of this total area or 2.5 square miles (approximately 1,580 acres) are within City limits. California's famous "Mother Lode" or "Golden Chain" Highway 49 runs north/south through the City. Downtown Sutter Creek is considered one of the best examples of an historic mining community to be found along this route. The State has registered the City as an historic landmark.

Historically, the planning area was characterized by a small valley area where the main historic part of the City is located. This valley is surrounded by hills, many parts of which exhibit attractive California oak grassland environment. Annexation of Sutter Hill and Gold Rush Ranch has extended the planning area into the hills south and southwest of the valley. The area's vegetation includes pine, oak, and brushlands or chaparral. Elevations range from approximately 1,200 feet above mean sea level (msl) in the historic downtown heart of the City (the valley bottom) to 1,556 feet msl at the Sutter Hill area, a generally commercial and industrial area located at the southern City limits. Sutter Creek flows generally from east to west through the City crossing under Old Highway 49 in the historic downtown area.

The planning area is split into two drainage basins by a ridge lying south of and somewhat parallel to Sutter Creek. Old State Highway 49 climbs out of the historic downtown area and crests this ridge near the City's southern boundary in the area known as "Sutter Hill". Sutter Hill is adjacent to and often considered a part of Martell, an unincorporated, primarily commercial and industrial community. A portion of the planning area drains to the north of this ridge and into Sutter Creek, which flows down through lone to Dry Creek and eventually meets the Consumnes River. Drainage to the south of this ridge (most of the Sutter Hill/Martell area and the entire Gold Rush Ranch Specific Plan area) is via Stony Creek, which eventually joins Sutter Creek.

Sutter Creek and its tributaries contain wetland and riparian vegetation. Wetland and riparian areas are aesthetically pleasing and provide essential habitat for the area's wildlife. The Northern Sierra MiWuk Indians made intensive use of these tributaries during their occupation of the planning area before white miners and settlers arrived.

Population and housing estimates are generated by both the federal U.S. Census Bureau and the California Department of Finance. Detailed information regarding housing and population are located in the Housing Element (Vol. I-12), Housing Element Appendices (Vol. III), and the General Plan Annual Progress Report (Vol. III). According to the 2010 U.S. Census of population, the City of Sutter Creek has 2,501 residents. This is 198 persons (8.6%) more than the 2000 Census. There were 1,367 housing units within City limits in 2010. The 2015 U.S. Census Bureau American Community Survey Five-year Estimates for Sutter Creek were 2,083 persons. The 2016 California Department of Finance projection for Sutter Creek is 2,588 persons, indicating overall population growth.

In 2016, the California Department of Finance estimated 1,374 housing units, 1,158 occupied housing units, and a 15.7% vacancy rate in the City. The City has a growing commercial/industrial area at its southern

City limits (in the Sutter Hill/Martell area). There is a strong commercial core in the historic downtown area and north of the downtown area adjacent to the Old Highway 49 corridor. Surrounding this commercial core are residential neighborhoods (primarily single-family) and open space areas. Densities tend to be higher closer to the downtown commercial and historic core area.

Generally, the economy of the City is oriented toward commercial services addressing both the needs of local residents and of a sizable tourist population.

## 2.2 History of Sutter Creek

The following summary of the City's unique history is derived from *Early Sutter Creek Annals*, personal correspondence from local historian and Amador County Archivist Larry Cenotto, and *Images of America: Sutter Creek* by Kimberly Wooten and R. Scott Baxter. (*Early Sutter Creek Annals* is published by the Sutter Creek Business and Professional Association and funded by a grant from the City of Sutter Creek. *Images of America: Sutter Creek* is published by Arcadia Publishing.)

The city is named after John A. Sutter, whose mill near Sacramento was the site where gold was discovered in 1848, starting the famous California gold rush. In 1844, Sutter reportedly sent work crews to collect and saw wood in the hills above what is now Sutter Creek. Sutter himself mined the Sutter Creek area when the gold rush started in 1848. The name “Sutter Creek” dates from that period. It is generally believed that early mining and development activities destroyed most of the prehistorical sites that may have existed in the planning area.

Sutter Creek may not have outlasted the gold rush or become the community it is today if quartz gold had not been discovered nearby in 1851. Cenotto reports that, “Early in its history Sutter Creek not only hitched its future to gold mining but also to the casting of wheels, pestles and machinery parts this new industry would require”. Cenotto noted that Sutter Creek is the only foundry city in the County. “No other city or community had a foundry whereas, at one time or another, Sutter Creek had three.” One of these, the Knight Foundry (est. 1873), located on Eureka Street, ceased production in 1996 but is still standing. Knight Foundry is on the National Register of Historic Places and is a California Historic Landmark.

Deep hardrock mines, such as the Central Eureka, Lincoln, Mahoney, Old Eureka, and Wildman, became established after the easily accessible placer deposits were exhausted. The mines operated off and on for many decades until the Central Eureka mine closed in 1958. Recently, rising gold prices have caused the owners of the Lincoln Mine to explore re-opening the mine.

Main Street emerged as Sutter Creek’s commercial district and contained a variety of businesses, dry-goods stores, hotels, restaurants, barbers, blacksmiths, livery stables, and saloons. Buildings were rebuilt after a number of fires in the 1860s, 1870s, and 1880s. Merchants built stately homes on Main Street and in nearby residential neighborhoods. Main Street evolved from dirt path in the 1850s to busy paved highway in the 1920s to more pedestrian-friendly street in 2007 with the opening of the Highway 49 Bypass west of the city. During the 20th century, businesses changed with the advent of the automobile age and the creation of commercial development in nearby communities. Contemporary businesses on Main Street, which include restaurants, antique stores, art galleries, banks, bookstores, clothing stores, and jewelers, cater to both local and tourists.

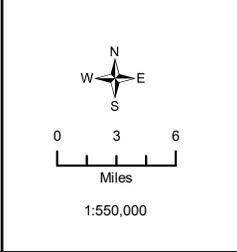
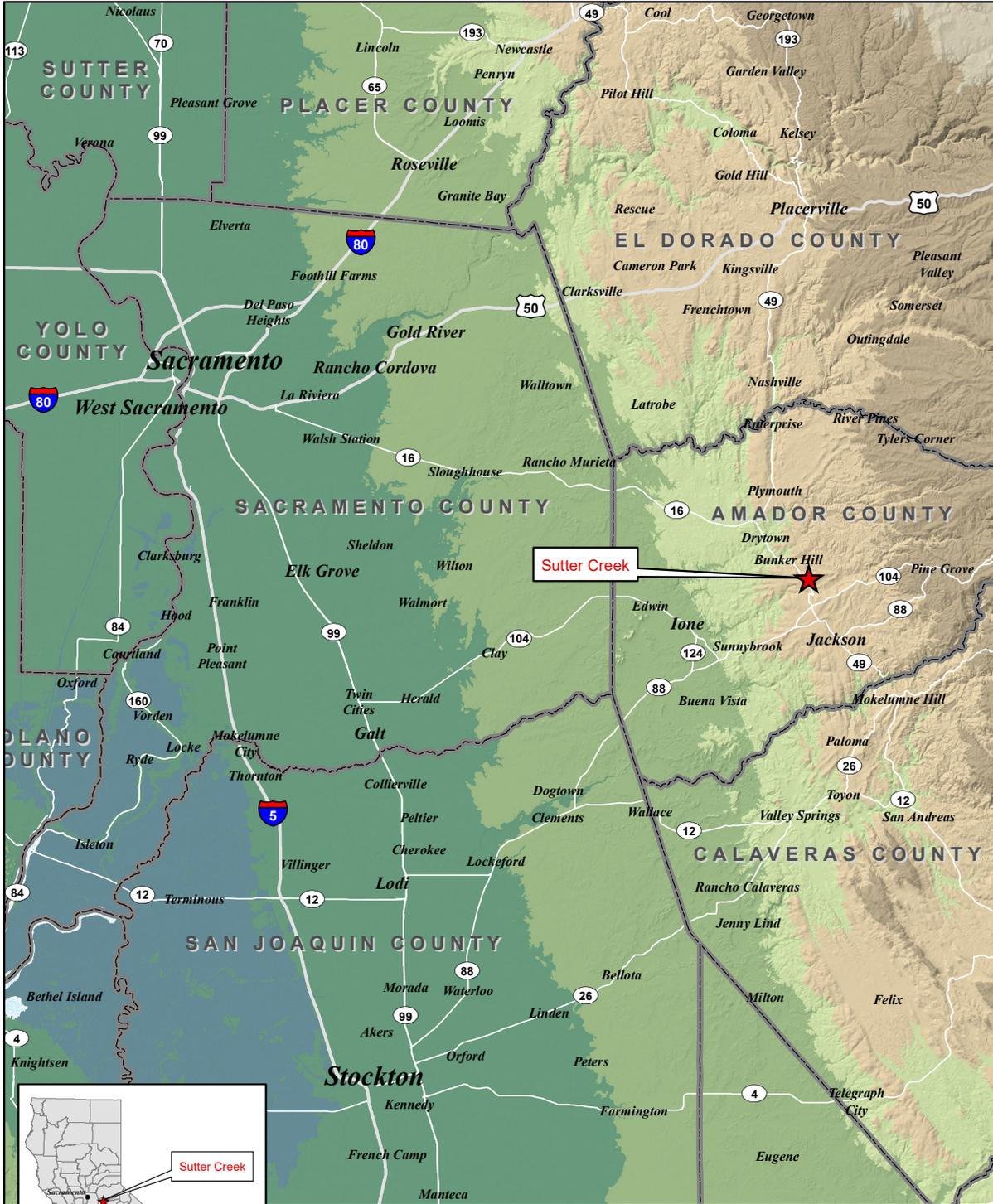
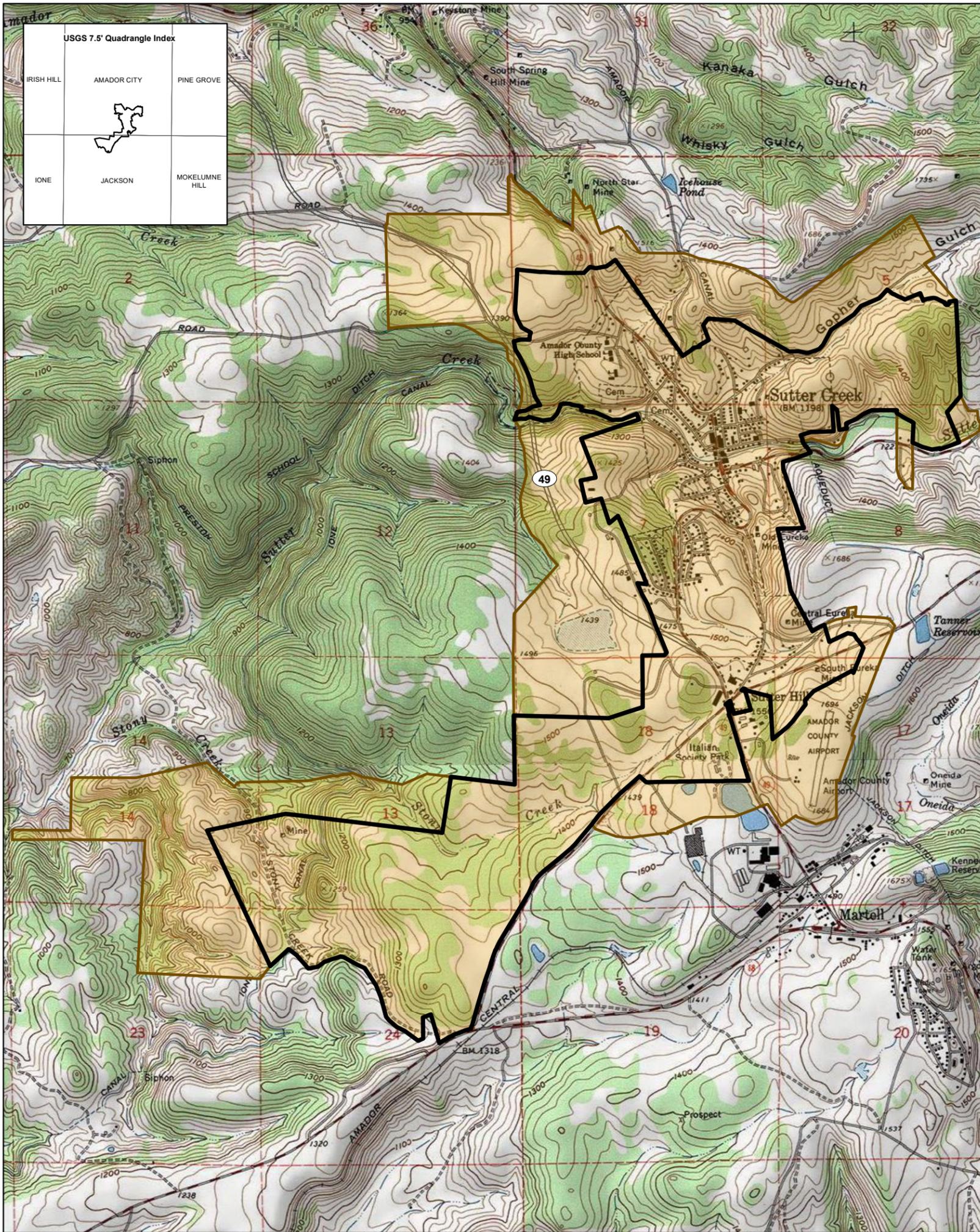


FIGURE 2-1  
VICINITY MAP  
**CITY OF SUTTER CREEK**  
General Plan

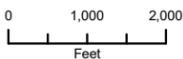
Prepared by Haug Brueck Associates, September 16, 2016.  
Sources: CalAtlas.

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**Legend**

-  Sutter Creek City Limits
-  Planning Area



1:25,000

FIGURE 2-2  
TOPOGRAPHIC MAP

**CITY OF SUTTER CREEK  
General Plan**

MARCH 13, 2019

Service Layer Credits: Copyright:© 2013 National Geographic Society, i-cubed  
Map prepared by Hauge Brueck Associates.

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## 2.3 Build-Out Population Projections

The General Plan develops population projections based upon a methodology and a set of assumptions to determine the effects of future population growth. These assumptions and projections are used throughout the General Plan to determine public service and facility needs as well as social, economic, and environmental concerns that need to be addressed in the General Plan and environmental documentation.

The General Plan uses two population forecast methods to identify short-term and long-term issues and actions: a growth projection and a build-out projection. The growth projection is utilized to identify programs that need to occur in a short period of time, generally within a 20-year time frame. The build-out projection is utilized to anticipate programs and actions that will occur beyond a 20-year time frame.

### 2.3.1 Growth Projection

The growth projection utilizes Amador County and projected growth rates to forecast the pace of future growth within the City. The City assumes that:

1. The population growth rate will average 0.5% annually from 2015 to 2045. The State Department of Finance projections for the County of Amador (California Department of Finance, December 2014) indicate that the County's annual growth rate is anticipated to be 0.7% annually from 2020 to 2030 and 0.3% annually from 2030 to 2040. The City's population growth from 1990 to 2010 was 1.81%.—The City's estimated population growth from 2010 to 2016 is 3.48% (approximately 0.6% annually). The growth rate will be reviewed and adjusted annually with the annual review of the General Plan (see Volume III). The City's estimated 2016 population of 2,588 (California Department of Finance, May 2016) would increase to 2,802 by 2030 and to 2,966 in 2040 using a 0.6% annual growth rate.
2. The City's rate of growth in residential units averaged 0.1% annually between 2010 and 2016. As noted in bulleted item 1, the growth rate will be reviewed and adjusted annually with the annual review of the General Plan. Based on this predicted growth rate of 0.1% annually, the 1,374 housing units in 2016 (California Department of Finance, May 2016) would increase to 1,393 housing units in the City in 2030 and 1,407 housing units in 2040.

### 2.3.2 Build-Out Projection

The build-out projection is developed based on Figure 4-1, Land Use Diagram and the allowable densities established for each land use designation in Table 4-1. The figures for maximum potential dwelling units and maximum potential population are based on the assumption that the maximum number of housing units allowed under the General Plan land use designations, including commercially-designated properties, could be developed. The projection assumes that 25% of the land area for each designation will not be developed due to parcel coverage limits, steep slopes, and dedication as open space, roads, driveways, parking areas, and infrastructure. Projection calculations also assume all existing development may be removed, and the parcel redeveloped at the designated density rate.

The build-out projection for Sutter Creek rounded to the nearest thousand is approximately 20,000 people and 10,000 primary dwelling units (see Table 2-1). Table 2-1 calculates dwelling unit and population projections using two methods: 1) by total gross acres per land use designation and 2) by acres per parcel per land use designation. Each parcel was categorized by land use designation and a density rate was applied to the acres within each individual parcel to create a total number of units and population per parcel per land use designation. The projections based by parcel result in a slightly lower projection. The assumption is that the commercial land uses will build out with the maximum number of residential units allowed.

**Table 2-1  
City of Sutter Creek Build-Out Projections**

<b>General Plan Designation</b>	<b>Dwelling Units Per Gross Acre(s)</b>	<b>Density Persons/Gross Acre<sup>1</sup></b>	<b>Gross Acres</b>	<b>Maximum Potential Dwelling Units (By Gross Acres)</b>	<b>Maximum Potential Dwelling Units (By Parcel Acres)</b>	<b>Projected Population<sup>2</sup> (By Units per Gross Acres)</b>	<b>Projected Population<sup>2</sup> (By Units per Parcel Acres)</b>
RE-Residential Estates	1 unit/acre	2.14	55.7	40	50	90	100
RL-Residential Low-Density	1 unit/1/2 acre	4.28	87.3	130	130	280	280
RSF-Residential Single Family	6.22 units/acre	13.31	400.3	1,870	1,870	4,000	4,010
RM-Residential Medium Density	15 units/acre	32.10	51.2	580	570	1,240	1,220
RH-Residential High Density	16 to 29 units/acre	34.24 to 62.06	14.1	300	300	640	640
MU-Mixed Use	8 units/acre	17.12	0.1	0	0	0	0
C-Commercial	16 to 29 units/acre	34.24 to 62.06	190.5	4,150	4,140	8,880	8,860
DTC-Downtown Commercial	16 to 29 units/acre	34.24 to 62.06	12.4	270	270	580	580
I-Industrial	6 units/acre	12.84	71.2	430	320	920	690
PS-Public Service	6 units/acre	12.84	60.8	360	10	780	20
R-Recreation	6 units/acre	12.84	15.7	90	10	200	20
OS-Open Space	0 units	0	1.1	-	-	-	-
GRR-SP Gold Rush Ranch Specific Plan	1.5 units/acre	3.21	618.2	1,500	1,500	3,000	3,000
<b>TOTAL</b>			<b>1,578.6</b>	<b>9,700</b>	<b>9,200</b>	<b>20,600</b>	<b>20,000</b>

*The maximum potential dwelling units and projected population for each General Plan land use designation is rounded to the nearest ten. The total maximum potential dwelling units and projected population is rounded to the nearest hundred.*

<sup>1</sup>*Population density calculated using 2.14 persons per households for residential uses, based upon 2010 Census.*

<sup>2</sup>*Assumed number of residents per unit: 2.14 for primary unit and 1 for second unit.*

Growth assumptions and projections are an inexact science. This is largely why the General Plan requires regular review and updating. Policy LU-2.1.6 and Implementation Measure LU-2.1.6.1 call for the development of more refined growth and build-out projection.

## **2.4 Sutter Creek Governance**

### **2.4.1 City of Sutter Creek Government**

The City of Sutter Creek is a general law city. The City is administered by an elected, five member City Council. The Council appoints the department heads, which includes the City Manager, City Attorney, Police Chief, City Building Inspector, Community Development Director, Finance Director, and Public Works Director.

The City Council appoints commissions and committees to consider and provide advice on designated matters and Council members serve as directors for a number of dependent special districts and joint powers authorities in Amador County.

### **2.4.2 Planning Roles and Responsibilities in the City of Sutter Creek**

#### *City Council*

The City Council is responsible for all planning policy in the City of Sutter Creek. Due to the diversity of requirements, the amount of work, and the need for expertise, the Council delegates some tasks to the Planning Commission or Staff. Some of the delegation includes decision-making authority. Other issues are delegated for purposes of obtaining advice and recommendations. The Council cannot delegate its legislative responsibilities for the General Plan and its implementing ordinances.

#### *Planning Commission*

The Planning Commission consists of five citizen volunteers appointed by the City Council. Terms are concurrent with the elected Council member who appointed the Commissioner. The Planning Commission has the authority to approve quasi-judicial actions such as use permits, variances, and subdivisions. The Commission provides recommendations to the Council on legislative actions such as general plan and zoning amendments.

#### *The Planning Department*

The City of Sutter Creek Planning Department is responsible for the administration, operations, and management of planning activities. Activities include permits and development entitlements, policy planning, and enforcement. The Planning Department carries out police powers enabled by the General Plan and zoning regulations.

#### *Design Review Committee*

The City of Sutter Creek Design Review Committee is responsible for reviewing applications to determine whether certain proposed projects conform to the City's Design Standards. Once City Staff determine the application package is complete, the package is given to the Design Review Committee for conformance review. Following review, the Design Review Committee either issues design clearance or a recommendation to the Planning Commission regarding their conformance finding for Planning Commission consideration.

### **2.4.3 Special Districts and Joint Powers Authorities**

Sutter Creek is served by special districts and joint powers authorities. A special district is a government entity created for a limited purpose. A joint powers authority is an entity created by two or more public agencies to provide more effective or efficient government services or to solve a service delivery problem.

#### *Amador Air District*

The Amador Air District is charged with watching over the air resources of Amador County. The Board of Directors is comprised of the five Amador County Board of Supervisors and one member from each of the following cities: Amador City, Ione, Jackson, Plymouth and Sutter Creek.

#### *Amador County Recreation Agency (ACRA)*

ACRA is a joint powers authority formed by Amador County, the Amador County Unified School District, the Cities of Amador, Ione, Jackson, Plymouth, and Sutter Creek, and the Community Services Districts for Volcano and Camanche. The agency is designed to meet the recreation needs of Amador County residents and visitors by creating, maintaining, and developing recreation facilities and programs throughout Amador County.

#### *Amador County Transportation Commission (ACTC)*

ACTC's roles and responsibilities fall generally into two overlapping categories: (1) administration of Transportation Development Act (TDA) and other funds that are allocated to the ACTC; and (2) to serve as the Regional Transportation Planning Agency (RTPA) for Amador County.

#### *Amador Fire Protection District (AFPD)*

AFPD is responsible for emergency fire, rescue, and medical aid service in approximately 85% of the unincorporated area of Amador County. The District enlists volunteer firefighters, other firefighters in surrounding fire departments/districts, and the California Department of Forestry and Fire Protection and maintains automatic aid and mutual aid agreements with these departments. The Amador County Board of Supervisors acts as the AFPD Board of Directors.

#### *Amador Regional Sanitation Authority (ARSA)*

ARSA is a joint powers authority, which involves the City of Amador City, County of Amador, and City of Sutter Creek, that is responsible for the transportation and disposal of wastewater from the Sutter Creek Wastewater Treatment Plant. The City controls wastewater treatment at the plant.

#### *Amador Water Agency (AWA)*

AWA is a special district that provides water to the Cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek, special districts, and residents and businesses in unincorporated areas and that owns and operates 11 small community wastewater systems. AWA must be ready and able to respond to the water and wastewater requirements needed to support land use decisions made by city and county governments of Amador County.

### *Central Sierra Child Support Agency*

The Central Sierra Child Support Agency is a regional agency that represents the counties of Alpine, Amador, and Calaveras. The agency's mission is to advocate for the well-being of children by establishing paternity, enforcing child support and medical support orders against non-custodial parents, disbursing child support to the custodial parents and/or the County for reimbursement of Temporary Assistance for Needy Family (TANF) expended for minor children, locating non-custodial parents and assets, and investigating criminal non-support.

### *Sutter Creek Fire Protection District (SCFPD)*

The SCFPD is a special district responsible for emergency fire, rescue, and medical aid service in conjunction with the Amador City Fire Department and Sutter Creek Volunteer Fire Department in Amador City, Sutter Creek, and a limited surrounding area. New development projects outside of existing district boundaries are incorporated into the SCFPD and Amador County Fire Protection District.

## **2.4.4 Amador County**

Unincorporated portions of Amador County (unincorporated 2016 population 21,927) surrounds the City of Sutter Creek. The unincorporated community of Martell is a major regional shopping area lying south of the City of Sutter Creek along Highway 49. Amador County is governed by a five-member Board of Supervisors, each of whom is elected on a non-partisan basis from separate districts. Elected department heads include the Auditor, Assessor, District Attorney, Recorder-Clerk, Treasurer/Tax Collector, Sheriff, and California Superior Court Judges.

## **2.4.5 Amador County Unified School District/Amador County Office of Education**

The Amador County Unified School District/Amador County Office of Education provides K-12 educational services for children in Amador County. The following elementary, middle schools, and high school serve the children of Sutter Creek: Sutter Creek Elementary, Sutter Creek Primary, Ione Junior High School, Amador High School, Independence High School, and North Star Independent Study. Service needs are determined through monitoring housing development and home statistics.

## 3 Administration

### 3.1 Interpretation of General Plan Provisions

The Sutter Creek General Plan comprises an integrated, consistent, and compatible statement of policies for the City of Sutter Creek. Projects are subject to review against the measures in the General Plan.

The City Council is the body hearing appeals for General Plan interpretation issues. Appeals may go through the Planning Commission before City Council hearing, but the General Plan is the City Council's policy document and the City Council is the final arbiter.

### 3.2 Standards and Guidelines

Many elements contain *standards* that must be met by new development projects or *guidelines* that should be met by new development projects. Standards are identified by use of the words “shall”, “must”, or “will” that imply the standard is imperative and not subject to discretion. Guidelines are identified by use of the word “should” or “may” that signify a less rigid directive. Guidelines should be upheld in the design and approval of new development projects unless there are clear, specific, and compelling reasons to disregard them on a case-by-case basis.

### 3.3 Level of Detail

Since the General Plan includes integrated environmental mitigation measures, many of its policies, standards, and guidelines are more detailed than might normally be the case. Some of these policies, standards, and guidelines can be removed to the City of Sutter Creek Improvement Standards (Resolution #17-18-30), to a separate design guidelines document, or to the City's subdivision or zoning codes. Many others should be included in both the General Plan and the Improvement Standards or City codes. The updating of these City documents are separate policies listed in the Land Use Element.

The Land Use Element varies slightly from the format used in the other elements in that it contains the important land use maps and land use requirements. Likewise, the Circulation Element and Noise Element vary in that they include a circulation map and noise contours map that correlate with the land use maps. The Housing Element also varies from the format used in other elements to satisfy particular guidelines administered by the California Department of Housing and Community Development (HCD).

### 3.4 General Plan Terminology

The General Plan is written in plain language to the extent possible. However, there are “terms of art” (i.e., statutorily assigned definitions and document-specific terms) in a technical planning document. The General Plan provides a glossary in Volume II to aid in the understanding of the document. The glossary establishes specific rules on the meaning of words in the General Plan and provides a hierarchy explaining how the definitions are established.

## **3.5 Maintaining and Updating the General Plan**

### **3.5.1 The General Plan Requires Annual Maintenance**

State law and local ordinance assign the primary responsibility for maintaining and updating the General Plan to the City Planning Commission, (State Government Code Section 65103). According to Section 65400(b) of the State's Government Code, the City's planning staff should "provide...an annual report to the legislative body (Planning Commission) ...[on] the status of the plan and progress in its implementation." The annual review should take place prior to the approval of the City budget.

### **3.5.2 Updating and Amending the General Plan**

Under Government Code Section 65358(b) the City may not amend the mandatory elements of the General Plan more than four times in one calendar year. (There are certain specified exceptions.) The Housing Element must be updated periodically according to a schedule codified in State law (Government Code Section 65588). Financing plans that back up mitigation fees that are adopted consistent with the General Plan ("nexus" studies and plans) must be reviewed after five years and annually thereafter per the requirements of Government Code Section 66001.

An annual General Plan update is recommended in April that precedes development of the annual City budget. Based on City priorities and available budget, the time frame for each implementation measure is to be evaluated and adjusted as appropriate. This is the appropriate time to update the General Plan setting and build-out forecast.

### **3.5.3 Reviewing Development Projects for Conformance**

In addition to periodic maintenance and updates of the General Plan, the need to change the General Plan may be brought forth by public or private development. Applications for public or private development projects must be reviewed for consistency with the General Plan. In carrying out this review, the City should compare the population density and building intensity proposed by the development project with the assumptions upon which this General Plan is based (see Land Use Element). The proposed project must be reviewed for its consistency with the land use designations and expressed goals, objectives, policies, implementation measures and standards of the elements of the General Plan. If the project substantially exceeds the growth assumptions or is inconsistent with the General Plan's goals, objectives, policies, implementation measures, and standards, then either the General Plan should be amended or the project should be denied.

## **3.6 Compliance with Federal and State Law and Regulations**

As part of the implementation of the General Plan, the City of Sutter Creek will comply with federal and state laws and regulations. Since federal and state laws change, they are not incorporated into the General Plan. The following provides a summary of selected federal and state regulations:

### **3.6.1 Air Quality**

- Federal Clean Air Act – Establishes the overall national framework and regulation for attainment and maintenance of air quality standards, including the promulgation of federal air quality standards and setting requirements for air quality planning.

- State of California Air Pollution Control Laws (also known as the “Blue Book”) – This publication is updated annually and compiles air pollution control laws from various state legal codes. The California Air Resources Board (ARB) establishes statewide Ambient Air Quality Standards for criteria air pollutants, and requires the preparation of air quality plans under the California Air Quality Act.
- Amador County Air Pollution Control District (ACAPCD) Rules and Regulations – The most applicable regulations include those for the control of nuisance emissions (Regulation II), open burning (Regulation III), authority to construct stationary sources and permits to operate (Regulations IV and V), and air quality zoning (Regulation VIII).

### 3.6.2 Biological Resources

- Federal Endangered Species Act of 1973 (FESA) – Provides for the protection of federally listed threatened and endangered plant and animal species.
- California Endangered Species Act (CESA) California Fish and Game (CDFG) Code §2050-2098 – Provides for the protection of state-listed threatened and endangered plant and animal species.
- California Native Plant Protection Act (Fish and Game Code §1900-1913) – Also known as the California Native Plant Protection Policy, provides for the protection of rare and endangered plants in the state.
- Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 CFR 10.13), U.S. Bald and Golden Eagle Protection Act, and California Department of Fish and Game Code §3503, 3503.5, and 3513) – Provides for protection of nongame native birds including raptors, and their active nests. The Eagle Protection Act provides additional protection for Bald Eagles and Golden Eagles.

### 3.6.3 Water Quality

- Federal Clean Water Act (CWA) 40 CFR 404(b)(1) – Provides for protection of wetlands and jurisdictional waters (Waters of the United States).
- Water Quality Order 2009-009-DWQ, as amended – National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) for projects which disturb one or more acres of soil or those that disturb less than one acre but are part of a larger plan.
- State Water Resources Control Board, Central Valley Region – This state agency establishes beneficial uses for surface water and water quality standards, including wastewater treatment requirements.

### 3.6.4 Cultural and Paleontological Resources

- National Register of Historic Places (Authorized under National Resources Preservation Act of 1966) and California Register of Historic Places (Public Resources Code (PRC) §5024.1) – Provides for listing and preservation of historic places that meet specific criteria.
- Protection of Archaeological Resources (PRC §21083.2) provides for protection of archaeological resources under CEQA.
- Protection of Paleontological Resources (PRC §5097.5) – Prohibits the excavation or removal of “vertebrate paleontological site or any other archaeological, paleontological or historical feature

situated on public lands except with the express permission of the public agency having jurisdiction over such lands.”

- Native American Graves Protection and Repatriation Act (NAGPRA) (43 CFR Part 10) – Provides for the protection of Native American graves and cultural items.

### **3.6.5 Geology**

- Alquist-Priolo Earthquake Fault Zones Act of 1972 – Provides for disclosure of earthquake fault hazards and prohibits new construction in earthquake zones unless a comprehensive geologic study determines that there would be no structural hazard.
- California Division of Mines and Geology Guidelines (1997, Chapter 4) – Provides guidance to local agencies to protect against earth hazards through the publication of geologic hazard maps and guidance for the prevention of earthquake and earthquake-induced hazards such as landslides and soil liquefaction.

### **3.6.6 Agriculture**

- Williamson Land Conservation Act (California Government Code Title 5 Division 1 Part 1 Chapter 7) – Provides for the protection of agricultural lands through a contract mechanism with the County to continue agricultural use of prime lands.

### **3.6.7 Housing and Building**

- California Resources Code §65852.1 – Zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed for the sole occupancy of one adult or two adult persons 62 years or older.
- California Building Code – Sets building code requirements for structures and is subject to updates and adoption by the City Council.

## 4 Land Use Element

### 4.1 Introduction

#### 4.1.1 Statutory Requirement

California Government Code Section 65302(a) requires that every general plan shall include “a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land...The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.” This same section of code requires the land use element to identify areas that are subject to flooding. Section 65303 indicates that the land use element may also “address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city”. Section 2762(a) of the State Public Resources Code requires that among a general plan’s land use designations, mineral zones, and mineral resource policies must also be considered.

### 4.2 Distribution of Land Uses

The City’s proposed general distribution of land uses is shown on the General Plan Land Use Diagrams (Figures 4-1 and 4-2). The land use designations shown on the figures are described on Tables 4-1 and 4-2. The required “Standards of Population Density and Building Intensity” are addressed on these tables as well as descriptions of intended uses and general standards for their development. Population densities and building intensities for General Plan designations may be lower than that listed in Table 4-3 for individual parcels due to topographic, soil, and infrastructure constraints.

The City’s Land Use diagrams and descriptions are in two parts. Base and combined land use designations are shown and described on Figure 4-1 and Table 4-1. The Land Use Element has a set of overlay designations. These are shown on Figure 4-2 and described in Table 4-2. The Visually Sensitive Area (VSA) and Airport Safety Area (ASA) overlay designations extend beyond the planning area boundary, but are not considered to be land use designations for purposes of this General Plan.

The overlay land use designations are intended to carry out the purpose and intent of the General Plan’s Historic, Safety, and Conservation and Open Space Elements. The overlay designations add special requirements to the requirements contained in the area’s base or combined land use designation (the designation shown on Figure 4-1). Additional details concerning overlay designations can be found in the Historic, Safety, and Conservation and Open Space Elements.

In addition to the general standards expressed in each land use designation, new developments must conform to the goals, objectives, policies, implementation measures, standards, and guidelines specified within the elements of the General Plan.

The following discussion of the general distribution of land use designations helps to explain the Land Use Diagrams (Figures 4-1 and 4-2) and Tables 4-1, 4-2 and 4-3.

### 4.2.1 The Downtown Area

The City's downtown commercial area remains generally within its pre-1994 limits. The area is given its own Downtown Commercial (DTC) land use designation that is intended to protect the district's attractive and historic qualities. This downtown area is also overlain by the Main Street Historic District overlay designation whose boundaries may extend beyond the commercial area and include parts of historic residential neighborhoods. Commercial land uses extend northward from the Downtown Commercial District, including lots on both sides of Old Highway 49 to the City's northern limit. This area is overlaid by a Historic District overlay designation that also applies Design Standards and project review requirements to help maintain and upgrade the City's valuable image (see Historic Element).

### 4.2.2 The Sutter Hill/Martell Area

In general, residential suburban and residential low-density uses surround the downtown and Old Highway 49 commercial core. The major exception to this pattern is the Sutter Hill/Martell area that lies roughly one mile south of the Downtown Commercial District. The Sutter Hill/Martell area as shown on the Land Use Diagram (Figure 4-1) contains an amount of commercial and industrially designated area almost equal to the amount of area designated for residential uses. In general, lands between the Sutter Hill/Martell area and the historic commercial and single-family residential districts are considered the best area to locate more affordable medium- and high-density residential uses (multifamily housing). This is because these areas would have a close proximity to jobs, commerce, public services, transportation, and public facilities.

### 4.2.3 Gold Rush Ranch Specific Plan Area

The Gold Rush Ranch Specific Plan comprises approximately 945 acres located to the north and west of Highway 104. Land Use Diagram Figure 4-1 depicts the Specific Plan Area location and surrounding areas. The Specific Plan includes the following uses:

- 1,334 single-family residential units;
- 18-hole golf course, turf-ed spray field, clubhouse, and related facilities;
- 300 interval-ownership vacation units;
- 60-room hotel;
- 20,000 square feet of neighborhood commercial development within a commercial core area;
- Public safety site dedicated for a fire station and police station;
- Commercial/residential mixed-use site adjacent to Highway 104 with up to 37,000 square feet of commercial uses and up to 30 residential units (included in the 1,334 total residential);
- A community park containing at least 15 acres of useable area;
- A minimum of 4.5 acres of residential parks dedicated for unorganized play, picnicking, playgrounds, and paved play surfaces within residential neighborhoods;
- Two passive-recreation park sites totaling approximately 21 acres; and
- 300± acres of open space.

#### 4.2.4 Location of Future Public Facilities

The General Plan's Public Services and Facilities Element identifies the following as specific public facilities or facility expansions that will be required within the planning period. Lands designated C-(pd) located in the Sutter Hill/Martell area should be pre-planned and developed with infrastructure to attract establishment of an industrial park and/or public facilities such as a community college. This is also an area where the Parks and Recreation Element suggests that a regional park should be established. The City will also require new, larger City offices, a larger police department facility, another firehouse, and an additional post office during the planning period. The City will determine future locations.

The City will require a new 15 to 20-acre public school during the planning period. This facility is proposed to be located within development of the Gold Rush Ranch Specific Plan (GRRSP) or one of the large, undeveloped land areas designated RSF(pd).

The City's present sewage treatment facility is located adjacent to Sutter Creek near the western edge of the planning area. This facility may be expanded on the present site.

Solid waste, water, and medical services will continue to be provided from facilities located largely outside of the City limits. Exceptions to this include the following. Amador County Water Agency's Tanner Reservoir and treatment facilities are located in Sutter Hill. A new water storage facility may be located in the southern part of the City. Solid waste recycling facilities have been and may in the future be located in Sutter Hill and in the Downtown Commercial District. It is hoped that an ambulance service will be located nearer to the downtown area.

#### 4.2.5 Qualifying Details

As this general distribution pattern is developed, there are overlay designations and General Plan goals and policies intended to qualify many other details concerning the distribution, location, design, and timing of new development. These details are addressed in each of the General Plan's nine elements. Two of the General Plan's more complicated qualifying details are the "planned development" (pd) land use designation and the "visually sensitive area" (VSA) overlay designation. Due to their complexity and their importance, they are summarized in the following text as well as in Tables 4-2 and 4-3.

### 4.3 How the "pd" and "VSA" Designations Work

#### 4.3.1 Planned Development Areas

The (pd), planned development, combined land use designation and the VSA, Visually Sensitive Area, overlay land use designation are applied generally to large, presently undeveloped areas. The (pd) designation applies usually to an entire parcel. It is combined with the parcel's other base land use designation to indicate that development plans should be submitted showing how projects in these areas will conform with the General Plan's goals, objectives, policies, and design guidelines. The (pd) combined designation implies flexibility in locating density and design within projects to protect the City's inherent valuable qualities. One of the most sensitive qualities is the City's visual character. Specifically-defined VSAs are located within some of the areas containing the (pd) combined designation (see Figure 4-2).

#### 4.3.2 Visual

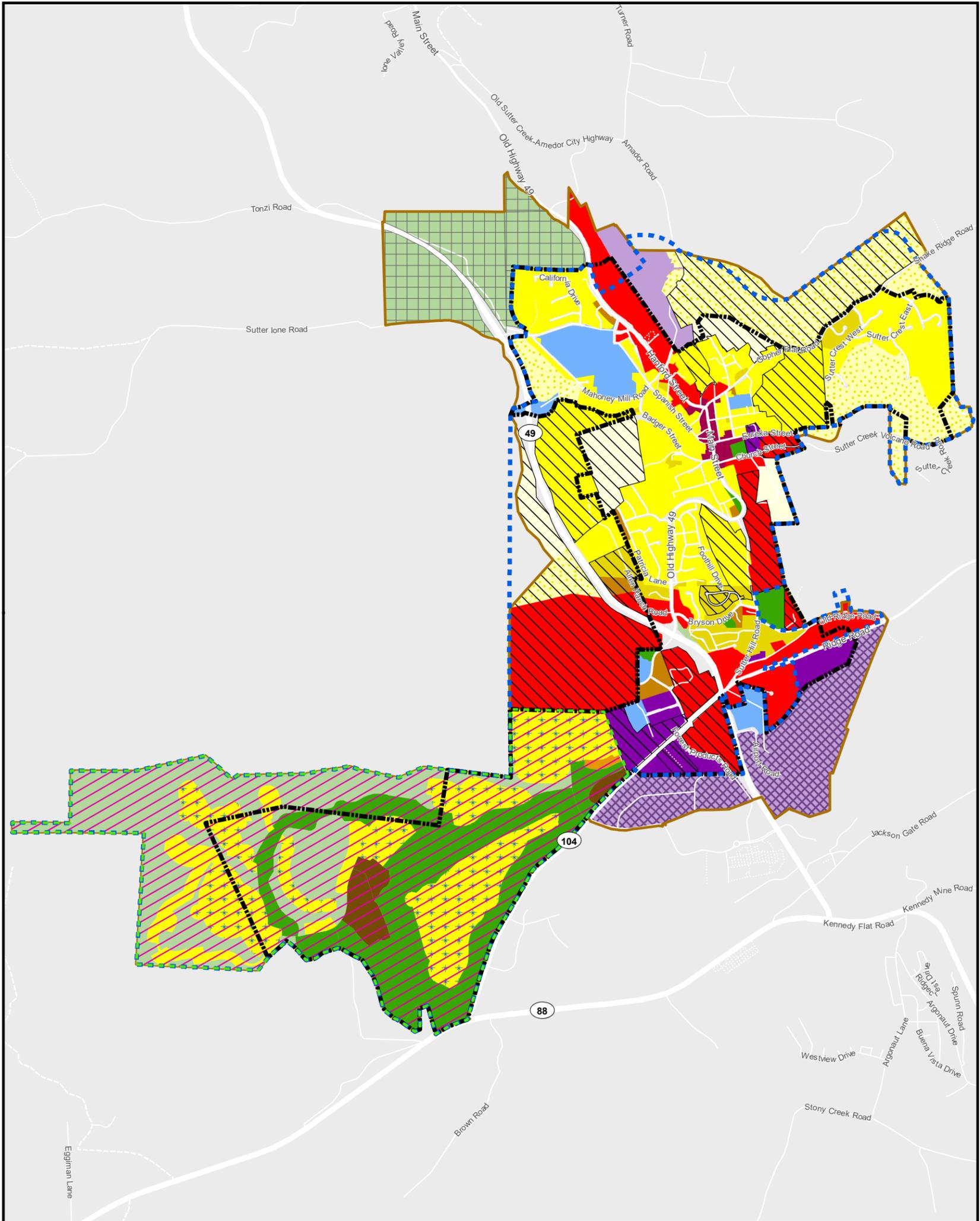
VSAs are General Plan overlay designations. They generally occur on large presently undeveloped parcels. Their boundaries are based upon the limit of visually sensitive lands. The General Plan's intent is that development will not be allowed inside VSAs. This is considered a minimum requirement necessary in order

to maintain Sutter Creek's rural atmosphere. In exchange for dedicating VSAs as open space, property owners will be allowed to increase density on the portions of their properties that are outside of VSAs.

The VSAs were defined by the City Council's General Plan Task Force #1 using air photos, topographic maps, and field reconnaissance. General Plan Task Force Committee #1 developed goals, objectives, policies, implementation measures, and standards contained within the Land Use Element and other elements of the General Plan that, when implemented by requirements of the (pd) and VSA designations, should lead to the following general development pattern.

Ridgetops around Sutter Creek are mostly broad and relatively flat. They would allow for development with much less grading required and much less visual impact than on some of the prominent hillsides surrounding the City. Densities should be kept low on ridgetops with higher densities in the valley and lower angle slopes outside of designated Visually Sensitive Areas. It is intended that, by allowing property owners to relocate densities to parts of their property outside of VSAs, they will be able to maintain an equal economic benefit and the net value of adjacent property will be increased.

Gold Rush Ranch Specific Plan Attachment A, Architectural and Landscape Design Standards, includes standards for areas in the Gold Rush Ranch Specific Plan Area that protect ridgelines and conserve native landscape. A ridgeline has the characteristic of exhibiting a prominent "skyline" or silhouette against an open sky when viewed from different vantage points. A scenic ridgeline exhibits a prominent skyline when viewed from prominent public access points.



**Legend**

- Sutter Creek City Limits
- Gold Rush Ranch Specific Plan (GRRSP)
- Sphere Of Influence
- Planned Development Overlay
- Planning Area - Dec. 2017
- City-Owned Mitigation Parcels

**Land Use Designations**

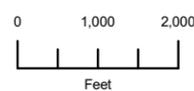
- RE - Residential Estate
- RL - Residential Low Density
- RSF - Residential Single Family
- RM - Residential Medium Density
- RH - Residential High Density
- MU - Mixed Use
- C - Commercial
- DTC - Downtown Commercial
- M - Mining
- I - Industrial
- PS - Public Service
- OS - Open Space
- R - Recreation
- Martell

**GRRSP Land Use Designations**

- GRRSP-MU
- GRRSP-COS
- GRRSP-GCAF
- GRRSP-RCL
- GRRSP-SDAR
- GRRSP-SFAR

FIGURE 4-1  
LU-1 LAND USE DIAGRAM

**CITY OF SUTTER CREEK  
General Plan**



1:25,000

MARCH 13, 2019



Map prepared by Hauge Brueck Associates.

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**Table 4-1  
Base and Combined Land Use Designations**

**Base Land Use Designations**

<b>RE</b>	<b>Residential Estates</b>	<p>The “RE,” Residential Estates, land use designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the area. The “RE” designation is also applied to areas characterized by terrain that is less suitable for higher residential densities.</p> <p>The minimum parcel or lot size is one acre, with the size to reflect access to the site, services available, terrain, soil composition, and other environmental features. Population density and building intensity is one household and one single family dwelling per acre.</p>
<b>RL</b>	<b>Residential Low Density</b>	<p>The “RL,” Residential Low Density, land use designation is applied to lands for residential use where higher densities than allowed by the RE designation can be supported while maintaining desired rural character.</p> <p>The minimum parcel or lot size is 1/2 acre, with the size to reflect access to the site, services available, terrain, soil, and other environmental factors. Population density and building intensity is one household and one single-family dwelling unit per 1/2 acre.</p>
<b>RSF</b>	<b>Residential Single Family</b>	<p>The “RSF,” Residential Single Family, land use designation is generally applied to lands with a full range of services available and is best suitable for subdivision development. The “RSF” designated lands are generally those regarded for standard lot size single-family construction.</p> <p>The minimum parcel or lot size is 7,000 square feet. The population density and building intensity is one household and one single family dwelling per 7,000 square feet. Maximum lot coverage is 50%.</p>
<b>RM</b>	<b>Residential Medium</b>	<p>The “RM,” Residential Medium, land use designation is generally applicable to lands where smaller lot sizes consistently appear (as in the mobile home park), or where duplex, triplex, or fourplex housing development is suitable.</p> <p>The minimum parcel or lot size for duplex development is 7,000 square feet. Maximum population density and building intensity is one household, one dwelling unit per 3,000 square feet of parcel or lot area (up to 15 units/acre). Maximum lot coverage is 75%.</p>
<b>RH</b>	<b>Residential High</b>	<p>The “RH,” Residential High, land use designation is generally applied to lands where multifamily housing development is preferred. Land use constraints due to soils, terrain, access, services, aesthetics, open space, or other environmental features as identified with project application processing should enter into decisions regarding density.</p> <p>Minimum parcel or lot size is 3,500 square feet. The maximum allowable density and building intensity will be 16 to 29 dwelling units per acre. Maximum lot coverage is 75%.</p>
<b>MU</b>	<b>Mixed Use</b>	<p>The “MU,” Mixed Use, land use designation is intended for areas where residences and professional offices or limited, low-intensity commercial activities may be combined within one building or complex of buildings. This land use may be applied in or near the historic downtown area where this combination of uses is somewhat historic or it may be applied to new areas of the City where limited commercial activity and private entrepreneurs can be encouraged in buildings that also serve as a residence.</p> <p>Minimum lot size is 7,000 square feet per lot. Maximum population density and building intensity is eight households and eight housing units per acre or equivalent. Maximum lot coverage is 50%.</p>

**Table 4-1**  
**Base and Combined Land Use Designations (continued)**

**Base Land Use Designations**

<b>C</b>	<b>Commercial</b>	<p>The “C,” Commercial, land use designation is applied to those areas of the City where retail, commercial, and professional business services are preferred. Residential uses of “RH” densities may also be compatible provided that the multiple family housing design standards of the land use element and other policies, standards, and codes can be met. Application of the “C” designation is to insure the economic vitality of the City.</p> <p>Minimum parcel or lot size is 7,000 square feet. Maximum population density is 16 to 29 households per acre or equivalent (34.24-62.06 persons per acre). Maximum parcel or lot coverage is 85%.</p>
<b>DTC</b>	<b>Downtown Commercial</b>	<p>The “DTC”, Downtown Commercial, land use designation is applied to a specified area of historic downtown Sutter Creek wherein the range of commercial uses that are allowed and the way in which these uses are conducted are strictly controlled by the City’s zoning ordinance, to protect the district’s attractive and historic quality. This designation allows a smaller lot size and a greater building intensity than the City’s regular commercial district, which is consistent with the history of the downtown area. Single-family (studio) apartments and multi-family apartments are allowed to be conducted as secondary, accessory uses customarily associated with the downtown commercial district provided parking and other concerns are adequately addressed.</p> <p>The minimum lot size is 7,000 square feet. Maximum population density and building intensity is 16 to 29 households/housing units per acre or equivalent. Maximum building coverage is 95%.</p>
<b>I</b>	<b>Industrial</b>	<p>The “I”, Industrial, land use designation is applied to those lands most suitable for manufacturing or light industrial activities. The “I” designation is to promote a varied and stable local economy. Commercial uses would generally be compatible. Where the “I” designation is combined with a “(pd)” planned development designation “light industry” is considered most appropriate. Where the “I” designation stands alone, heavy industry uses shall be allowed and protected from land use conflicts.</p> <p>Minimum parcel or lot size is 7,000 square feet. One caretaker family housing unit may be allowed per business in operation. Maximum population density is 6 households per acre or the equivalent (12.84 persons per acre). Maximum parcel or lot coverage is 90%.</p>
<b>PS</b>	<b>Public Service</b>	<p>The “PS”, Public Service, land use designation is applied to those lands with a public or quasi-public use. Minimum parcel size shall be 7,000 square feet; maximum lot coverage shall be 85%; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Such facilities and events may be controlled by discretionary conditional use permit. One caretaker family housing unit may be allowed per parcel. Maximum population density is 6 households per acre or the equivalent (12.84 persons per acre). Maximum lot or parcel coverage is 85%.</p>
<b>R</b>	<b>Recreation</b>	<p>The “R”, Recreation, land use designation is applied to lands where recreational facilities are to be located and protected from conflicting uses. Minimum parcel size shall be 7,000 square feet; maximum lot coverage shall be 50%; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Such facilities and events may be controlled by a conditional use permit. One caretaker family housing unit may be allowed per parcel. Maximum population density is 6 households per acre or the equivalent (12.84 persons per acre).</p>

**Table 4-1  
Base and Combined Land Use Designations (continued)**

<b>Base Land Use Designations</b>		
<b>OS</b>	<b>Open Space</b>	The “OS,” land use designation, identifies lands that provide for passive recreation, public open space, ecological functions, or visual relief. Lands in this designation may be publicly or privately owned. Lands intended for the Open Space designation include, natural areas, mitigation sites, scenic lands, cemeteries, open space buffers, and water bodies.
<b>M</b>	<b>Mining</b>	<p>The “M,” Mining, land use designation identifies areas where potentially valuable mineral reserves may exist and where carefully controlled mining for these resources is allowed. The City is required to insure protection of such mineral reserves by state law. Use or development of such areas within the City shall be allowed only after approval by the City of a conditional use permit and/or a mineral resource protection plan that is prepared or reviewed by a California registered qualified geologist. Land uses allowed in “M” areas shall be limited to mineral extraction, processing, prospecting, exploration, and other directly related uses. The City shall control such activities within the City by use permit and applicable provisions of the State Surface Mining and Reclamation Act and the California Environmental Quality Act.</p> <p>Minimum parcel size in “M” designated areas is five acres. Maximum population density is one household per acre or equivalent (2.14 persons per acre) in conjunction with the (pd) combined designation. Maximum building coverage is 50%.</p>
<b>GRRSP</b>	<b>Gold Rush Ranch Specific Plan</b>	The Gold Rush Ranch Specific Plan identifies the distribution, location, and extent of the uses, including open space; the distribution, location, extent, and intensity of public infrastructure, including transportation, wastewater, water, drainage, and solid waste disposal; and development standards. For the convenience of the reader, a summary of the contents of the Gold Rush Ranch Specific Plan are listed below. This summary is not to be used in making determinations on appropriate uses within the Gold Rush Ranch Specific Plan. Refer to the Gold Rush Ranch Specific Plan for the required details.
<b>GRRSP-SFDR</b>	<b>Gold Rush Ranch Single-family Detached Residential</b>	The “GRRSP-SFDR” land use designation applies to a range of lot and home sizes to accommodate a range of housing demands, including duplexes on corner lots. The average lot size will be 7,000 square feet or greater, to accommodate affordable housing. Low and moderate income housing shall equal ten percent (10%) of the approved dwelling units. Within each small lot subdivision, between 8% to 12% of the lots may be 4,500 square feet to 6,999 square feet to accommodate low and moderate affordable housing. At least two types of housing units affordable for low- and moderate-income households shall be located within each small lot subdivision. Housing types include, but are not limited to, cottages and duplexes. Maximum building coverage in 50%. Allowed density ranges from 4 to 8 units per acre, or 8.72 to 17.44 persons per acre. The maximum building height is 35 feet.
<b>GRRSP-SFAR</b>	<b>Gold Rush Ranch Single-family Attached Residential</b>	The “GRRSP-SFDR” land use designation is applied to the area of the Gold Rush Ranch Specific Plan that may be developed as townhouses, condominiums, or stacked flats. The density ranges from 10 to 12 units per acre or 17.44 to 32.70 persons per acre. Maximum building coverage is 60% and the maximum building height is 35 feet.

Table 4-1

## Base and Combined Land Use Designations (continued)

<b>GRRSP-RCL</b>	<b>Gold Rush Ranch Residential Custom Lots</b>	The “GRRSP-RCL” land use designation is applied to custom lots and homes within the Gold Rush Ranch Specific Plan Area that will be located in areas with greater slopes or dense tree cover, which require larger areas to locate a building site. Typical lot sizes will range from 10,000 square feet up to 20,000 square feet. The density ranges from 2 to 3 units per acre or 4.36 to 6.54 persons per acre. Maximum building coverage is 30% and the maximum building height is 35 feet.
<b>GRRSP-MU</b>	<b>Gold Rush Ranch Mixed Use</b>	The “GRRSP-MU” land use designation areas may include commercial, residential, golf clubhouse, public facilities, hotel, and time share uses. The density ranges from 15 to 20 units per acre or 17.44 to 32.70 persons per acre. Maximum building coverage is 85% and the maximum building height is 55 feet.
<b>GRRSP-GCAF</b>	<b>Gold Rush Ranch Golf Course and Associated Facilities</b>	The “GRRSP-GCAF” land use designation applies to recreation areas including and associated specifically with the golf course. The golf course area would encompass approximately 240 acres within gently rolling foothills. This area would also provide space for the disposal of tertiary treated wastewater from the Sutter Creek wastewater treatment plant. Facilities associated with the golf course, including tennis courts, a driving range, and maintenance facilities are also located within the “GRRSP-GCAF” land use designation. Maximum building coverage is 50% and the maximum building height is 35 feet.
<b>GRRSP-P</b>	<b>Gold Rush Ranch Parks</b>	The “GRRSP-P” land use designation applies to community, passive recreation, and residential park areas within the Gold Rush Ranch Specific Plan Area, including bicycle and pedestrian trails, and dedication of at least 15 acres of usable area in or adjacent to the Specific Plan Area for a community park. One caretaker unit is allowed per permitted use with a use permit. Bicycle and pedestrian trails are required to connect the parks internally and to the greater Sutter Creek area. Maximum building coverage is 50% and the maximum building height is 35 feet.
<b>GRRSP-COSP</b>	<b>Gold Rush Ranch Conservation Open Space Preserve</b>	The “GRRSP-COSP” land use designation is applied to the Gold Rush Ranch Conservation and Open Space Preserve, which covers almost one-third of the Gold Rush Ranch Specific Plan Area. The Preserve is intended to protect and enhance oak woodland habitat and a broad range of wildlife species. The Preserve serves as the site for oak tree, elderberry, wetland, and wildlife habitat mitigation. Uses allowed in GRRSP-COSP land use designation include environmental preservation and enhancement, parks, trailhead parking, and hiking and biking trails. These lands are to be dedicated to the City of Sutter Creek in fee simple to establish a preserve trust account to fund long-term management and maintenance of the Preserve. The City may dedicate a conservation easement covering the entire Preserve to a non-profit land trust who would be responsible for the management and maintenance of the Preserve lands for the benefit of the general public. This area includes approximately 12.66 acres of wetlands. Within the GRRSP-COSP land use designation, maximum lot coverage is 50% and the maximum height is 25 feet.

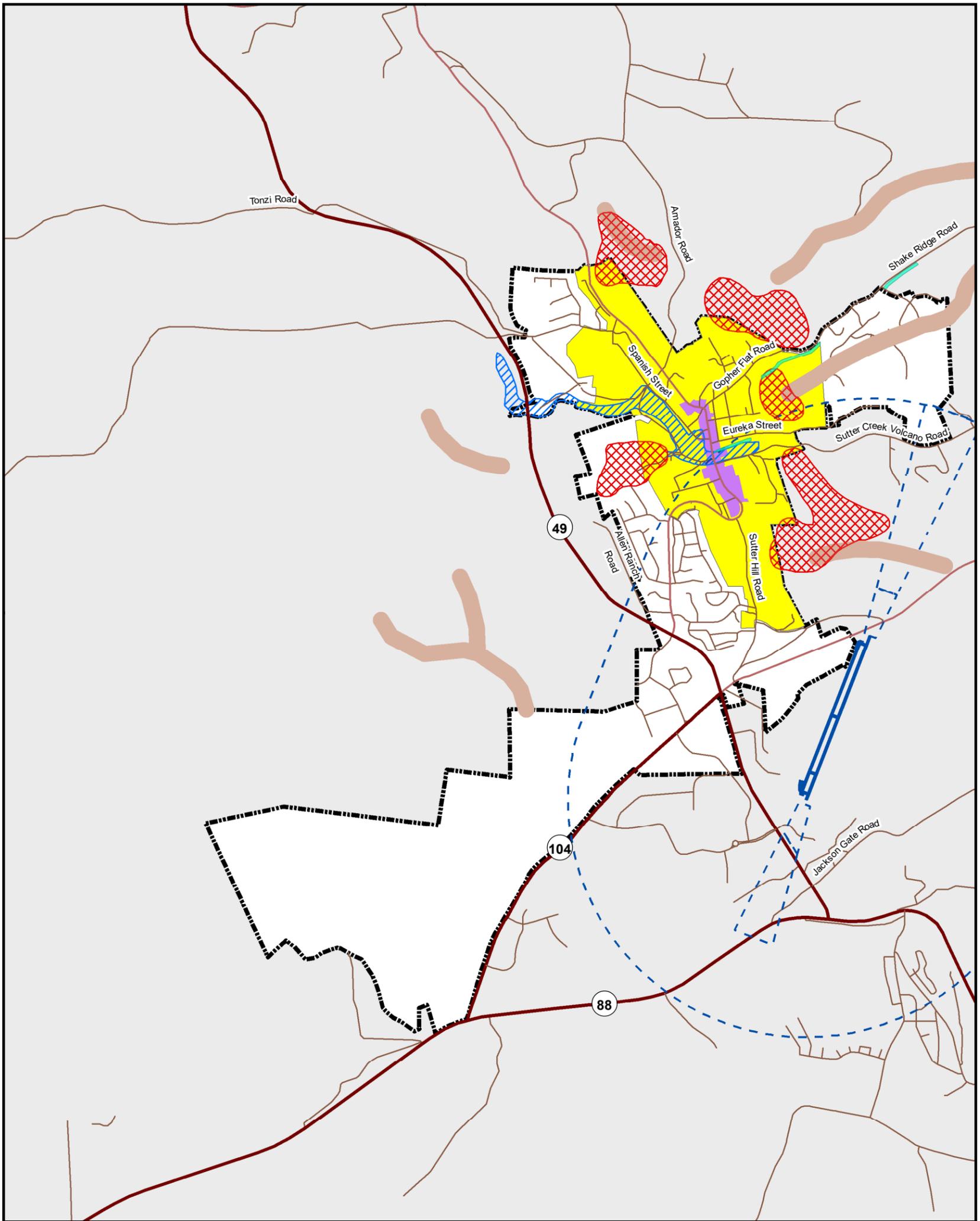
**Table 4-1**  
**Base and Combined Land Use Designations (continued)**

<b>Combined Land Use Designations</b>	
<b>[pd]</b>	<p><b>Planned Development</b></p> <p>The “(pd)” designation is applied to parcels of land four (4) acres or larger in size that are presently largely undeveloped where planned unit developments (PUDs) rather than more typical subdivisions of land shall be located. Development in “(pd)” areas shall require the City’s approval of development plans that show how projects in these areas will conform to general plan goals, objectives, policies, and design guidelines.</p> <p>The “(pd)” designation is a “combined” land use designation, meaning that it will always be combined with one of the City’s other primary general plan designations. The population density and building intensity standards of the other (base) designation will apply. Population densities and building intensities may be clustered within a PUD to provide and preserve open space in another area of the PUD. The density and intensity of use on the net area covered by the PUD shall not exceed that required by the base land use designation.</p> <p>The (pd) designation is intended to encourage planned developments with a mixture of land uses. Where the (pd) is applied to a residential base designation (RE, RL, or RSF), very limited neighborhood commercial uses may be included. Where the (pd) designation is combined with a commercial designation, multi-family residential and/or light industrial uses as specified in the Zoning Ordinance may be included. Areas with the (pd) combined designation are areas where public facilities and recreational facilities may be included.</p> <p>The following minimum guidelines should be observed in designing or reviewing land use projects in (pd) designated areas. These guidelines are deemed the minimum necessary to allow development and still protect the rural and historic values of the City. Development projects may be allowed to vary from these guidelines provided said projects remain in conformance with the intents and purposes of the General Plan and provided such modifications are specified in writing and approved by the City. Development plans may be amended from time to time as conditions warrant, or as external factors change the original development concept. Development plans may be phased to allow for partial development.</p> <p>Other policies and guidelines that are found in Volume II and other elements of the plan also apply. Likewise, requirements of City codes apply except that minimum lot size setback and building coverage requirements may be lessened as part of an acceptable development plan.</p> <ol style="list-style-type: none"> <li>a) In order to achieve the City’s open space goals, a developer may be allowed to group buildings on smaller lot sizes than would otherwise be permitted or in denser building clusters or in multi-family dwellings, provided the net allowable density and intensity does not increase.</li> <li>b) Small lots, building clusters, condominiums, apartments, and similar high density development should be located on lower angle slopes close to existing developed areas so as to preserve open space in more visually or environmentally sensitive areas; generally open unforested ridgetop areas should contain large lots.</li> <li>c) Open space includes required parklands, common areas, landscaped areas, pedestrian paths, plazas, and similar public or private areas, but not areas devoted to vehicle parking and streets. Usable open space should generally constitute at least 15% of the area of residential developments.</li> <li>d) Adapt buildings to the land, not the land to the building. Large lot padding should be avoided on steep slopes and split-level buildings used instead.</li> <li>e) Road design should minimize necessary grading by aligning roads with topography, running roads along natural ridges or valleys, and working with existing grades.</li> <li>f) Driveways to building sites should not exceed 15% grade.</li> <li>g) Flag lots are discouraged.</li> </ol>

## 4.4 The Basis for Growth Management

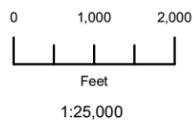
General Plan Task Force #1 determined that growth management is necessary to ensure preservation of Sutter Creek's rural character. For this reason, growth management policies are included within the Land Use Element. The justification for the growth management policies include the following:

1. The Public Services and Facilities Element documents that capital improvement programs and projected service costs of other (non-traffic) public facilities and services are not thoroughly quantified at this time. It is necessary to manage growth until service agency needs and projected revenues are quantified to ensure that new developments are not costing public services and facilities more than they are providing in increased revenues.
2. The Safety Element documents that, until certain specified public facilities or plans are developed, there is a threat to public health and safety. It is necessary to manage growth until such facilities are completed and/or plans developed.
3. The Land Use, Historic, and Conservation and Open Space Elements document that the City's rural, small town, historic values are of paramount consideration in land use planning. The elements also document that implementing ordinances and guidelines to insure these values are protected are not yet completely in place. It is necessary to manage growth until such follow-through efforts are in place.
4. The policies do not conflict with efforts to implement the Housing Element because the General Plan encourages clustering of higher density development in (pd) designated areas that help encourage developers to provide more affordable housing and helps to avoid segregation of housing by economic groups. The Housing Element's program also includes City participation in efforts to obtain sites and provide infrastructure using in-lieu fees from developers who do not provide affordable housing.



**Legend**

-  Creekside Greenway
-  Scenic Ridgelines
-  Airport Safety Areas
-  Visually Sensitive Area
-  Historic District Overlay
-  Main Street Historic District
-  Flood Hazard Safety Area
-  Sutter Creek City Limits



**FIGURE 4-2  
LAND USE OVERLAY DIAGRAM**

**CITY OF SUTTER CREEK  
General Plan**

MARCH 13, 2019

*Map prepared by Hauge Brueck Associates.*

*Blank back page.*

**Table 4-2**  
**Overlay Land Use Designations**

<b>VSA</b>	<b>Visually Sensitive Areas</b>	<p>Visually Sensitive Areas or “VSAs” are generally areas that are presently natural and undeveloped. It has been determined that these areas must be retained in their present natural and undeveloped state in order for the City to maintain its attractive and valuable small town atmosphere over time. The VSA designation is intended to keep these areas as open as possible in order to preserve Sutter Creek’s rural atmosphere. It is also intended that VSAs will not reduce the overall allowable density on a given parcel.</p> <p>The following minimum guidelines and development criteria shall be incorporated into land use projects involving lands on which the VSA overlay applies. These guidelines and criteria are deemed the minimum necessary that allow development and still protect prominent hillsides and existing skylines so as to not damage the rural scenic and natural values presently inherent to the City.</p> <ul style="list-style-type: none"> <li>a) Development should be prohibited in visually sensitive areas except building sites, roads, and driveways may be permitted within naturally forested portions of visually sensitive areas. Such building sites, roads, and driveway locations within visually sensitive areas should be shown on development plans.</li> <li>b) Where cluster development can occur on a portion of the property affected but outside of the VSA, dedication of the identified visually sensitive area should be required. Where properties cannot cluster development to achieve maximum density allowed by the site’s underlying general plan designation, VSA requirements may not be required.</li> <li>c) VSAs should not be applied in areas where a number of allowable dwelling units would be eliminated.</li> <li>d) Heritage oaks within visually sensitive areas should be preserved.</li> <li>e) Other policies and guidelines specific to VSA are found in the Open Space and Conservation Element.</li> </ul>
<b>CSGW</b>	<b>Creekside Greenways</b>	<p>Creekside Greenways or “CSGWs” are intended to help meet the General Plan’s goals and objectives regarding open space, riparian habitat and wetlands, water quality, flood ways hazards, and parks and recreation. The CSGW designation is shown on the Land Use Overlay Map (Figure 4-2) as a conceptual line along a portion of Sutter Creek between Main Street and the pedestrian footbridge near City Hall and along presently undeveloped portions of Gopher Gulch within the planning area. As development occurs adjacent to or within each of these drainage courses, the following provisions should be made to apply.</p> <ul style="list-style-type: none"> <li>a) Riparian lands along each creek should be evaluated in detail to determine the appropriate width of this overlay zone with a development project application or building permit involving property fronting a year-round or seasonal creek.</li> <li>b) One of the conditions of development approval on such properties should be the dedication of the corridor within the creekside greenway zone.</li> <li>c) Other policies and standards specific to CSGWs are found in the Open Space and Conservation Element.</li> </ul>

**Table 4-2**  
**Overlay Land Use Designations (continued)**

<b>HD</b>	<b>Historic District</b>	<p>The historic district “HD” includes a large area of the City extending from the northern city limit to approximately Eureka Road with large variation in the western and eastern boundaries, as shown on the Land Use Overlay Map (Figure 4-2). Within the Historic District is the Main Street Historic District. The Historic District contains business buildings and homes constructed in the late-nineteenth century that are of historical significance and well maintained. Businesses and other activities catering to tourists as well as the local population are located in this district. Preservation and improvement of the historic qualities of the district are important to the City’s tourist industry, a mainstay of the City’s economy and it is an inherent value that residents appreciate. The purpose of the Historic District is to preserve and maintain areas that exhibit the City’s historic image so that they continue to provide a pleasurable and unique cultural experience for residents and visitors as growth and development takes place. The Historic District overlay designation is needed to carry out the purpose and intent of the General Plan’s Historic Element. Toward this effort, the City’s Design Standards which are specific to the Historic District apply to areas within the HD overlay district in addition to the requirements of an area’s base or combined land use designation.</p>
<b>MSHD</b>	<b>Main Street Historic District</b>	<p>The Main Street Historic District or “MSHD” is a contiguous area along Main Street from approximately 101 Hanford Street to the bend in Old Route 49 at 37 Main Street. The purpose of the designation is to ensure that the historic integrity of downtown Sutter Creek is maintained and upgraded consistent with the General Plan’s Historic Element as well as the City’s Design Standards. The City’s Design Standards for the Main Street Historic District apply in addition to the requirements of the Historic District and the given property’s base land use designation (shown on Figure 4-1).</p>
<b>FHSA</b>	<b>Flood Hazard Safety Area</b>	<p>The Flood Hazard Safety Area Overlay represents the areas designated and regularly updated by the Federal Emergency Management Agency (FEMA) as identified flood hazard areas (Zone A or AE). These are areas that FEMA believes would be inundated by a flood occurrence over a 100-year period. Although the City has not adopted the FEMA flood hazard maps, the information is incorporated into this document in an effort to serve State requirements that 100-year flood plains be identified within the General Plan because more accurate citywide flood plain information is unavailable at the present time.</p> <p>Building and planning permit applications proposing improvements within the Flood Hazard Safety Area Overlay should be designed to minimize possible threat to life or property due to flooding. Such applications should contain an analysis of flooding potential. The City shall review such analysis and designs and may disapprove the construction of structures that are deemed to threaten life or significantly threaten property values due to flood hazard potential.</p>

**Table 4-2**  
**Overlay Land Use Designations (continued)**

<b>ASA</b>	<b>Airport Safety Area</b>	<p>The Airport Safety Area or “ASA” overlay applies to the planning boundary area of the County’s airport, Westover Field. Special land use regulations are applied to this area in accordance with the <i>Westover Field Airport Land Use Plan</i> in order to comply with State law and protect public health and safety. The <i>Westover Field Airport Land Use Plan</i> designates three safety areas (the Clear Zone, the Approach/Departure Zone, and the Overflight Zone). The Land Use Plan also specifies land uses that are considered compatible or non-compatible in each zone. The three areas are shown on the Land Use Overlay Map (Figure 4-2). In addition, land uses in the ASA must also conform to other applicable requirements of the Airport Land Use Plan, including the following.</p> <ol style="list-style-type: none"> <li>a) A proposed structure that would penetrate the imaginary surfaces for Westover Field, as defined in FAR Part 77.25, is deemed to be an incompatible land use, unless either the FAA has determined that the proposed structure does not constitute a hazard to air navigation or the State Division of Aeronautics has issued a permit allowing construction of the proposed structure.</li> <li>b) The Amador County Airport Land Use Commission (ALUC) shall be notified by the proponent and/or the responsible local jurisdiction of a development proposal that could result in the erection of objects that could penetrate the airport height restrictions contained in this plan. The project proponent shall also give notice of possible obstructions to navigable airspace to the Federal Aviation Administration as required by FAR Part 77.</li> </ol> <p>Before a proposed project that would penetrate the FAR Part 77.25 imaginary surfaces can be approved by the City, the City must take action to override the ALUC determination of incompatibility. The action to override, including the required findings, is governed by the Airport Land Use Commission Law, Article 3.5 of the California Public Utilities Code.</p> <p>These requirements are applied to lands within the ASA overlay district, in addition to the requirements specified in the area’s base or combined district. In the case of conflict, the provisions of these overlay requirements shall apply. Other policies and standards specific to the Airport Safety Area(s) may be found in the Safety Element.</p>
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## 4.5 Consistency with Other Plans

### 4.5.1 Airport Land Use Plan

Amador County's only airport, Westover Field, is located in the southeast corner of the planning area. California Public Utilities Code Section 21676 requires that the General Plan be consistent with the Airport Land Use Plan for Westover Field that has been adopted by the Amador County Airport Land Use Commission.

The Sutter Creek General Plan is consistent with the Airport Land Use Plan. It incorporates the Westover Field Airport height restrictions, safety areas, and land use compatibility criteria within the text of the General Plan's Land Use and Safety Elements. The noise contours and goals, objectives, policies, and implementation measures of the Noise Element are consistent with the 1990 Airport Land Use Plan.

### 4.5.2 Difference Between "Planning Area" and "Sphere of Influence"

California Government Code Section 65300 specifies that a city's general plan shall address "any land outside its boundaries that in the planning agency's judgment bears relation to its planning". The area outside of the City's current limits that bears relation to its boundaries is called the "planning area". Both current city limits and the planning area are shown on the General Plan Land Use Diagrams. The planning area boundary extends beyond not only the city limits, but it also extends beyond the City's sphere of influence. The sphere of influence is determined by the Local Agency Formation Commission (LAFCO). It is generally defined as "the probable ultimate physical boundary and service area" of the City. The sphere of influence is determined by LAFCO and is shown on Figure 4-1.

While the General Plan addresses the areas within the defined Planning Area and Sphere of Influence, and also addresses areas beyond the Planning Area and Sphere of Influence that have the potential to affect the City of Sutter Creek as a result of visibility, such as ridgelines, connectivity, such as road networks, or other association. While the City cannot direct or authorize actions in these areas, the General Plan addresses some areas outside the Sphere of Influence and Planning Area to advise the County when evaluating projects.

### 4.5.3 Overlap With County General Plan Land Use Element

The City's application of land use designations to territories within the City's planning area that are within the County's jurisdiction is done for two purposes: (1) to communicate to the County the City's desires for the development of land adjacent to its boundaries, and (2) to set forth the City's intentions for the development of lands that could in the future be annexed to the City.

A comparison between the land use designation in the City's planning area and the County's land use designations for these same areas in the County's General Plan Land Use Element reveal that there are a number of differences. A detailed listing or analysis of these differences is not warranted for the purposes of the City's General Plan except in the case of lands that are designated by the County for mineral resources or are under a Williamson Act agricultural preserve contract. There are no Williamson Act lands inside the planning area. In the case of mineral resource lands, the City General Plan's Open Space and Conservation Element contains provisions to ensure that mineral resources will be protected and that the City will cooperate with the County in the enforcement of State Surface Mining and Reclamation Act (SMARA) regulations.

State law does not require that the City's planning area designations be consistent with the County General Plan's land use designations. Instead, the law requires that the general plans should, according to State general plan guidelines, "include a discussion of the extent to which the general plan's policies, standards, and proposals correspond to regional plans and the plans of adjoining communities". Copies of the draft Sutter Creek General Plan Update and EIR were made available for review by the County and LAFCO. Any

conflicts that were not resolved prior to General Plan Update adoption will likely be negotiated when subject properties are either brought into the City's sphere of influence or limits or proposed for development. In order to protect the City from environmental impacts of large and/or rapid development near its boundaries and to uphold the integrity of the City's General Plan, the 1994 General Plan Environmental Assessment contains several policies directed toward the Amador County Planning Commission and Board of Supervisors. These policies urge the County to comply with planning law and CEQA by providing the City of Sutter Creek ample time to review and comment upon projects in the County that could impact the City. It also specifies that the County should use the assumptions, land use designations, and goals, objectives, and policies of this General Plan when designing or analyzing projects within the City's planning area. The City may use the courts as necessary to ensure these provisions are carried out.

## **4.6 Economic Development**

### **4.6.1 Jobs-Housing Balance**

Industry has joined the population exodus from big cities to smaller rural communities. This is due largely to improved communications and transportation as well as the desire to enjoy rural amenities such as lower crime, less congestion, and lower housing costs. General Plan Task Force #1's final report included recommendations encouraging the City to develop the local job market and improve the local revenue base by taking direct steps to promote business and industry in the Sutter Hill/Martell area, an already established business area with a prime location in the central part of California that is served by two State highways and a rail spur. The recommendations of the Task Force report suggests that economic development of the Sutter Hill/Martell area in the southern half of the City would ensure a healthy economic base of support while most of the northern half of the City is designated for residential development.

During workshops, some Task Force members and City representatives expressed the view that possible future annexations of part or all of the Sutter Hill/Martell planning area is not only warranted because the City may be the best entity to serve the area, but also it would ensure the City does not become a bedroom community housing persons who work and spend outside of the community.

### **4.6.2 Attracting New Business**

A commonly used method to attract new business is to hire or appoint an "ombudsman for business", one who will search out prospective businesses, help identify sites for new business, and help business projects through the permit and license process. The California Association for Local Economic Development is available to provide assistance.

<b>Table 4-3 Sutter Creek General Plan Land Use Element Building Intensities and Population Densities</b>						
<b>GENERAL PLAN DESIGNATION</b>	<b>COMPATIBLE ZONING CODE CLASSIFICATION</b>	<b>MAX % OF LOT COVERAGE</b>	<b>DWELLING UNITS PER GROSS ACRE(S)</b>	<b>DENSITY** PERSONS/ GROSS ACRE</b>	<b>MAX*** HEIGHT</b>	<b>COMMENTS</b>
RE-Residential Estates	R-S	15%	1 unit/acre	2.14	35 ft.	See text.
RL-Residential Low-Density	RL	15%	1 unit/1/2 acre	4.28	35 ft.	See text.
RSF-Residential Single Family	R-1	50%	6.22 units/acre	13.31	35 ft.	See text.
RM-Residential Medium Density	R-2	75%	15 units/acre	32.10	35 ft.	See text.
RH-Residential High Density	R-3, R-4	75%	16 to 29 units/acre	34.24 to 62.06	40 ft.	See text.
MU – Mixed Use	MU	50%	8 units/acre	17.12	40 ft.	See text.
C-Commercial	C-1, C-2	85%	16 to 29 units/acre	34.24 to 62.06	40 ft.	See text.
DTC-Downtown Commercial	DTC	95%	16 to 29 units/acre	34.24 to 62.06	40 ft.	See text.
I-Industrial	M-1, M-2	90%	6 units/acre	12.84	75 ft.	See text.
PS-Public Service	None	85%	6 units/acre	12.84	40 ft.	One caretaker unit per permitted use with use permit.  Population density may be allowed to reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
R-Recreation	R	50%	6 units/acre	12.84	35 ft.	One caretaker unit per permitted use with use permit.  Population density may be allowed to reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
OS-Open Space	OS	15%	0 units/acre	0.0	35 ft.	
M-Mining	None	50%	1 unit/acre	2.14	75 ft.	See text.

Table 4-3 Sutter Creek General Plan Land Use Element Building Intensities and Population Densities						
GENERAL PLAN DESIGNATION	COMPATIBLE ZONING CODE CLASSIFICATION	MAX % OF LOT COVERAGE	DWELLING UNITS PER GROSS ACRE(S)	DENSITY** PERSONS/ GROSS ACRE	MAX*** HEIGHT	COMMENTS
GRRSP-SFDR Gold Rush Ranch Single-Family Detached Residential	R-1 (PD)	50%	4 to 8 units/acre	8.72 to 17.44	35 ft.	See Table 4-1
GRRSP-RCL Gold Rush Ranch Residential Custom Lots	R-1	30%	2 to 3 units/acre	4.36 to 6.54	35 ft.	See Table 4-1
GRRSP-SFAR Gold Rush Ranch Single-Family Attached Residential	R-4	60%	10 to 12 units/acre	17.44 to 32.70	35 ft.	See Table 4-1
GRRSP-MU Gold Rush Ranch Mixed Use	MU	85%	15 to 20 units/acre	17.44 to 32.70	55 ft.	See Table 4-1
GRRSP-GCAF Gold Rush Ranch Golf Course and Associated Facilities	R	50%	--	--	35 ft.	See Table 4-1
GRRSP-P Gold Rush Ranch Parks	None	50%	--	--	35 ft.	See Table 4-1  One caretaker units per permitted use with use permit (population density may be allowed o reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
GRRSP-COSP Gold Rush Ranch Conservation and Open Space Preserve	R	50%	--	--	25 ft.	See Table 4-1

Table 4-3 Sutter Creek General Plan Land Use Element Building Intensities and Population Densities						
GENERAL PLAN DESIGNATION	COMPATIBLE ZONING CODE CLASSIFICATION	MAX % OF LOT COVERAGE	DWELLING UNITS PER GROSS ACRE(S)	DENSITY** PERSONS/ GROSS ACRE	MAX*** HEIGHT	COMMENTS
(pd) Planned Development		---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
VSA-Visually Sensitive Area (Overlay)	None	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
CSGW-Creekside Greenway (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
HD-Historic District (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
MSHD-Main Street Historic District (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.
Flood Hazard Safety Area (Overlay)	---	---	---	---	---	
Airport Safety Areas (Overlay)	---	---	---	---	---	May combine with other general plan designation, implies special requirements, see text.

\*This chart is for general planning purposes. Additional details, provisions and exceptions are contained within other elements of the general plan and within City codes.

\*\*Population density calculated using 2.14 persons per households for residential uses, based upon 2010 Census.

\*\*\*Maximum height applies to buildings and not structures. Details regarding height of structures are contained in City codes.

## 4.7 Goals, Objectives, Policies, Implementation Measures, Standards

The goals, objectives, policies, implementation measures, and standards contained in the Sutter Creek Land Use Element were refined by the City Council's General Plan Task Force Committee #1 and Planning Commission from goals, policies, and implementation measures listed in the City's pre-existing General Plan. The rationale and justification for them are found in the text of the Land Use and other elements of the General Plan. In their report to the City Council submitted December 17, 1990, Task Force #1 provided the following summary explanation as an introduction to its recommendations. This explanation not only summarizes the intent of the Land Use Element but it also hints of the important inter-relationship between the Land Use Element and the other elements of the General Plan.

*The City of Sutter Creek has been and will continue to experience pressures for growth because it is a desirable area in which to live. In order to maintain its unique desirability, local officials need to make wise, well-thought out decisions based on the goals and policies contained in the General Plan and implemented by the zoning ordinance in considering subdivision and development plans and other land use decisions. Protection of the environment, particularly the Visually Sensitive Areas and the Historic District as well as the rural atmosphere of the City, should be the highest consideration of local officials when making land use decisions.*

*The Sutter Creek environment is a unique and visually sensitive area. The Sutter Creek environment is unique as defined by visually sensitive topography, open space, natural skylines and neighborhoods and commercial districts that exhibit an historic and rural 'small town' atmosphere. Sutter Creek is a settlement that is densely built in a valley's bottom and along its adjacent lower angle slopes. As new development takes place and the City grows this general settlement pattern from the City's history should be retained.*

*Many of the listed policies and standards were derived from a review of general plans and design standards adopted by other communities throughout the State of California. The following list of goals, policies, implementation measures, and standards are proposed to govern project designs and land use decisions in addition to the land use diagram. It is important to note that a review of the City's existing General Plan shows that the following lists generally clarify and implement policies and actions that are already proposed in the existing (1982) plan.*

### 4.7.1 Goals, Objectives, Policies, and Implementation Measures

**Goal LU-1:** Allow the City to grow and prosper while protecting existing neighborhoods and the existing quality of life that is the essence of Sutter Creek. The existing quality of life includes the City's rural small town atmosphere, its historic qualities, and its current level of public services and facilities. The scenic and natural beauty of the existing skyline, prominent hillsides, and riparian corridors in the City and surrounding planning area as well as other topographically sensitive features shall be protected by requiring the use of creative land development designs that transfer density and construction to less sensitive areas.

**Objective LU-1.1:** Focus development within the City limits and preservation of adjoining rural areas.

**Policy LU-1.1.1:** Growth management is necessary in order to preserve Sutter Creek's existing quality of life. When project applications are being considered for acceptance under the provisions of Government Code Section 65943 and the City's permit procedures, General Plan consistency should be evaluated. If the project proposal is not consistent, the applicant should be advised that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Included in this evaluation should be a comparison of the project's proposed population density and building intensity with the growth assumptions and policies of this plan.

**Implementation Measure LU-1.1.1.1:** The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Target date: Ongoing review standard

**Policy LU-1.1.2:** In-filling is encouraged and leap-frog development or strip commercial development is discouraged.

**Policy LU-1.1.3:** The City of Sutter Creek desires that the County of Amador allow only large parcels and agricultural uses outside of the City's planning area north of State Route 104/Ridge Road. The appropriate County land use designation for these areas should be AG (Agricultural-General) and AT (Agricultural-Transition). The County should remain informed of the City's VSA overlay designations and not allow parcelization that would be inconsistent with the intent of the VSA designation.

**Implementation Measure LU-1.1.3.1:** The City shall advise the County of Amador regarding General Plan Policy LU-1.1.3 when changes are proposed outside of the City's planning area north of State Route 104/Ridge Road. Target date: Ongoing

**Policy LU-1.1.4:** No urban development should be allowed on lands within the City's planning area that are designated RE(pd), RL(pd), and RSF(pd) unless or until such lands become annexed to the City.

**Implementation Measure LU-1.1.4.1:** The City shall advise the County of Amador regarding General Plan Policy LU-1.1.4 when urban development is proposed within the City's planning area. Target date: Ongoing

**Policy LU-1.1.5:** The City shall only annex those lands that can be developed in accordance with the City's General Plan, are fiscally sound additions to the City, and that can be adequately served by municipal facilities (or acceptable alternative).

**Implementation Measure LU-1.1.5.1:** Prior to the annexation of lands to the City, an applicant shall submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the City or its citizens, that the development will not have significant environmental impacts after mitigation unless the City makes findings of overriding considerations, and that the project will conform to the goals, policies, and standards of the General Plan. Target date: Ongoing review standard

**Goal LU-2:** City development policy shall be integrated and comprehensive.

**Objective LU-2.1:** Maintain the Sutter Creek land use policies, documents, and data.

**Policy LU-2.1.1:** The City shall review the General Plan annually and update the General Plan as needed.

**Implementation Measure LU-2.1.1.1:** The City Planner shall provide the state required Annual Progress Report (APR) to the Planning Commission and City Council on the status of the General Plan and the progress in carrying out its objectives, policies, implementation measures, and mitigation monitoring program. This APR should precede an annual State of the City budget report to insure funding is budgeted appropriately each year to implement and maintain the General Plan. The City Planner shall annually review the General Plan's land use data and assumptions concerning growth and development as well as the General Plan's goals, objectives, policies, standards, and programs, and update as needed. Target date: Annual

**Policy LU-2.1.2:** The City shall update the zoning code and the zoning map to conform to the General Plan.

**Implementation Measure LU-2.1.2.1:** Table 4-3, "Building Intensities and Population Densities", generally shows the new zones that are needed and generally those that need amendment. The Building

Intensities Population Densities shall be updated appropriately when the General Plan is updated. Target date: Ongoing

**Implementation Measure LU-2.1.2.2:** The City shall revise the zoning code when there is an amendment to the General Plan to ensure that “uses by right”, those uses that do not require local government review so long as they meet district standards and requirements, are consistent with the General Plan land use designation. Target date: Ongoing

**Policy LU-2.1.3:** The City shall assure its subdivision code is consistent with the General Plan.

**Implementation Measure LU-2.1.3.1:** The City shall review its subdivision ordinance as needed to ensure consistency with the General Plan. The City shall amend the subdivision ordinance as appropriate to ensure consistency with the General Plan. Target date: Ongoing

**Policy LU-2.1.4:** The land use database of the General Plan shall be maintained.

**Implementation Measure LU-2.1.4.1:** Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to ensure that the land use database is maintained. This database is important to the long-term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies LU-2.1.1 and LU-2.1.2. Target date: Intermediate-term and Ongoing

**Policy LU-2.1.5:** The City shall upgrade the City of Sutter Creek Improvement Standards and maintain the Design Standards (both documents are located in General Plan Volume II) to be consistent with the City’s General Plan.

**Implementation Measure LU-2.1.5.1:** The City’s Improvement Standards is primarily an engineering document and is not formatted to overlap with the planning process. The document will need to be amended significantly to accept General Plan guidelines and standards and to ensure its consistency with the General Plan. The City shall maintain the adopted Design Standards separately from the Improvement Standards. The results of this effort provide the development community with written guidelines and standards regarding how to design projects for the City of Sutter Creek. Target date: Intermediate-term

**Policy LU-2.1.6:** The City shall review the General Plan growth projection and build-out projection for the City on an annual basis.

**Implementation Measure LU-2.1.6.1:** The City shall review General Plan growth and build-out projections during the Annual Progress Report to identify if an adjustment is needed. If needed, the City shall adjust the General Plan growth projection based on U.S Census population figures, updated California Department of Finance estimates and projections, General Plan amendments, and anticipated building permits. The City shall update the growth projection and build-out projection every five years during the Housing Element update, unless a different schedule applies pursuant to state law. Target date: Ongoing

**Goal LU-3:** Improve the local economy by retaining and developing jobs and revenues through tourism and related services in the Main Street Historic District and Historic District and through orderly development of the Sutter Hill/Martell area with non-polluting commerce and industry.

**Objective LU-3.1:** To attract new business and maintain existing businesses.

**Policy LU-3.1.1:** The City Manager shall facilitate the coordination of businesses and business associations to attract new business and retain existing business in Sutter Creek. The purpose is to develop and actively pursue an economic development strategy that will encourage non-polluting business and industry to locate

in the Sutter Hill/Martell planning area and to assist communication between businesses and City offices, local service agencies, the Council, and the Planning Commission not to create exceptions or loopholes in City requirements but to explain to and assist businesses in meeting such requirements.

**Policy LU-3.1.2:** The City should plan for the development of campus-like industrial developments with low rise buildings and landscaped or natural open spaces in the industrial land use designation.

**Implementation Measure LU-3.1.2.1:** The City should implement facilities plans to finance the provision of municipal facilities and services within industrial parks. The City should establish a research and development zone that can be applied to appropriate industrial areas. Target date: Long-term

**Policy LU-3.1.3:** The City shall consider expansion of the DTC - Downtown Commercial Area.

**Implementation Measure LU-3.1.3.1:** The City should undertake a study to determine the feasibility of expanding the DTC area. Factors to consider include: demand for additional retail space; types of uses appropriate for the downtown area; traffic circulation and parking; and maintaining viability of the existing DTC area. Target date: Intermediate-term

#### **4.7.2 Land Use Standards and Guidelines**

There are standards, guidelines, and policies contained in the nine elements of the General Plan that will affect the design of new land use developments in the City. The standards and guidelines of the Land Use Element that are applied generally and citywide are contained on Tables 4-1 through 4-3. The City has, in addition, developed more specific land use design guidelines to be applied to development, construction, and reconstruction projects in the City. The City of Sutter Creek Design Standards are shown in Volume II.

## 5 Conservation and Open Space Element

### 5.1 Introduction

#### 5.1.1 Statutory Requirements

State law requires that general plans contain a conservation element and an open space element. The Sutter Creek General Plan addresses the requirements of both in one combined element, which is permissible under the law.

The requirements for conservation elements, found in Government Code Section 65302(d) and Public Resources Code Section 2762, et. seq., specify that the element must address the "...conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources." The conservation element "may" also address reclamation of land and water, water pollution, soils erosion, watershed protection, rock, sand and gravel resources, and regulation of land to accomplish the conservation plan. Government Code Section 65302(d)(3) states, "...the conservation element shall identify rivers, creeks, streams, flood corridors, riparian habitats, and land that may accommodate floodwater for the purposes of groundwater recharge and stormwater management." The conservation element "shall" identify and help protect mineral resources in cooperation with the State Mining and Geology Board and relevant State laws (PRC Section 2762).

#### 5.1.2 City's Purpose

Timber production is not considered significant in the Sutter Creek planning area. Open space values identified by the State, specifically those related to preservation of the natural environment, recreation, and public health and safety, are considered to be of very high value to the community. The Conservation and Open Space Element overlaps with the Land Use Element. Both share the primary goal of facilitating the community's growth while maintaining the City's existing character. The City's existing character is rich in open space and other values associated with the natural environment.

This element clarifies and implements most policies and objectives concerning conservation and open space that are listed in the City's previous 1982 General Plan. This element also addresses many of the environmental concerns regarding the impacts of growth described in the General Plan/environmental documentation.

#### 5.1.3 Format

The Sutter Creek General Plan Conservation and Open Space Element addresses the following subjects:

- Open Space
- Water Resources
- Water Conservation
- Air Quality
- Geology and Mineral Resources
- Soils, Erosion Control, and Grading
- Vegetation, Wildlife, and Fisheries
- Energy Conservation
- Greenhouse Gases

As in most of the General Plan's other elements, a discussion of growth-related issues pertaining to each of these subjects is presented in text followed by a list of goals, objectives, policies, and implementation measures adopted by the City to address each issue.

## 5.2 City's Definition of Open Space

Sutter Creek General Plan Task Force #2 was assigned the responsibility of making recommendations to update the City's Open Space Element. The Task Force defined open space as being "the permanent protection of land with focuses on scenic beauty, sensitive vegetation, and wildlife habitats. The intent is primarily to retain lands as they exist. One of the minor intents is possibly for public usage."

General Plan Task Force #1, in developing land use standards, defined the land uses that may be allowed or not allowed in open space as follows: "Open space includes required parklands, common areas, landscaped areas, pedestrian paths, plazas and similar public or private areas, but not areas devoted to vehicle parking and streets."

## 5.3 City and Water Agency Conservation Efforts

The City continues to work with the Amador Water Agency (AWA) to convert any existing non-metered service to metered service as a means to regulate and promote water conservation. The AWA requires water meters on new hookups. The City continues to mandate water efficient landscape on all new projects.

Other water conservation measures currently in practice include State building code requirements for reduced water consumption in all new construction.

## 5.4 The City's Mineral Resource Management Program

The City's mineral resource management policies are intended to ensure access to mineral resources at the Lincoln Consolidated Mine, located within the City limits and near the Sutter Gold Mine site, while controlling the on and off-site potential negative effects of mining activities using the Surface Mining Reclamation Act (SMARA) and the California Environmental Quality Act (CEQA). The Land Use Element applies a special mining land use designation, M, to lands most directly affected by the Lincoln Consolidated Mine (see Figure 4-1). The M designation is intended to control land use conflicts that could inhibit mineral extraction (see Table 4-1). The City has adopted its own SMARA regulations, and mining activities located outside the City are regulated by the County and State. The Lincoln Consolidated Mine site is currently vacant and upon submittal of a development application, the project would be reviewed under current CEQA guidelines.

Lands adjacent to areas designated M-Mining carry a base land use designation, which could be residential, commercial, public service, or recreation. The building inspector would provide notice to the owners/builders of residential parcels of possible adjacent mining activity at the time of building permit issuance.

## 5.5 Goals, Objectives, Policies, and Implementation Measures

The goal of the Conservation and Open Space Element is as follows:

### 5.5.1 Goal

**Goal COS-1:** The following listed resources are part of the City's existing character and quality of life. Such resources should be carefully maintained and/or enhanced as growth and development takes place.

- Open Space
- Water Resources
- Water Conservation
- Air Quality
- Geology and Mineral Resources
- Soils, Erosion Control, and Grading
- Vegetation, Wildlife, and Fisheries
- Energy Conservation
- Greenhouse Gases

The objectives, policies, and implementation measures needed to meet the Element's goal are listed by subject heading in the same order that has been presented in the previous text.

### 5.5.2 Objectives, Policies, and Implementation Measures

**Objective COS-1.1:** Compliance with the California Environmental Quality Act.

**Policy COS-1.1.1:** Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to ensure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

**Objective COS-1.2:** Maintain City of Sutter Creek Development Standards for the conservation of resources.

**Policy COS-1.2.1:** Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

**Implementation Measure COS-1.2.1.1:** Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources. Target date: Ongoing review standard

### 5.5.3 Open Space

**Objective COS-1.3:** The preservation of open space in new development.

**Policy COS-1.3.1:** The land use designations, policies, standards, and guidelines concerning open space that are contained within the General Plan Land Use Element shall be considered an integral component of the Conservation and Open Space Element.

**Policy COS-1.3.2:** New development shall preserve existing open space, as appropriate, for habitat, passive recreation, active recreation, and/or for visual access and/or aesthetics.

**Implementation Measure COS-1.3.2.1:** The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity. Target date: Ongoing

**Policy COS-1.3.3:** No construction should be permitted on unforested slopes in excess of 30% unless the Planning Commission or City Council can make the hardship findings required for a variance.

**Implementation Measure COS-1.3.3.1:** The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed pre-construction stormwater discharge rates; and
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

Target date: Ongoing review standard

**Policy COS-1.3.4:** The use of natural visual screens, such as natural land forms and vegetation, should be incorporated into new developments where possible to maintain a sense of open space.

**Policy COS-1.3.5:** The location of buildings and structures that are planned or proposed near scenic ridgelines as diagrammed on Figure 4-2 in the Land Use Element, which exhibit a prominent skyline when viewed from prominent public access points, should be set back from the scenic ridgeline and/or their heights should be limited and/or vegetation or screening provided to help preserve the existing natural skyline.

**Implementation Measure COS-1.3.5.1:** The City shall update the Design Standards to define design requirements or limitations near scenic ridgelines that ensure projects complement the existing natural landscape and skyline. Target date: Short-term

## 5.5.4 Water Resources

**Objective COS-1.4:** The protection and enhancement of water quality.

**Policy COS-1.4.1:** The master drainage plan called for in the Public Services and Facilities Element and design standards prepared by the City Engineer shall be made to include provisions to ensure the protection of water quality in Sutter Creek and other water bodies within the planning area.

**Implementation Measure COS-1.4.1.1:** Best Management Practices described in Volume II, City of Sutter Creek Conservation Best Management Practices, should be considered in the master drainage plan and design standards. The master drainage plan and design standards should address cumulatively significant organic and inorganic pollutants. Target date: Ongoing review standard

**Policy COS-1.4.2:** Upstream diversions of water from Sutter Creek and its tributaries that negatively impact the creek should be prohibited.

**Implementation Measure COS-1.4.2.1:** The City shall actively participate in the review of upstream diversions of water from Sutter Creek and its tributaries located outside of the City limits to prevent negative impacts on the creek. Target date: Ongoing

### 5.5.5 Water Conservation

**Objective COS-1.5:** Increased water conservation.

**Policy COS-1.5.1:** The City supports the current Amador Water Agency policy requiring water connections within the City to be metered.

**Policy COS-1.5.2:** To the maximum extent feasible, plants native to the Sutter Creek area that do not require much irrigation should be used for landscaping.

**Implementation Measure COS-1.5.2.1:** New development projects should use plants on the California Native Plant Society's Calscape list of plants native to Sutter Creek. Target date: Ongoing review standard

**Policy COS-1.5.3:** The City encourages the use of recycled water.

**Implementation Measure COS-1.5.3.1:** New development projects shall use recycled water where available and to the maximum extent feasible. Target date: Ongoing review standard

**Implementation Measure COS-1.5.3.2:** The City shall work with the Amador Water Agency to encourage the use of recycled water. Target date: Intermediate-term

### 5.5.6 Air Quality

**Objective COS-1.6:** Increased air quality.

**Policy COS-1.6.1:** The City shall limit new industry to those that can demonstrate no harmful effect upon air quality.

**Policy COS-1.6.2:** The City shall implement policies and implementation measures in the Circulation Element that reduce per capita reliance on automobile traffic and incidence of traffic congestion to minimize locally generated carbon monoxide and ozone air pollution.

**Policy COS-1.6.3:** The City supports efforts of the Amador Air District to maintain local air quality and statewide efforts to lessen the impacts of pollution affecting the City from growth in the great Central Valley.

### 5.5.7 Geology and Mineral Resources

**Objective COS-1.7:** Protection of human health and safety in conjunction with mining activities.

**Policy COS-1.7.1:** Mining activities shall be compatible with surrounding land uses.

**Implementation Measure COS-1.7.1.1:** The City shall apply the "M-Mining" land use designation to lands on which uses must be regulated to avoid conflict with mineral exploration or extraction activities and/or lands that provide access to valuable mineral reserves (see Figure 4-1 and Table 4-1 in the Land Use Element).

Land uses incompatible with mining generally require a high public or private investment in structures, land improvements, and landscaping and would prevent mining because of the higher economic value of the land and its improvements.

Examples of such uses include:

- High density residential
- Low density residential with high unit value
- Public facilities
- Intensive industrial
- Commercial

Compatible land uses with mining generally require low public or private investment in structures, land improvements, and landscaping and allow mining because of the low economic value of the land and its improvements.

Examples of such uses include:

- Very low density residential (For example: e.g. 1 unit per 10 acres)
- Recreation (public/commercial)
- Agricultural
- Silvicultural
- Grazing
- Open space

Target date: Short-term

**Policy COS-1.7.2:** Mining activities outside of the City should be reviewed to ensure public health and safety and environmental protection.

**Implementation Measure COS-1.7.2.1:** The City shall actively participate in the review and oversight of mining activities in or near the City's planning area in accordance with the provisions of CEQA and the Surface Mining Reclamation Act in order to ensure public health and safety and that the City's environment is not degraded. Target date: Ongoing

### 5.5.8 Soils, Erosion Control, and Grading

**Objective COS-1.8:** Protection of soils.

**Policy COS-1.8.1:** Maintain a grading ordinance that will minimize excessive grading and set forth specific standards and regulations beyond those contained in California Building Code (CBC).

**Implementation Measure COS-1.8.1.1:** Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City's Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model. Target date: Short-term

**Policy COS-1.8.2:** The City should adopt erosion control guidelines to be used by the development community in planning and designing new projects. The City should enforce guidelines during and after the construction of new development projects.

**Implementation Measure COS-1.8.2.1:** The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in the CBC. The City of Sutter Creek Conservation Best Management Practices in Volume II contains an extensive list of detailed erosion control measures that could be used in said guidelines. Target date: Intermediate-term

### 5.5.9 Vegetation, Wildlife, and Fisheries

**Objective COS-1.9:** The protection of vegetation, fish, and wildlife resources.

**Policy COS-1.9.1:** Development projects shall be reviewed for their direct and indirect impacts on fish and wildlife resources. The California Department of Fish and Wildlife shall be notified pursuant to CEQA regarding development projects unless the Planning Commission or City Council make the de minimis findings pursuant to Section 21089 and 21092 et. seq. of the California Public Resources Code. Development project applicants shall be required to pay associated fees before approval of such development projects may be considered final.

**Policy COS-1.9.2:** Development project sites shall be evaluated for wetlands and riparian habitat impacts. Development projects that will impact stream channel, drainage channel, wetlands, or riparian habitat shall reduce such impacts by avoidance, minimization, and/or compensatory mitigation to the point that there is no net loss. Projects that may dredge or fill wetland areas shall be referred to the U.S. Army Corps of Engineers.

**Policy COS-1.9.3:** The California Department of Fish and Wildlife will be consulted regarding a streambed alteration agreement pursuant to Section 1600 et. seq. of the Fish and Game Code for projects that may directly affect Sutter Creek, the Sutter Creek 100 year flood plain, or any tributary to Sutter Creek.

**Policy COS-1.9.4:** No vegetation removal, grading, or development shall be allowed in environmentally significant wetland or riparian habitat areas unless adequate mitigation measures are adopted that meet the satisfaction of the California Department of Fish and Wildlife and Army Corps of Engineers, where applicable, and the City of Sutter Creek. Wetland and riparian areas shall be presumed to be environmentally significant unless the City finds, on the basis of evidence in the environmental documents prepared for development projects involving lands on which wetlands may be situated, that the subject wetlands and riparian areas are not environmentally significant. Such findings shall be based on analysis as may be performed by the California Department of Fish and Wildlife.

**Policy COS-1.9.5:** Swales are undefined stream channels that are natural collectors of runoff. Building setbacks should be designed to preserve the natural drainage of swales. This policy may not apply to commercial and industrially designated areas.

**Policy COS-1.9.6:** The Planning Commission and/or City Council shall not approve projects that threaten or destroy native oaks or other unique native flora unless said vegetation is replaced, protected, and maintained such that the quantity and value of the vegetation that is lost is certain to be replaced for future human generations.

**Implementation Measure COS-1.9.6.1:** Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent and if the project affects 10 contiguous acres of oak woodland stands, or portions thereof. The Oak Woodland Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:

- a. A description of oak woodland habitats proposed for removal and preservation;
- b. An inventory of trees proposed for removal and preservation in development areas; and
- c. Replanting locally-native trees, as needed.

Target date: Ongoing review standard

**Implementation Measure COS-1.9.6.2:** New developments affecting 10 contiguous acres of oak woodland stands, or portions thereof, that exhibit a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance. Target date: Ongoing review standard

**Implementation Measure COS-1.9.6.3:** Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their contents, and oak woodland mitigation. Target date: Short-term

### 5.5.10 Energy Conservation

**Objective COS-1.10:** Increased energy conservation and renewable energy generation/production.

**Policy COS-1.10.1:** New developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

**Policy COS-1.10.2:** All new development should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade, and breezes.

**Policy COS-1.10.3:** New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

**Implementation Measure COS-1.10.3.1:** The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources. Target date: Short-term

**Policy COS-1.10.4:** New developments shall be designed to reduce heat island effects.

**Implementation Measure COS-1.10.4.1:** Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets. Target date: Short-term

**Policy COS-1.10.5:** Increase renewable-energy generation and use through public outreach.

**Implementation Measure COS-1.10.5.1:** Maintain and continue to update renewable-energy tools and information on the City's website. Target date: Ongoing

### 5.5.11 Greenhouse Gases

**Objective COS-1.11:** Reduce the emission of Greenhouse Gases from all activities within the City in compliance with State policies for Greenhouse Gas reduction and Climate Change.

**Policy COS-1.11.1:** The City shall implement an emissions reduction strategy.

**Implementation Measure COS-1.11.1.1:** The City shall focus on the following tasks to reduce emissions from the City's operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.
- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.
- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

Target date: Ongoing

**Implementation Measure COS-1.11.1.2:** The City shall update, as appropriate, the City's Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.

Target date: Short-term

**Implementation Measure COS-1.11.1.3:** The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation Element that reduce Greenhouse Gas emissions. Target date: Intermediate-term

**Implementation Measure COS-1.11.1.4:** The City shall evaluate the feasibility of offering incentives for or requiring participation in the voluntary CALGreen water-efficiency measures, installing rainwater catchment or greywater systems. Target date: Ongoing

## 6 Circulation Element

### 6.1 Introduction

#### 6.1.1 Statutory Requirements

California Government Code Section 65302(b) requires that the general plan include “a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, any military airports and ports, and other local public utilities and facilities, all correlated with the land use element of the plan.” The California courts have found, particularly in the landmark case of Concerned Citizens of Calaveras County vs. Board of Supervisors of Calaveras County (1985), that a general plan circulation element must be “closely, systematically and reciprocally related to the land use element of the plan...The statutory correlation requirement is evidently designed in part to prohibit a general plan from calling for unlimited population growth in its land use element, without providing in its circulation element, ‘proposals’ for how the transportation needs of the increased population will be met.” The “Concerned Citizens” case concluded that adequate “correlation” does not exist where “no known funding sources are available for improvements necessary to remedy the problems....”

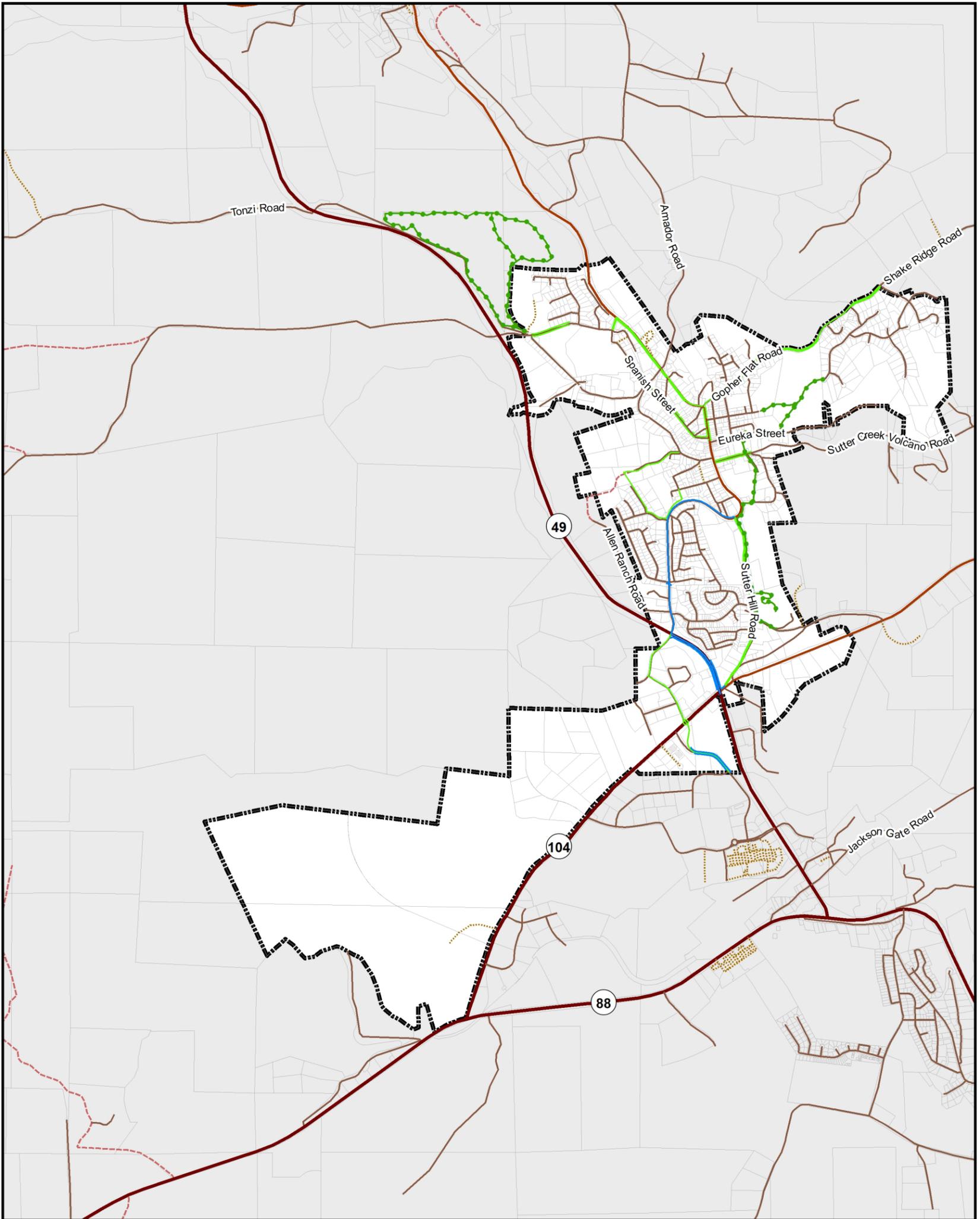
#### 6.1.2 Format

The format of the Sutter Creek Circulation Element is similar to that used in the other general plan elements; text followed by goals, objectives, policies, and implementation measures. In order to ensure that the “correlation” requirements of State law are met, Volume II includes a capital improvements program and funding strategy.

Similar to the Land Use Element and the Noise Element, the Circulation Element contains the Circulation Element Diagram (Figure 6-1), which is a conceptual visual representation of the circulation system that will need to be developed during the 20-year planning period.

The circulation of non-traffic-related aspects of infrastructure (water, sewer, storm drainage, public utilities, etc.) are addressed separately in the Public Services and Facilities Element. Pedestrian walkways and bicycle trails are further addressed in the Parks and Recreation Element.

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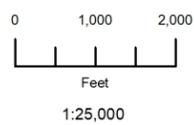
**Legend**

**Existing Roadways**

- State Highway
- Main Arterial
- Local or Residential Street
- Service Road
- Unpaved Road

**Proposed Ped/Bike Projects**

- Pedestrian
- Ped/Bike
- Walking Path
- Parcel
- Sutter Creek City Limits



1:25,000

FIGURE 6-1  
CIRCULATION DIAGRAM

**CITY OF SUTTER CREEK  
General Plan**

MARCH 13, 2019

Map prepared by Hauge Brueck Associates.

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## 6.2 Goals, Objectives, Policies, and Implementation Measures

### 6.2.1 Goals

**Goal C-1:** The primary goal of the City of Sutter Creek Circulation Element is to ensure that public safety and adequate levels of service are maintained through a variety of available modes of transportation as the City grows.

The following lists of objectives, policies, and implementation measures are intended to achieve this goal. The lists are organized as follows:

- Highway and Street Improvements
- Multi-Modal and Transportation System Management (TSM) Considerations
- Downtown Parking

Funding mechanisms for circulation improvements include: direct construction, mitigation fees, land exactions, and special assessment districts or Mello-Roos districts.

### 6.2.2 Objectives, Policies and Implementation Measures

The objectives, policies, and implementation measures are consistent with the Capital Improvements Program (CIP) and Funding Strategy found in Volume II. The CIP is itself an objective.

### 6.2.3 Highway and Street Improvements

#### Easterly Bypass Collector Road

**Objective C-1.1:** Construction of the Easterly Bypass Collector Road.

**Policy C-1.1.1:** The City shall require the dedication and construction of the Easterly Bypass Collector Road.

**Implementation Measure C-1.1.1.1:** As property is developed between Ridge Road and Shake Ridge Road, these development projects shall be required to dedicate and construct a collector road that will ultimately connect Ridge Road to Shake Ridge Road to the east of the City. Target date: Ongoing review standard

#### Signalization

**Objective C-1.2:** The provision of traffic signals at intersections where warranted and feasible.

**Policy C-1.2.1:** Provide traffic signals at intersections where warranted and feasible.

**Implementation Measure C-1.2.1.1:** A number of intersections in the Sutter Creek planning area have met one or more of the standard warrants for signals. Each of these intersections should be further evaluated as time progresses to determine if traffic signals should be installed. Installation of the signals should be programmed as long-term improvements only when and if fully justified. Target date: Ongoing review standard

## Street Improvements

**Objective C-1.3:** The provision of necessary street improvements, where and when appropriate, for existing streets and in new development projects.

**Policy C-1.3.1:** New development projects that have a potential to exceed the growth assumptions contained in the General Plan or that may have specific traffic and circulation concerns not identified by this General Plan shall be required to conduct independent traffic analysis and/or pay for construction improvements to the city's circulation system beyond those addressed in this Circulation Element through direct construction, mitigation fees, land exactions, or special assessment or Mello-Roos districts. In such instances, the citywide traffic model and this Circulation Element shall be updated at the developer's expense.

**Policy C-1.3.2:** Improve existing streets and make extensions where appropriate to improve circulation, safety, and capacity.

**Implementation Measure C-1.3.2.1:** Improve Gopher Flat Road and Main Street to city limits as funding is available. The street should be improved with curb, gutter, and sidewalk and be widened to provide two 12-foot travel lanes, bike lanes, and a center two-way, left turn lane wherever right-of-way is not constrained by existing buildings or other factors. Target date: Long-term

**Implementation Measure C-1.3.2.2:** Provide a walkway for elementary school children on Spanish Street. Improve with curb, gutter, and sidewalks where not now provided between the school entrance and Main Street. Target date: Intermediate-term

**Implementation Measure C-1.3.2.3:** Evaluate the appropriateness and feasibility of the designation of the following as one-way streets: Hayden Alley, Keyes Street, Randolph Street and Boston Alley. Limiting parking to one side of Randolph Street may eliminate the need for the street to become one way. Target date: Long-term

**Implementation Measure C-1.3.2.4:** Widen as appropriate and feasible Sutter Hill Road and Eureka-Sutter Hill Road to provide 12-foot travel lanes and five-foot paved shoulders. Target date: Long-term

**Implementation Measure C-1.3.2.5:** Improve the North Amelia Street and Spanish Street intersection. Amelia Street is misaligned through its intersection with Spanish Street. Realignment will require acquisition of right-of-way. Target date: Long-term

**Policy C-1.3.3:** The City will update the City of Sutter Creek Capital Improvement Program and Funding Strategy as additional street improvement needs are identified (beyond those presently identified in the Circulation Element).

**Implementation Measure C-1.3.3.1:** The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy. Target date: Annual

## Intersection Improvements (Other Than Signalization)

**Objective C-1.4:** The provision of intersection improvements, where and when appropriate.

**Policy C-1.4.1:** Provide improvements at intersections to improve safety and traffic flow as conditions warrant.

**Implementation Measure C-1.4.1.1:** Improve radius of curb returns as appropriate and feasible. Most intersections of side streets with Main Street in Sutter Creek should be improved by removing a 10-foot square section of the ten foot wide sidewalks on each side of an intersection and replacing the sidewalk with a 10-foot radius curb return and handicapped ramp. Target date: Long-term

**Implementation Measure C-1.4.1.2:** Construct turning and acceleration/deceleration lanes as appropriate and feasible. At intersections where turning movements from the minor street are significant (over 100 vehicles per hour during the peak hours of the day), the Level of Service (LOS) can be improved by adding separate turn lanes for the various turning and through movements. This measure is not practical in the Main Street Historic District.

Traffic on the state highways can be expedited with turn pockets at intersections, a continuous median turning lane for mid-block turning movements, and acceleration and deceleration lanes at intersections. Target date: Ongoing

**Implementation Measure C-1.4.1.3:** Improve sight distance at intersections as appropriate and feasible. At locations where accident records show problems due to poor visibility, corrective measures should be taken. These measures might involve removal or lowering of plantings or fences and, in some cases, the removal of low tree branches where buildings cannot be moved; stop signs can help in these situations. Target date: Ongoing

## **New Streets**

**Objective C-1.5:** The provision of new streets that meet City standards, where and when appropriate.

**Policy C-1.5.1:** The City defines and authorizes the use of a “Plan Line.” The Plan Line is a process that specifically defines the location of center lines, alignment, right-of-way, cross sections, and intersections for future or proposed roadways and non-motorized transportation rights-of-ways. The purpose of a Plan Line is to provide adequate right-of-way for future growth needs and to protect the right-of-way from encroachment.

**Implementation Measure C-1.5.1.1:** Adopted Plan Lines shall be incorporated into development plans to define specific requirements for dedicating the right-of-way for street purposes and to implement Circulation Element policies of the General Plan. Target date: Ongoing review standard

**Policy C-1.5.2:** As development takes place, developers shall be required to construct major and minor collectors that are needed to serve the area. In lieu of construction, additional fees may be assessed in the amount of the particular developer’s share of the cost unless the cost of specific road improvements has been included in City or County mitigation fee computations.

**Policy C-1.5.3:** Residential lots should not have direct access to new collectors and arterials; lots should front on local subdivision streets only.

**Policy C-1.5.4:** Parking shall not be permitted on arterials and collectors where roadway design does not provide shoulders, lanes and/or parallel facilities available for use by cyclists and for emergency parking.

**Policy C-1.5.5:** Road design should minimize necessary grading by aligning roads with topography, running roads along natural ridges or valleys, and working with existing grade.

**Policy C-1.5.6:** Road sections shall have curbs and gutters or alternative drainage facilities adequate for receiving stormwater runoff from roadway surfaces. New roadway sections shall include sidewalks or pedestrian routes that provide safe and efficient pedestrian access. Sidewalks are preferred but may be

deleted in an effort to minimize grading if an alternative is provided for pedestrian use that meets the satisfaction of the Planning Commission or City Council.

**Policy C-1.5.7:** Multiple ingress and egress options should be provided through new developments projects for safety purposes.

**Policy C-1.5.8:** Neighborhood streets should be curvilinear and follow existing contours to the greatest extent feasible.

**Policy C-1.5.9:** Neighborhood streets shall be protected from high traffic counts by not allowing large or accumulated developments from relying on them for access.

**Policy C-1.5.10:** Cul-de-sacs and dead end streets shall be discouraged and through streets should be preferred.

**Policy C-1.5.11:** Collector streets should be of adequate width for projected traffic and should not have direct access from low or medium density residential lots.

## 6.2.4 Multi-Modal and TSM Considerations

### Transit

**Objective C-1.6:** Increased use of public transit.

**Policy C-1.6.1:** Maximize the use of public transit to reduce dependence on the private automobile.

**Implementation Measure C-1.6.1.1:** Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds. Target date: Intermediate-term

**Implementation Measure C-1.6.1.2:** Extend and add transit routes as demand dictates. Target date: Ongoing

**Implementation Measure C-1.6.1.3:** Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic. Target date: Ongoing

**Implementation Measure C-1.6.1.4:** Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile. Target date: Ongoing review standard

**Policy C-1.6.2:** The City shall request that the Amador County Transportation Commission (ACTC) and Amador Regional Transit System (ARTS) review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. ACTC's roles and responsibilities involve two overlapping categories: (1) administration of Transportation Development Act and other funds that are allocated to ACTC, and (2) to serve as the Regional Transportation Planning Agency for Amador County. ARTS serves as the local transit system for Amador County.

**Implementation Measure C-1.6.2.1:** The City shall work with ACTC and ARTS to review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. Target date: Ongoing review standard

### **Delivery of Goods and Services**

**Objective C-1.7:** The reduction of auto trips through delivery and conventional access to goods and services.

**Policy C-1.7.1:** Encourage delivery services to homes and businesses to reduce the number of auto trips.

**Implementation Measure C-1.7.1.1:** The City shall encourage retail stores to provide delivery service and telephone and online shopping services. Some retail stores are instituting online ordering and delivery of goods to homes and business. This trend should be encouraged. Target date: Long-term

**Policy C-1.7.2:** Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop.

**Implementation Measure C-1.7.2.1:** Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses. Target date: Long-term

**Policy C-1.7.3:** High-density residential development that conforms to standards and programs of the General Plan and City ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

### **Ridesharing**

**Objective C-1.8:** Increased use of carpooling and ridesharing.

**Policy C-1.8.1:** The City should encourage carpooling.

**Implementation Measure C-1.8.1.1:** The City encourages commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool. Target date: Ongoing

**Implementation Measure C-1.8.1.2:** The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center. Target date: Ongoing

### **Staggered Working Hours**

**Objective C-1.9:** Increased use of staggered work hours.

**Policy C-1.9.1:** The City encourages employers to provide staggered work hours for employees. Staggered work shifts can spread out and reduce peak hour traffic.

### **Bicycle and Pedestrian Facilities**

**Objective C-1.10:** Increased provision of bicycle and pedestrian facilities.

**Policy C-1.10.1:** Bicycle lanes or paved shoulders should be provided on new arterial and collector roadway facilities unless separate bicycle routes are provided.

**Policy C-1.10.2:** When required for pedestrian access to public services and facilities, the Planning Commission may require development projects to construct pedestrian walks.

**Policy C-1.10.3:** Sutter Creek will urge the creation of safe crossings on Old Highway 49 especially on Old Highway 49 toward Sutter Hill, at the foot of Sutter Oaks and Mount Pleasant, and near Spanish Street.

**Policy C-1.10.4:** Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

**Policy C-1.10.5:** New development projects should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

**Policy C-1.10.6:** The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act.

**Policy C-1.10.7:** New development projects should be tied together and to existing parts of the City by an interlinked bicycle and pedestrian trail network as addressed in the Parks and Recreation Element.

**Policy C-1.10.8:** Sutter Creek shall require new subdivisions, commercial projects requiring a site plan approval, and industrial projects to implement, as appropriate, a bike system for children to ensure safe access to schools and parks within town.

**Policy C-1.10.9:** The Sutter Hill commercial and industrial area should have bicycle and pedestrian access from the adjacent multifamily designated area. Specific facilities for pedestrian and bicycle circulation should be added to the Sutter Hill circulation plan.

## 6.2.5 Downtown Parking

**Objective C-1.11:** The provision of downtown parking, where appropriate.

**Policy C-1.11.1:** Provide adequate parking in the historic central business district to serve existing and future development and improve traffic flow on narrow streets.

**Implementation Measure C-1.11.1.1:** As traffic increases on some City streets, parking should be curtailed where parked vehicles encroach into the traveled way. Target date: Ongoing

**Implementation Measure C-1.11.1.2:** On-street parking is important to the business community and should be reserved for customers. Members of the business community should use the off-street lots. Target date: Ongoing

**Implementation Measure C-1.11.1.3:** Provide adequate parking for new and old development. Off-street parking should be required whenever new commercial buildings are constructed. Where downtown businesses cannot provide adequate off-street parking, in-lieu fees should be charged. These fees should go toward purchase of land and construction of parking facilities located within the downtown commercial district.

Due to the heavy tourist demand for parking on weekends, additional public off-street parking facilities should be added as land becomes available within walking distance of the historic commercial area. Available off-street spaces should be retained and additional space developed as property becomes available. Parking structures can provide additional parking where land values are high and available land area is limited. Target date: Ongoing

**Implementation Measure C-1.11.1.4:** Where designated, post standard “No Parking” signs on streets and alleys in appropriate locations to ensure compliance and enforcement. Target date: Short-term

## 7 Public Services and Facilities Element

### 7.1 Introduction

#### 7.1.1 Statutory Requirements

The Public Services and Facilities Element is an optional element within the Sutter Creek General Plan. Although State law contains no specific requirement for a public services and facilities element, State requirements for the circulation element do mandate that a general plan shall address "...other local public utilities and facilities (Government Code Section 65302(b))", implying that, at minimum, the circulation of water, sewage, power, and communication must be addressed. The Sutter Creek Circulation Element is limited to traffic circulation (including automobiles, transit, and freight). The circulation of water, sewage, power, and communications are addressed here in the Public Services and Facilities Element, as are other basic public services and facilities.

#### 7.1.2 Local Purpose

In addition to State requirements, the City of Sutter Creek is increasingly concerned with the cost of meeting the demands of providing adequate local public services and facilities as population growth occurs. The City Council appointed General Plan Task Force #3 in May 1990 to study the City's infrastructure and public facilities needs for inclusion in the General Plan. The general recommendations of this task force have been expanded in this Element. The following subjects are addressed:

- |   |   |
|---|---|
| <p>A. Public Facilities</p> <ul style="list-style-type: none"> <li>water</li> <li>sewage</li> <li>storm drainage</li> <li>solid waste</li> <li>public buildings and grounds</li> <li>schools</li> <li>City offices</li> </ul> | <p>B. Public Services</p> <ul style="list-style-type: none"> <li>police protection</li> <li>fire protection</li> <li>emergency medical</li> </ul> <p>C. Utility Systems</p> <p>D. Funding City Services</p> |
|---|---|

#### 7.1.3 Format

The existing level of service and projected needs for each of the subjects listed in Section 7.1.2 are addressed in Volume III, City of Sutter Creek Setting, Chapter 4. Projected needs are based upon the General Plan's assumptions for growth as presented in the Sutter Creek Setting (Volume I, Chapter 2). The goals, objectives, policies, and implementation measures for each area are listed at the back of the Element.

Pedestrian facilities are addressed in the Parks and Recreation Element and in the Circulation Element. Parks, dedicated open space, and recreation facilities are addressed in the Land Use and Parks and Recreation Elements. There are design standards that affect public services and facilities contained in the Land Use Element.

In spite of the research conducted to prepare an adequate Public Services and Facilities Element, the Element shows that serious effort must still be put forward on the part of local agencies and the City government if the Element's goals are to be realized. In particular, this effort will involve fiscal analysis

and future funding of public services. The concern for adequate revenues to pay for increasing demands is a recurring theme throughout almost every subject in this Element. Consequently, a separate section concerning funding City services is found in Section 7.3 and an all-encompassing objective of conducting a citywide fiscal analysis, capital improvement program, and funding strategy is found within Section 7.4, Goals, Objectives, Policies, and Implementation Measures.

**7.1.4 Existing Services and Facilities**

Public service providers and facilities are discussed in Volume III, Chapter 1, Section 4. Table 7-1 lists the existing service providers in the City.

<b>Table 7-1 Public Service Providers</b>	
<b>Service</b>	<b>Provider</b>
Water	Amador Water Agency
Sewer	City of Sutter Creek Public Works Department
Storm Drains	City of Sutter Creek Public Works Department
Solid Waste	ACES Waste Services, Inc.
Schools	Amador County Unified School District
City Offices	City of Sutter Creek
Law Enforcement	City of Sutter Creek Police Department
Fire Protection	Sutter Creek Fire Protection District
Electricity	PG&E
Natural Gas	PG&E
Telecommunications	AT&T, Volcano Communications

**7.2 Public Facilities**

**7.2.1 Cooperation Between the City and the Amador County Unified School District**

The City and the Amador County Unified School District (ACUSD) should cooperate to attain their individual and mutual interests in providing new and expanded facilities. ACUSD is, by law, exempt from some of the City’s land use requirements yet it would be important to the City that ACUSD conform to relevant aspects of this General Plan as well as related City ordinances when siting and designing new facilities. Conversely, ACUSD needs the cooperation of City government to obtain a new school site and to pay for the construction of new facilities.

## 7.2.2 Need for Additional School

The Land Use Element Section 4.2.4, Location of Future Public Facilities, identifies the need for a new 15 to 20 acre public school site within the Gold Rush Ranch Specific Plan site. The City and ACUSD need to cooperate to determine the best site and obtain the site for a reasonable fee. In addition to the need for a new site, ACUSD has requested that the City require new development projects pay an additional impact fee to compensate for the costs of new school construction.

## 7.3 Funding City Services

The need to analyze projected revenue sources for public services is of concern to both City services and other agencies and districts that provide basic services in the City. This section focuses upon public services and facilities provided directly by the City. The specific areas that may suffer funding shortfalls in the future include sewage collection and disposal, storm drainage, City offices, street lighting, and police protection.

In addition to these, the Conservation and Open Space Element and the Parks and Recreation Element would add acquisition and maintenance of open space areas. Additional City services that have not been addressed previously in this or other elements, but that rely predominantly upon the City general fund include public works (responsible for ongoing maintenance of streets, the sewage system, the storm drainage system, buildings and grounds, and more) and basic City Hall functions (the Clerk's office, Planning Department, City Engineer, City Attorney, etc.).

City services face demands that are exceeding available revenues. This fiscal bind is usually traced back to the passage of Proposition 13 in 1979 that has limited local jurisdictions' ability to raise taxes for new or expanded services. Task Force #3 provided the following general assumptions or findings about public finance in their final report:

1. Sutter Creek will continue to be a desirable place to live.
2. Growth will be the driving force behind the City's ability to provide public services and facilities.
3. New development will overburden the existing infrastructure; new development can assist in paying for new infrastructure and improving existing infrastructure.
4. Existing infrastructure will need to be replaced or improved whether or not there is City growth.
5. New funding mechanisms are necessary to finance immediate *and* long-range public facilities and services. These mechanisms include: user fees, facility fees, assessment and improvement districts, Mello-Roos, and/or general obligation bonds.
6. State and federal funding and/or policies will directly affect the City's ability to provide public services and facilities.

In their final report, Task Force #3 recommended that the City resolve this public finance issue with a combination of (1) a citywide assessment district to pay for existing needs; and (2) a Mello-Roos district or comparable system to pay for the additional needs brought forth by new development:

“The assessment district would establish a citywide area of benefit to which all current and future property owners would participate. This type of assessment would generally require property owner voter approval, depending on how the assessment proceeds are used, and could be limited as to the types of projects.

Public works type projects are recommended (streets, bridges, sewer and storm drainage). This means all property owners would pay for upgrading existing public infrastructure. To date, the only way these funds are generated is through the General Fund or grants; through gas tax revenues (in the case of some streets); and sewer connection fees (in the case of treatment plant expansion). This means improvements to the remaining street system, bridges, sewer collection system, and storm drainage system are not being accomplished. The situation is serious enough that charging impact fees only for new development will not generate sufficient funds to replace and upgrade these systems.

Mello-Roos districts (or other comparable special districts), which require two-thirds voter approval, would be established for all new developments within the City. In addition to the assessment district fees discussed above, new development would pay this additional tax to fund the recommended public service projects (office space, police and public works facilities, vehicles and equipment). The rationale being that new development creates a need for these additional city services. In addition, new development would fund on and off-site infrastructure improvements as required by conditions of approval.”

Facility participation charges or impact fees are an option for ensuring new development pays its share. Facility participation charges and impact fees have been used by surrounding communities and they have been discussed as the option preferred by many agencies that provided input to this Element. The City adopted Ordinance No. 322 in 2008 for development impact fees in accordance with California Assembly Bill (AB) 1600. The City of Sutter Creek Capital Facilities Fee Nexus Study, which contained a capital improvement program, analyzed the impacts of contemplated future land development on the existing public facilities in the City, the need for new public facilities, the improvements required by new development, and the relationship between new development, the needed facilities, and the estimated cost of those facilities. The purpose of the fee program is to fund new development’s share of public improvements through the City of Sutter Creek.

A difference between special districts and development impact fees is that districts levy a regular charge against the properties affected over a long-term period of time whereas impact fees are a one-time charge upon new development based upon the quantified impact they will generate. Impact fees thus tend to lend themselves to one-time capital improvement costs and assessment districts may be more applicable for ongoing service and maintenance costs. Impact fees are often discouraged because they drive up the one-time cost of housing and development. Mello-Roos and similar districts are designed to help facilitate development by spreading costs over time. A comprehensive fiscal study and capital improvement program would likely utilize a combination of these options.

## **7.4 Goals, Objectives, Policies, and Implementation Measures**

### **7.4.1 Goal**

The goal of the Public Services and Facilities Element is as follows:

**Goal PS-1:** Upgrade deficiencies in existing public facilities and achieve well-planned expansions of services and facilities to keep pace with the City’s growth and ensure the long-term health, safety, and welfare of the City’s residents.

**Goal PS-2:** Maintain funding for services through the formation and management of a City Community Services District (CSD).

## 7.4.2 Objectives, Policies, and Implementation Measures

The objectives, policies, and implementation measures needed to meet the Element's goal are listed in Sections 7.4.3 through 7.4.14 by subject heading.

### 7.4.3 Community Services District

**Objective PS-1.1:** The adequate provision of City services and funding to maintain adequate service levels.

**Policy PS-1.1.1:** The City shall form and manage a City of Sutter Creek Community Services District to address funding for ongoing services, road development and maintenance, street lighting, recreation, City landscaping, and other City-wide services.

**Policy PS-1.1.2:** All development shall be annexed into the City Community Services District.

**Implementation Measure PS-1.1.2.1:** Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District. Target date: Intermediate-term and Ongoing.

### 7.4.4 Water Service

**Objective PS-1.2:** The adequate provision of water that keeps pace with demand and fire protection needs.

**Policy PS-1.2.1:** The City supports the establishment of an additional water storage facility in the northern area of the City provided it improves fire flows citywide and does not conflict with other General Plan policies and standards.

**Policy PS-1.2.2:** The Amador Water Agency (AWA) should adjust its "first come, first served" policy of reserving water supplies based upon development projects to include a provision whereby water supplies will be reserved for jurisdictions who adopt reasonable and adequate general plans. The water reserved for such jurisdictions will be based upon the water supply needs identified in said plans. The City and AWA should work together to establish a rate for projecting water demands for commercial, industrial, and institutional uses in the planning area and add that to expected residential demands. These projections should then be reserved for the City.

**Policy PS-1.2.3:** AWA should upgrade its revenue system to ensure the long term needs of the City can be met in a timely fashion. Revenue increases should be connected to a long-term plan that meets the nexus rationale required by law.

**Policy PS-1.2.4:** AWA's Urban Water Management Plan should become a part of the City of Sutter Creek Improvement Standards document consistent with an implementation measure of the Land Use Element.

**Implementation Measure PS-1.2.4.1:** The City shall oversee inclusion of AWA's Urban Water Management Plan into the City's Improvement Standards. Target date: Intermediate-term and Ongoing.

### 7.4.5 Sewage Collection and Disposal

**Objective PS-1.3:** Improvements to the collection and treatment system shall keep pace with demands on the system and ensure public health.

**Policy PS-1.3.1:** New development projects shall upgrade, expand, and/or provide new sewage infrastructure that is sized adequately to meet expected peak flow demands from the development. The sizing of new infrastructure shall be based upon cumulative growth of the region. Reimbursement agreements may be arranged to pay back developers the cost of oversizing to accommodate cumulative growth.

**Policy PS-1.3.2:** New development projects shall be required to pay for or provide for expansion of the City's sewage treatment facility based upon the expected peak flow demands of said development.

**Policy PS-1.3.3:** New development projects may buy excess capacity in the sewage treatment facility that is equivalent to the amount of inflow and infiltration they can reduce within the City's existing sewage collection system, if this amount can be determined to the satisfaction of the City.

**Policy PS-1.3.4:** New development projects in the Sutter Hill/Martell area that did not pay a local match to contribute to the Economic Development Association-funded sewage system and storm drainage improvements in that area shall be assessed an equivalent local match to the extent that they benefit from said improvements.

**Policy PS-1.3.5:** The City shall develop and maintain a long-range capital improvement program that addresses both the maintenance and improvement of existing sewage collection and treatment facilities as well as expansion and construction of new facilities to accommodate projected growth. Existing users should not be required to pay for new or expanded facilities to serve new development; conversely, new development cannot be required to pay for existing problems. The revenue program and supporting plan should therefore include two components, one addressing existing problems and another addressing new developments. It will likely result in the need to raise rates charged to existing users and it will likely establish a clear rationale for charging new developments mitigation fees based on the new facilities and expansions they will require.

**Implementation Measure PS-1.3.5.1:** The City shall implement Implementation Measure C-1.3.3.1 ensuring the City of Sutter Creek Capital Improvement Program and Funding Strategy addresses sewage collection and treatment as necessary. Target date: Annual

## 7.4.6 Storm Drainage

**Objective PS-1.4:** New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system.

**Policy PS-1.4.1:** Drainage from new construction should be planned carefully to guide water into the citywide drainage system. New developments shall analyze and improve off-site drainage systems to ensure their capabilities to handle increased flows.

**Policy PS-1.4.2:** New development projects will provide for their incremental effect on existing storm drainage facilities as well as provide new facilities needed to adequately service the increased runoff they may generate.

**Policy PS-1.4.3:** New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities or add to flood hazards in Sutter Creek.

**Policy PS-1.4.4:** Grading plans shall be designed not to create areas of standing water, except for ponds, lakes, or other areas designed or intended to provide detention, wetlands, serve recreational or aesthetic purposes, etc.

**Policy PS-1.4.5:** Drainage should be directed through landscaped swales or underground pipes or a combination of both, wherever feasible. Open concrete or rock ditches are discouraged in most cases.

**Implementation Measure PS-1.4.5.1:** Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales. Target date: Ongoing review standard

**Policy PS-1.4.6:** A region-wide master drainage and flood control plan should be developed and adopted. The plan should assess runoff and system-wide improvement needs to upgrade the City storm drainage system and relieve the threat of flooding on Sutter Creek. The plan should include a finance strategy that allocates the share of improvement cost to be born by new construction and new development projects. It should also specify sources of existing revenues or methods to obtain new revenues to pay for the existing community's share of improvement costs.

**Implementation Measure PS-1.4.6.1:** The next large development to be considered after adoption of the General Plan Update that has the potential to add substantial storm runoff to Sutter Creek shall be required to provide for the master drainage plan (utilize CEQA mandatory findings of cumulative effect) and be partially reimbursed by subsequent developments. Target date: Ongoing review standard

#### 7.4.7 Solid Waste

**Objective PS-1.5:** In accordance with the County AB 939 Task Force *Source Reduction and Recycling Element* and State Assembly Bill 341, increase diversion of total solid waste generated by the City through source reduction, recycling, composting, and special waste management.

**Policy PS-1.5.1:** The City shall adopt policies for diversion of total solid waste generated by the city.

**Implementation Measure PS-1.5.1.1:** The City shall develop and adopt policies for diversion of total solid waste generated by the city. Target date: Intermediate-term

#### 7.4.8 Schools

**Objective PS-1.6:** The provision of adequate public facilities, including schools, and public recreation facilities.

**Policy PS-1.6.1:** The City shall cooperate with the Amador County Unified School District to help obtain a new elementary school site with public recreation facilities in the Sutter Creek planning area.

**Implementation Measure PS-1.6.1.1:** The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities. Target date: Intermediate-term

**Policy PS-1.6.2:** New public buildings, including school facilities, should be located and designed to conform with applicable provisions of this General Plan and City Codes.

#### 7.4.9 City Offices

**Objective PS-1.7:** The current City Hall should be significantly upgraded or replaced to provide an adequate civic center for City offices, Council Chambers, and related facilities.

**Policy PS-1.7.1:** The City shall assess alternative sites for a City civic center.

**Policy PS-1.7.2:** The City shall provide funding strategies for upgrading existing City offices and/or relocating offices to a new larger facility.

#### **7.4.10 Police Protection**

**Objective PS-1.8:** New development projects shall be required to provide for their incremental impacts upon police protection facilities.

**Policy PS-1.8.1:** The City should obtain a new police department facility that is adequately designed and equipped to meet projected demands. The City should establish a revenue plan and adopt mitigation fees as may be necessary to pay for the costs of the new facility.

**Implementation Measure PS-1.8.1.1:** The Police Chief and/or an outside consultant on a regular basis should calculate the cost of facilities that would be needed to adequately serve projected demand and a timetable for which the facilities must be brought into use. The costs and time frame should be compared with projected revenues and, if necessary, policies or plans for obtaining additional revenues should be adopted by the City Council. Target date: Short-term

**Policy PS-1.8.2:** The City should investigate whether or not existing and known projected revenue sources will be adequate to maintain adequate police protection services as the City grows. If it is determined that lack of revenues could jeopardize service, a plan and/or policies should be put in effect to modify services or generate needed revenues.

**Implementation Measure PS-1.8.2.1:** The City will likely need to rely upon the services of an outside fiscal consultant to conduct the referenced study and prepare subsequent plan. To save costs, this project could be combined with an overall budget projection analysis and capital improvement program as is called for under the subject heading “Funding Public Services”. Target date: Short-term

#### **7.4.11 Fire Protection**

**Objective PS-1.9:** The City should maintain a good working relationship with the Sutter Creek Fire Protection District and Amador Fire Protection District in the interest of public safety and the provision of adequate fire protection services.

**Policy PS-1.9.1:** New development projects shall be annexed into the County’s Community Facilities District No. 2006-1 (Fire Protection Services) and the Sutter Creek Fire Protection District, as may be required.

**Implementation Measure PS-1.9.1.1:** New Subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan. Target date: Ongoing

**Policy PS-1.9.2:** The Sutter Creek Fire Protection District is encouraged to develop a 10-year fire protection service plan based upon growth assumptions specified in the General Plan as well as projections for the surrounding area.

**Implementation Measure PS-1.9.2.1:** The 10-year plan should be drafted by the Sutter Creek Fire Protection District and portions that are relative to Sutter Creek should be adopted by the City Council. Target date: Short-term

### 7.4.12 Emergency Medical

**Objective PS-1.10:** Continue cooperation with the Sutter Creek Fire Protection District and American Legion Ambulance Service for the provision of prompt and adequate emergency medical service.

**Policy PS-1.10.1:** The City shall cooperate with the Sutter Creek Fire Protection District and American Legion Ambulance Service in the provision of prompt and adequate emergency medical service.

### 7.4.13 Utility Systems

**Objective PS-1.11:** Utilities should be extended logically to provide a safe and reliable level of utility service.

**Policy PS-1.11.1:** New development shall be served by electric power and natural gas, telephone, and high speed communications.

**Policy PS-1.11.2:** Utilities in new neighborhoods shall be located underground; above-ground utilities in existing neighborhoods shall be located underground where feasible.

**Implementation Measure PS-1.11.2.1:** Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks. Target date: Ongoing review standard

**Policy PS-1.11.3:** Facilities should be located and designed to conform to the Objectives, Policies, and Implementation Measures of this General Plan.

**Policy PS-1.11.4:** New development projects shall be required to dedicate or set aside adequate right-of-way to accommodate cable routes and equipment housings for present and future public utility networks.

### 7.4.14 Funding Public Services

**Objective PS-1.12:** New development shall pay for its fair share of new, improved, or expanded public services and facilities and not bring an undue burden upon the City, its existing residents, or rate payers.

**Policy PS-1.12.1:** The City shall update its comprehensive public service and facilities needs and revenue study and long range capital improvement program and funding strategy to ensure that an adequate level of public services and facilities remain available to the citizens of Sutter Creek. The study and resultant plan shall include consideration of the effects of increased costs upon the supply of affordable housing and remain consistent with the Housing Element.

**Implementation Measure PS-1.12.1.1:** The citywide capital improvement program and funding strategy shall include a provision for the maintenance of open space areas that may be acquired through implementation of the open space objectives, policies, and implementation measures contained within the General Plan. Target date: Intermediate-term

## 8 Safety Element

### 8.1 Introduction

#### 8.1.1 Statutory Requirements

California Government Code Section 65302(g) requires that general plans include a “safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction, and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of Division 2 of the Public Resources Code, and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.”

The Government Code requires consultation with the State Department of Conservation, California Emergency Management Agency, and Department of Forestry and Fire Protection with respect to earthquake and geologic hazards, emergency preparedness, and State responsibility areas of fire protection.

#### 8.1.2 City’s Purpose

The City’s purpose in assuring the General Plan maintains and implements an adequate General Plan Safety Element is to protect property and the health and safety of persons living in or visiting the City.

#### 8.1.3 Format

The Sutter Creek General Plan Safety Element addresses the following subjects in order:

- Earthquakes
- Other Geologic Hazards
- Dam Failure
- Flooding
- Wildland and Urban Fires
- Evacuation and Emergency Preparedness
- Hazardous Materials
- Aviation

The hazards associated with each of these subjects are assessed in General Plan Volume III, Setting and Background Reports. Section 8.2 lists goals, objectives, policies, and implementation measures that are intended to improve and/or maintain health and safety as well as the protection of private property over the 20-year planning period.

#### 8.1.4 Recommendations for Emergency Preparedness

Recommendations regarding evacuation and emergency preparedness are:

- Prepare and practice flood and fire evacuation procedures in identified hazard areas;
- Coordinate major natural disasters response with the City of Amador City, City of Jackson, and the County of Amador;
- Require emergency plans of public service providers serving the City;
- Emergency water, power supplies, and communication networks should be available and ready for use;
- Establish mechanisms to call up police reserve.

## **8.2 Goals, Objectives, Policies, and Implementation Measures**

### **8.2.1 Goal**

**Goal S-1:** The goal of the City of Sutter Creek Safety Element is to improve and/or maintain services, facilities, and regulations that will ensure the long-term health and safety of persons and private property in the City.

### **8.2.2 Objectives, Policies, and Implementation Measures**

The following lists of objectives, policies, and implementation measures are intended to achieve this goal. The lists are categorized to match the format of the preceding text.

#### **8.2.3 Earthquakes**

**Objective S-1.1:** To minimize possible threat to life or property due to earthquakes.

**Policy S-1.1.1:** State building code requirements pertaining to earthquake safety for seismic Zone 3 shall be applied to new construction and remodeling projects that require a building permit.

#### **8.2.4 Other Geologic Hazards**

**Objective S-1.2:** To minimize possible threat to life or property due to geological hazards such as soils-related damage or hazards and mine-related hazards.

**Policy S-1.2.1:** Site-specific soils investigations will be required for construction projects when and wherever there is concern for soils-related hazards.

**Policy S-1.2.2:** Development proposals involving the creation of more than four lots, parcels, or units shall be required to investigate the potential for mine collapse and other mine-related hazards in parts of the City known or suspected of being underlain by mine shafts, drifts, or vents.

**Policy S-1.2.3:** Mine hazards such as vent, drift, or shaft openings should be plugged, covered, fenced, signed, and/or otherwise managed to protect public health and safety.

**Policy S-1.2.4:** Site-specific soils investigations will be required to evaluate the health risk from proposed projects within or adjacent to mine waste materials. Schools, day care centers, hospitals, and residential subdivisions should not be located in areas where hazardous materials are present in mine waste materials.

**Policy S-1.2.5:** Records concerning mining activities within the planning area should be collected and maintained at City Hall for reference and use by the City and developers.

**Implementation Measure S-1.2.5.1:** The City shall maintain a record of mining activities within the city. Target date: Short-term and Ongoing.

## 8.2.5 Flooding and Dam Failure

**Objective S-1.3:** To minimize possible threat to life or property due to flooding.

**Policy S-1.3.1:** Building and planning permit applications proposing improvements within the FEMA/FIRM map Zones 'A' or 'AE' shall comply with the City's flood plain management ordinance.

**Policy S-1.3.2:** The City of Sutter Creek and County of Amador should require new development projects within the Sutter Creek drainage area to control peak flow runoff such that post-development discharge rates are not greater than pre-development discharge rates.

**Implementation Measure S-1.3.2.1:** The City shall consult with the County of Amador about General Plan Policy S-1.3.2, which concerns peak flow runoff from new development within the Sutter Creek drainage area but outside of City jurisdiction. Target date: Ongoing

**Policy S-1.3.3:** The County of Amador should give the City of Sutter Creek the opportunity to review development projects within the Sutter Creek drainage area to ensure flood hazards within the City are not increased.

**Implementation Measure S-1.3.3.1:** The City shall consult with the County of Amador about General Plan Policy S-1.3.3, which concerns review of development projects within the Sutter Creek drainage area. Target date: Ongoing

**Policy S-1.3.4:** Reduce the extent of flooding that threatens existing developed areas within the City.

**Implementation Measure S-1.3.4.1:** The City shall continue to identify flood hazards and funding to correct the hazards. Target date: Intermediate-term

## 8.2.6 Wildland and Urban Fires

**Objective S-1.4:** To minimize possible threat to life or property due to wildland and urban fires.

**Policy S-1.4.1:** The Sutter Creek Fire District shall be asked by the City to review development plans, land division projects, and planned developments to ensure compliance with fire suppression and prevention requirements.

**Policy S-1.4.2:** New development shall ensure there is sufficient water supply and facilities for fire suppression units in the event of a wildland fire.

**Policy S-1.4.3:** Looped water systems shall be installed within new developments, where feasible, and new water systems shall provide for adequate pressure and volumes at each hydrant installed.

**Policy S-1.4.4:** In new developments there shall be sufficient access for emergency vehicles and evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.

**Policy S-1.4.5:** Roads in wildland fire areas should be well marked and homes should have addresses in plain view.

**Policy S-1.4.6:** New roadways shall comply with City standards.

**Policy S-1.4.7:** Vehicular access should be provided to within 150 feet of a structure.

**Policy S-1.4.8:** Buildings in urban-wildland interface areas shall comply with California Department of Forestry and Fire Protection recommendations on defensible space.

**Implementation Measure S-1.4.8.1:** The City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City's consideration and adoption. Target date: Short Term

**Policy S-1.4.9:** Property owners in the Main Street Historic District should become organized to plan for and fund a program to reduce or eliminate the threat of urban fire.

**Implementation Measure S-1.4.9.1:** The City and/or Fire District shall facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation, or other funding mechanisms. Target date: Short-term

## 8.2.7 Evacuation and Emergency Preparedness

**Objective S-1.5:** To minimize possible threat to life or property through evacuation and emergency preparedness.

**Policy S-1.5.1:** The County Office of Emergency Services should complete an upgrade of the County's Emergency Management Plan making the document more usable by jurisdictions involved.

**Implementation Measure S-1.5.1.1:** The City should urge the County to accomplish this objective. The document should address the recommendations of General Plan Task Force #3 as listed within the previous text. City departments and other public service agencies should be directed to actively cooperate and provide their own emergency plans in the effort. Target date: Short-term

**Policy S-1.5.2:** Coordinated interagency emergency drills should be conducted on a regular basis, especially in hazard areas identified in this plan.

**Implementation Measure S-1.5.2.1:** Drills should be coordinated with the County Office of Emergency Services. Target date: Short-term and Ongoing.

**Policy S-1.5.3:** Major developments and large commercial or industrial activities should have their own emergency plans and periodic drills.

## 8.2.8 Hazardous Materials

**Objective S-1.6:** To minimize possible threat to life or property due to hazardous materials.

**Policy S-1.6.1:** The City of Sutter Creek adopts and incorporates by reference the *Household Hazardous Waste Element* prepared by the Countywide AB 939 Committee.

**Policy S-1.6.2:** The City shall review industrial and commercial development projects that involve the transportation, storage and/or use of hazardous materials and insure steps are taken to protect public health and safety.

**Policy S-1.6.3:** The City Building Inspector will screen non-residential building permits to determine the proposed use of hazardous materials and refer such proposed uses to appropriate State and local agencies as necessary.

## 9 Noise Element

### 9.1 Introduction

The Noise Element of the Sutter Creek General Plan has been prepared in accordance with the provisions of Government Code Section 65302(f). This section of code requires that an adequate noise element address all of the following:

The general plan shall include "...a noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Governor's Office of Planning and Research and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- A. Highways and freeways.
- B. Primary arterials and major local streets.
- C. Passenger and freight online railroad operations and ground rapid transit systems.
- D. Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- E. Local industrial plants, including, but not limited to, railroad classification yards.
- F. Other ground stationary noise sources, including, but not limited to, military installations, identified by local agencies as contributing to the community noise environment. "

"...Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level ( $L_{dn}$ ). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources..."

"The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards."

This section of state law and the OPR's Noise Element Guidelines can be summarized as requiring that the noise element contain the following information:

#### Components of the Noise Element

1. Inventory existing noise exposure and project future noise levels using noise contours on maps;
2. Ensure that other general plan elements (especially the land use, circulation, housing, and open space elements) are consistent;
3. Determine standards for noise that are acceptable to the community and consistent with state law;
4. Develop mitigation measures (general plan goals, objectives, policies, implementation measures, etc.) that will ensure development is compatible with the existing and projected noise environment;
5. Avoid increasing noise levels beyond acceptable standards; and
6. Provide means to resolve existing or potential noise conflicts where or when they may occur.

## 9.2 Consistency with Other Elements

The land use and traffic data utilized to prepare the General Plan was used to project future noise exposure on Figure 6-1 and Table 6-4 in Volume III, Setting and Background Reports. The use of hard numbers concerning growth in the General Plan has enabled more accurate noise exposure projections than might otherwise be possible. In spite of this level of technical accuracy, when growth assumptions about population or traffic are affected by changing conditions or general plan amendments, the noise contours should be reviewed and amended accordingly. OPR recommends that noise monitoring and a noise element update should be performed every five years.

The land uses shown on Figures 4-1 and 4-2 in the Land Use Element have been arranged with consideration for the noise contours specified in the Noise Element. New developments projects must conform to the goals, objectives, policies, implementation measures, and standards of the Noise Element in order to be approved by the City. This requirement subjecting noise sensitive land uses to unacceptable noise levels.

## 9.3 The Noise Standards of Sutter Creek

### 9.3.1 Outdoor Standards For Noise

Illingworth and Rodkin, Inc. point out in their background report that “in general, the more a new noise exceeds the previously existing noise level, the less acceptable the new noise will be judged by the hearers (1992, p. 3).” Outside of the laboratory, a change of less than 3 dB is almost unperceivable. Relative quiet is one of the “quality of life” factors that define Sutter Creek's rural, small town character. In order to be consistent with the General Plan's predominant land use goal of allowing growth while protecting the City's existing quality of life, it is necessary to adopt standards regarding noise that maintain existing noise conditions. The existing noise exposure contours shown on Volume III Figure 6-1 should not be exceeded to maintain this standard. In order to allow for growth with the least possible increase in noise levels, Volume III Figure 6-2 and Table 6-2 have been developed to allow for some noise contour expansions including the maximum expansion of Westover Field. Volume III Table 6-2 projects growth of traffic on major city streets given the assumptions that were used to develop the Land Use Element.

The 60 dB  $L_{dn}$  was the upper limit of exterior noise allowed in any land use district except for industrial or commercial districts in the City's 1982 General Plan. The 60 dB  $L_{dn}$  is also the upper limit of noise that is considered normally acceptable for low-density single-family residential, duplexes, and mobile homes according to OPR. For these reasons, the 60 dB  $L_{dn}$  is carried forward as the threshold for exterior noise as shown by the 60 dB contour on Volume III Figure 6-2.

In general, noise sensitive uses should not be allowed within the projected 60 dB contour and uses that will generate noise beyond 60 dB  $L_{dn}$  should not be allowed outside of the projected contour. For the purpose of this Element, noise sensitive uses include residential uses, transient lodging, schools, libraries, churches, hospitals, and nursing homes. If such noise sensitive uses are to be allowed within the projected 60 dB noise contour, noise mitigation measures should be required to reduce noise to acceptable levels in accordance with this Element's goals, objectives, policies, implementation measures, and standards. Likewise, if new development projects are proposed that will generate noise in excess of the mapped contours or other standards of this Element, such new development projects should be required to provide noise attenuation measures that will reduce noise levels to meet the Element's standards.

The City of Sutter Creek maintains stronger standards for exterior-noise in Chapter 10.50 of the City's Municipal Code. These standards require that exterior noise be kept below the 60 dBA level in residential

and some commercial districts. This section of code also addresses short-term variations in noise such as those caused by special events that can be very disturbing but which are not easily quantified by the 24-hour  $L_{dn}$  or CNEL measurement methods required to be used in the General Plan. This means that mitigation measures may be required of land uses and development projects to satisfy City Codes that would exceed those required by the General Plan.

### 9.3.2 Indoor Standards For Noise

The City's previous General Plan did not address interior noise levels (the noise levels measured inside of buildings, usually from exterior sources). The California Building Code, which is enforced by the City, imposes California noise insulation standards that prohibit interior noise levels from exceeding a  $L_{dn}$  of 45 dB in multifamily residential development. The Noise Element Guidelines report that a 45 dB  $L_{dn}$  is a level that is recommended for normal residential activity. Since most residential construction will reduce exterior noise by 12 to 18 dB (with windows partially open) according to the Guidelines, residential development outside of the 60 dB contours on Volume III Figure 6-2 should not need additional acoustical insulation or design consideration.

In order to ensure interior noise levels are maintained for residential and other noise sensitive uses, the Noise Element includes interior as well as exterior noise level standards (see Volume III Table 6-4). These interior noise level standards include a limitation upon maximum instantaneous noise levels that are disturbing, brief, short-term, and or periodic. These increases in noise can be disturbing and yet they are difficult to quantify using CNEL or  $L_{dn}$  measurements.

## 9.4 Goals, Objectives, Policies, and Implementation Measures

### 9.4.1 Goals

**Goal N-1:** Prevent exposure of Sutter Creek citizens to unacceptable noise levels.

**Goal N-2:** Alleviate noise exposure problems where feasible.

### 9.4.2 Objectives, Policies, and Implementation Measures

**Objective N-1.1:** The prevention and mitigation of exposure to unacceptable noise levels.

**Policy N-1.1.1:** New noise sensitive land uses or developments projects shall be located and designed so that they will not subject persons to indoor or outdoor noise levels greater than those shown on Volume III Tables 6-5 and 6-6.

**Policy N-1.1.2:** The outdoor noise standard for residential developments shall apply only to back yards of single-family residences and recreation areas of multifamily developments. The outdoor noise standard shall also not apply to residentially-designated properties or existing noise sensitive land uses within the current 60+ dB contour shown on Volume III Figure 6-2.

**Policy N-1.1.3:** Acoustical studies, noise exposure mitigation, sound attenuation, and noise monitoring may be required for projects that would be exposed to noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4 or that would create noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4.

**Policy N-1.1.4:** The City shall protect existing (ambient) noise levels of existing residential neighborhoods and other existing noise sensitive land uses. If a developed area is currently below an adopted noise standard, an increase in noise up to the standard should not necessarily be allowed.

**Policy N-1.1.5:** The City may require that new land use proposals be modified, mitigated, or not be carried out if they will cause the  $L_{dn}$  of an existing developed area to experience an increase of 3 dBA or more or if they could generate noise levels that would be expected to generate significant adverse community response.

**Policy N-1.1.6:** Large trucks should be discouraged on Old Highway 49 (except possibly for deliveries or when large trucks operate from a base located in the City).

**Policy N-1.1.7:** Setbacks, earth berms, landscaping, design features and other measures acceptable to the City shall be used to ensure the Highway 49 bypass does not impact residentially designated properties beyond acceptable standards.

**Policy N-1.1.8:** Reduce noise generated from sources outside the City's jurisdiction.

**Implementation Measure N-1.1.8.1:** The City shall consult with the County Planning Commission, the County Airport Land Use Commission, and other agencies to reduce noise generated from sources outside the City's jurisdictions. Target date: Ongoing

**Policy N-1.1.9:** The City shall actively participate in monitoring and oversight of the Lincoln Mine project to ensure the project does not conflict with City codes and General Plan policies and standards.

**Policy N-1.1.10:** The Sutter Creek Police Department shall enforce Sections 27150 and 38275 of the California Vehicle Code; the sections pertain to the allowable noise emission of vehicles operated on public streets.

**Policy N-1.1.11:** Enforce the policies and standards of the Noise Element where and when appropriate.

**Implementation Measure N-1.1.11.1:** The City's Planning Department shall review public and private project plans and applications with respect to the policies and standards of the Noise Element. Target date: Ongoing review standard

**Policy N-1.1.12:** Incorporate noise attenuation features in design standards for collector and arterial city streets.

**Implementation Measure N-1.1.12.1:** The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features. Target date: Intermediate-term

**Policy N-1.1.13:** The City shall update noise regulations when appropriate.

**Implementation Measure N-1.1.13.1:** Update the City noise regulations (Code Section 10.50) to be consistent with the noise element. Target date: Long-term

**Policy N-1.1.14:** The City shall modify the Noise Element Contour Maps when appropriate.

**Implementation Measure N-1.1.14.1:** The Noise Element Contour Maps should be modified every five to ten years or if any new development warrants their amendment. Target date: Intermediate-term

## 10 Historic Element

### 10.1 Introduction

#### 10.1.1 Statutory Requirement

There is no State requirement that mandates the City to have a Historic Element in its General Plan. The Historic Element is an optional element that the State enables the City to include in its General Plan. The Governor's Office of Planning and Research reported that as of 2010, 126 communities in the State had a historic preservation program anchored by a general plan element.

#### 10.1.2 City's Purposes

The City's purposes for including a Historic Element in its General Plan include the following:

1. To safeguard the City's unique cultural heritage as embodied and reflected in the City's architectural history and patterns of cultural development;
2. To encourage and facilitate public knowledge, understanding, and appreciation of the City's historic past and unique sense of place;
3. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;
4. To promote the enjoyment, celebration, and use of cultural resources appropriate for the education and recreation of the people of the City;
5. To preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the City's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment;
6. To enhance property values and to increase economic and financial benefits to the City and its inhabitants through the exploration of creative financial incentives for preservation;
7. To protect and enhance the City's attraction to tourists and visitors thereby stimulating business and industry;
8. To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;
9. To integrate the preservation (and enhancement) of cultural resources into public and private land use management and development processes;
10. To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment;
11. To stabilize neighborhoods through the preservation of cultural resources and establishment of historic districts; and

12. To encourage public participation in identifying and preserving historical and architectural resources thereby increasing community pride in the City's cultural heritage."

(The foregoing list was borrowed from the State Office of Historic Preservation's model historic preservation ordinance.)

### **10.1.3 Format**

The Historic Element addresses the City's prehistory or archaeology as well as its history. Discussion of the City's archaeology and history is brief because the main purpose of the element is to set up policies and programs to preserve or enhance the City's historic and cultural value(s) as growth and development take place. The bulk of the following text discusses the opportunities, options, and justification for establishing such programs and policies. The text is followed by a list of goals, objectives, policies, and implementation measures, most of which were recommendations by the City's General Plan Task Force #1.

### **10.1.4 The City's Historic Preservation Program**

The City's General Plan Task Force #1, in outlining a historic preservation program for the Historic Element, recommended the formation of two historic districts as well as a Citywide approach to preserving historic structures and encouraging designs based on local historic architecture. Since that time, the City established revised historic districts and adopted the Sutter Creek Design Standards, which prescribe tools to facilitate implementation of architectural regulations.

#### *The City's Historic Districts*

The Office of Historic Preservation defines a historic district as, "A contiguous geographic concentration of buildings with a common history (OHP, 1986, p. 13)." The City's adopted Design Standards include the following two historic districts: Main Street Historic District and Historic District. The Historic Districts are geographic areas of the City that are dominated by historically significant residential and commercial structures and architectural features.

#### **The Main Street Historic District**

The Main Street Historic District is a contiguous area along Main Street from approximately 101 Hanford Street to the bend in Old Route 49 at 37 Main Street. The Design Standards require specific design review and clearance for demolition, new construction, rehabilitation, repair, maintenance, and painting within the Main Street Historic District.

#### **The Historic District**

The Historic District is a larger area, central to the City where building designs should complement the neighboring Main Street Historic District and improve the City's overall historic character. The Historic District is generally located from the northern city limit to Eureka Road, with large variation in the western and eastern boundaries. This area is identified for additional protection in order to maintain and enhance the unique cultural experience for residents and visitors as growth and development occurs. The Design Standards require specific design review and clearance for projects within the Historic District, but to a lesser degree of stringency than is applied to the Main Street Historic District.

## *Economics and Preservation*

The State Office of Historic Preservation (OHP) reports that an integrated approach combining economics and preservation is needed to accomplish the goal of preserving and/or enhancing a historic district or corridor. The OHP finds that, "Building rehabilitation programs coupled with economic revitalization programs are necessary to turn around an aging historic core, and suggests that it takes time and patience to achieve such a turn around and become an area of active investment (OHP, 1986, p. 5)". There are many examples in the State where this has happened or is happening. Downtown Sutter Creek may have an advantage because so much of the historic core area is presently intact and has been restored.

## *Historic Preservation Citywide*

Instead of applying historic preservation and enhancement solely to buildings within the historic districts, Task Force #1 recommended citywide historic preservation and enhancement of locally significant structures and features, such as rock walls, mining sites, archaeological sites and other historic features. Additionally, the City's Design Standards establish building design controls for non-historic buildings and structures to maintain the historic character of the City.

### **10.1.5 Locally Designated Historic Buildings and Sites**

Historic designations can be made locally as well as at the State and federal level. As mentioned above, the local government, with its power to control land use through zoning and the General Plan, has the greatest opportunity for a successful historic preservation program. The California Office of Historic Preservation offers a model historic preservation ordinance that shows how local communities can use this local authority to designate and then protect local historic resources. Chapter 15.16 of the City's Municipal Code defines and addresses signs in the historical district and historic corridor, while Chapter 18.45 defines historic districts and addresses design standards.

## **10.2 Goal, Objectives, Policies, and Implementation Measures**

### **10.2.1 Goal**

**Goal H-1:** The goal of the Sutter Creek General Plan Historic Element is to preserve the overall historic character of the city.

The overall program for accomplishing this goal is set forth in the following list of objectives, policies, and implementation measures. The program is intended to facilitate the preservation of existing significant historic and significant prehistoric sites, buildings, and structures as implemented through the City's adopted Design Standards.

### **10.2.2 Objectives, Policies, and Implementation Measures**

**Objective H-1.1:** The preservation of the historic character of the city through preservation and enhancement of historic structures, sites and districts, and archeological resources.

**Policy H-1.1.1:** Historic structures that give Sutter Creek its character should be preserved and maintained to the greatest degree possible. The City shall actively encourage the restoration and maintenance of historic buildings or sites.

**Implementation Measure H-1.1.1.1:** The Design Review Committee will evaluate City Staff recommendations regarding a proposed project's conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with

modifications, or find a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commission disapproving the applications. Target date: Ongoing

**Implementation Measure H-1.1.1.2:** The committee should review the "Walking Tour of Historical Places of Interest" and consult other reliable sources to determine which buildings or structures are historically significant. Target date: Intermediate-term

**Implementation Measure H-1.1.1.3:** The committee should recommend other policies and procedures for the citywide maintenance and enhancement of historic values including, possibly, a historic preservation ordinance, designation of the downtown area as a nationally registered historic place, participation in the National Historic Preservation program as a certified local government, and participation in the California Main Street program. Target date: Intermediate-term

**Implementation Measure H-1.1.1.4:** Documentation in compliance with the State of California and City of Sutter Creek regulations for removing or altering historic buildings, structures, objects and/or sites shall be required prior to the issuance of a building or demolition permit. Target date: Ongoing

**Policy H-1.1.2:** Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved whenever possible. Said structures may, in certain circumstances, be relocated and may be incorporated into new buildings if said design maintains the historic value of the structure and is approved by the City.

**Policy H-1.1.3:** The North Central Information Center at Sacramento State University and qualified historians or individuals knowledgeable about the City's history shall be offered adequate information and time to review and comment upon major development proposal that has a potential to affect known or unknown cultural or historical resources. (The North Central Information Center is a regional clearinghouse regarding archaeological information and requirements.)

**Implementation Measure H-1.1.3.1:** The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City's history qualified to review development proposals in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources. Target date: Ongoing review standard

**Policy H-1.1.4:** Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.

**Implementation Measure H-1.1.4.1:** Discretionary development project approvals shall contain the condition that sign of historic or prehistoric occupancy or use of the site that is discovered during grading or building activities will cause an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria and the North Central Information Center or the State Office of Historic Preservation. Target date: Ongoing review standard

**Policy H-1.1.5:** Maintain, improve or expand the historic districts as attractive and unique cultural and historical business and residential districts that will attract and please visitors to the City.

**Implementation Measure H-1.1.5.1:** Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element through the City's Design Standards. Target date: Intermediate-term

**Implementation Measure H-1.1.5.2:** The Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the historic districts. Target date: Intermediate-term

## 11 Parks and Recreation Element

### 11.1 Introduction

#### 11.1.1 Statutory Requirements

There is no State requirement that a local general plan contain a parks and/or recreation element. The State's Public Resources Code does however require that "...every city and county shall consider the demands for trail-oriented recreational use... (Section 5076)."

#### 11.1.2 City's Purpose

The City's purpose in including a Parks and Recreation Element in its General Plan is to establish and maintain a comprehensive program to ensure adequate public parks and trails are developed and maintained as the City grows. Adequate parks and trails systems will serve to benefit public health, enhance the quality of life in Sutter Creek and complement the objectives, goals and policies of other general plan elements, especially the Conservation and Open Space and Circulation Elements.

#### 11.1.3 Format

The format of the Parks and Recreation Element includes a brief assessment of existing parks and recreational facilities in the City and planning area. This assessment is followed by a brief description of policies and programs that are currently in place to acquire, develop, and maintain parks and recreational facilities in the City.

Following the discussion of current facilities and programs, the Element addresses needs and opportunities for expanding and maintaining parks and a trail system as the City grows, including:

- a regional park/sports complex,
- community park(s),
- neighborhood parks,
- linear parkway(s),
- a perimeter greenbelt/recreational trail, and
- an interlinking bicycle and pedestrian trail network.

After a discussion of the needs and opportunities for acquiring and developing each of these types of facilities, the Element contains a list of goals, objectives, policies, and implementation measures that constitute the framework of a citywide program to meet the above stated purpose of this Element.

#### 11.1.4 Recreation Facilities

The City owns and manages recreation facilities and the Amador Country Recreation Agency (ACRA) manages regional facilities. Recreation facilities are also located on school property managed by the Amador County Unified School District (ACUSD). These facilities are summarized in Table 11-1 and shown on Figure 11-1.

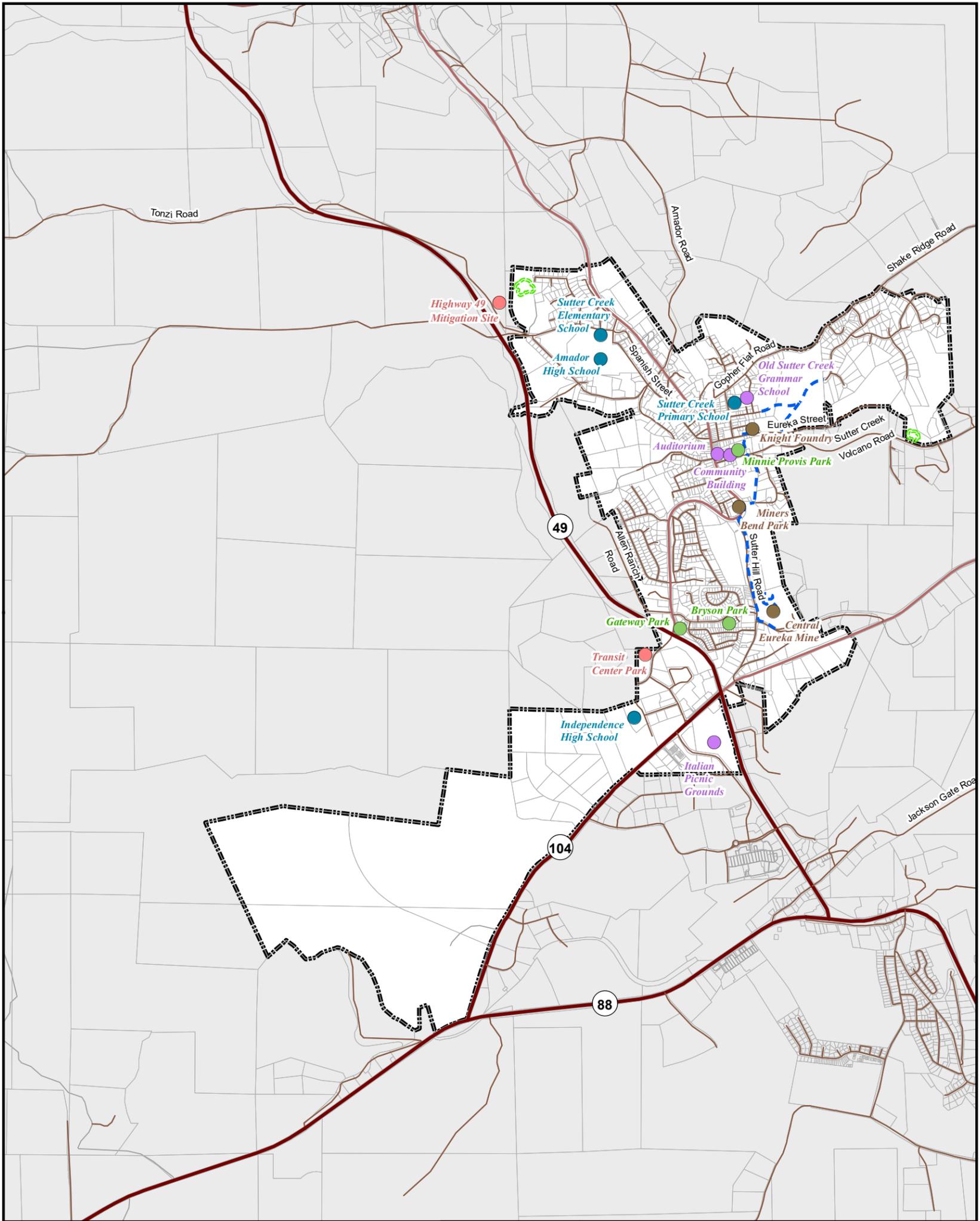
**Table 11-1  
Recreation Facilities**

<b>Name</b>	<b>Type</b>	<b>Acres</b>	<b>Uses</b>	<b>Ownership/Management</b>
Bryson Park	Neighborhood Park	1.5	-Playground -Partial basketball court -Volleyball court -Restrooms -Open space	City
Minnie Provis Park	Neighborhood Park	2.5	-Playground -Picnic tables -Baseball/multi-use field -Restrooms -Snack bar	City
To be developed (Crestview II)	Neighborhood Park (to be developed)	--	To be determined	City
To be developed (Golden Hills)	Neighborhood Park (to be developed)	--	To be determined	City
Gateway Park	Natural Area Park	1.1	-Passive recreation -Open space/trails -Park benches	City
Transit Center Park	Natural Area Park	1.6	-Passive recreation -Open space/trails -Park benches	City
Miners Bend Park	Historic Area Park	0.5	-Historical artifacts -Picnic tables -Open space -Educational and informational	City
Highway 49 Mitigation Site	Natural Area Park	176.0	-Open space/trails -Oak woodland management/preserve -Educational and informational	City
Sutter Creek Auditorium	Special Use Facility	0.1	-City Hall -Multipurpose/small gymnasium -Kitchen -Restrooms	City
Sutter Creek Community Building	Special Use Facility	0.3	-Meeting room -Kitchen -Restrooms	City
Central Eureka Mine	Historic Area Park	11.5	Existing:	City

**Table 11-1  
Recreation Facilities**

Name	Type	Acres	Uses	Ownership/Management
			-Paved access Planned: -Historical artifacts -Picnic tables -Open space/trails	
Knight Foundry (Undeveloped/Planned Park)	Historic Area Park and Special Use Facility	1.1	Planned: -Historical artifacts -Passive recreation -Educational and informational	City
<b>Total City Recreation Acres in Sutter Creek</b>		<b>196.2</b>		
Old Sutter Creek Grammar School	Special Use Facility	--	-Multipurpose room -Meeting rooms -Restrooms	ACUSD
Amador High School and Sutter Creek Elementary School	School	--	-Gymnasium -Pool -Baseball/softball fields -Football/soccer field -Track -Tennis courts -Basketball/volleyball courts -Playground	ACUSD
Independence High School	School	--	-Multipurpose room -Baseball/softball field -Basketball court	ACUSD
Sutter Creek Primary	School	--	-Playground -Basketball half courts	ACUSD
Italian Picnic Grounds	Private Special Use Facility	20	-Picnic grounds -Event hall -Bocce courts	Italian Benevolent Society of Amador County

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**Legend**

**Recreation Facilities**

- School
- Neighborhood Park
- Natural Area Park
- Historic Area Park
- Special Use Facility
- - - Future Connectivity Walking Path
- ⊞ Anticipated Future Park

**Existing Roadways**

- State Highway
- Main Arterial
- Local or Residential Street
- Parcel
- Sutter Creek City Limits

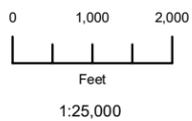


FIGURE 11-1  
RECREATION FACILITIES

**CITY OF SUTTER CREEK  
General Plan**

MARCH 13, 2019

*Map prepared by Hauge Brueck Associates.*

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## **11.2 Parks and Recreation Policies**

### **11.2.1 Parkland Dedication/In-Lieu Ordinance**

The City has adopted a parkland dedication/in-lieu fee (Quimby) ordinance for the purpose of acquiring and developing additional recreational grounds and facilities in the City. Under the ordinance, new residential developments must either dedicate land or pay an in-lieu fee (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development. The ordinance will, over time, go a long way toward establishing the multifaceted parks and trails program outlined in the following text. However, additional resources will be required.

### **11.2.2 Cost vs. Revenue Programs**

The cost for a regional park, for example, may exceed the in-lieu revenues obtained by the ordinance. Since some parks and recreational areas may be considered open space in accordance with the General Plan's Conservation and Open Space Element, developments may tend to meet their Quimby ordinance requirements at the same time they meet their open space requirements, thereby reducing the overall effectiveness of the Quimby ordinance as a means to generate in-lieu revenues. This could mean the City would need additional revenue sources, especially for the purpose of developing and maintaining park and recreational facilities. The Public Services and Facilities Element calls for a citywide long term capital improvement program and funding strategy that considers the costs for developing and maintaining parks and trails as well as other components of public services and facilities.

## **11.3 Projected Needs and Opportunities**

### **11.3.1 Regional Park/Sports Complex**

The City's General Plan Task Forces identified the need for a fairly large regional park facility. Before the end of the 20-year planning period, growth in the City and the entire western Amador County region will increase demands such that a regional park and/or sports complex will be needed. The facility should include baseball and softball diamonds, grass outfields adequate for soccer and other activities, restrooms, concessions, night-time lighting, seating, and parking facilities. The facility could include playground and picnic facilities and be designed to serve outdoor entertainment purposes as well. The Sutter Hill/Martell area is identified as the area where such a facility should be located consistent with the Land Use Element and regional access factors.

It is possible the regional park/sports complex could be part of a community college complex in the Sutter Hill/Martell area. The City and/or County could consider a plan whereby new commercial and industrial land uses in the Sutter Hill/Martell area are required to contribute land or in-lieu fees toward the facility. The facility should require a cooperative effort including the County and City of Jackson. The facility operators (City or other) would likely charge user fees to defray ongoing costs.

A regional park/sports complex would reduce the burden upon smaller "community" parks and school facilities in the planning area. Until such a park is available, community parks and school facilities will continue to fill this need.

### **11.3.2 Community Parks**

Additional community parks are an immediate need that will become more serious if definite plans for a regional park do not develop. The City presently has no park that fits the general definition of a community

park. School recreational facilities, especially ball fields and courts at Amador High School, fulfill the purposes of community parks. Community parks generally require several acres or more and include facilities for organized or individual sports such as ball fields, tennis, basketball, and/or volleyball courts as well as area for picnics and community or family functions. The Gold Rush Ranch Specific Plan requires the dedication of a site containing or providing at least 15 acres of usable area in or adjacent to the Gold Rush Ranch Specific Plan for a community park.

### **11.3.3 Neighborhood Parks**

Neighborhood parks tend to serve the needs of neighborhood children and youth more specifically than larger community parks. As such, they typically contain playground facilities, a large lawn area, perhaps a basketball half-court, and picnic benches. Sometimes larger neighborhood parks are privately owned and operated. They may be associated with a lake or pond and water sports activities or they may include a neighborhood recreation hall. Neighborhood parks are based on the current Quimby ordinance and are typically two to five acres in size.

Sutter Creek presently has one small neighborhood park on Bryson Drive called Bryson Park and a 2.5-acre park near City Hall called Minnie Provis Park. The elementary and primary school grounds tend to serve as neighborhood parks. Neighborhood parks and community parks are the primary focus of the City's current Quimby ordinance. Large new developments are required to provide area for such parks so that they are interspersed and available to neighborhoods throughout the planning area as the City grows.

### **11.3.4 Residential Parks**

A residential park, which is a park approximately one acre but not less than half an acre in size located in residential neighborhoods, contains a large lawn area and may have playground facilities and picnic benches. The Gold Rush Ranch Specific Plan requires the dedication of a minimum of 4.5 acres of residential parks.

### **11.3.5 Sutter Creek Linear Parkway**

The City's General Plan Task Forces agreed that Sutter Creek should be developed into a linear parkway that will serve not only local residents but enhance tourism and thus the local economy. Similar parks exist in other communities such as San Luis Obispo and Ashland, Oregon.

The City presently owns most of the north side of Sutter Creek between Old Highway 49 and Minnie Provis Park. This is the area where the parkway could be established or begun. Cooperation from local business and private property owners will have to be obtained for the parkway to include other parts of the downtown area. Requirements for dedication of flood plain and creekside properties could help extend the linear parkway outside of the existing developed area as the City grows. A secondary purpose of the City's Quimby ordinance could be to acquire and/or construct the parkway. Construction of the parkway will have to be carefully designed and carried out with major reliance upon natural materials and hand labor to avoid conflicts with the objectives, policies, and implementation measures of the General Plan's other elements.

### **11.3.6 Interlinking Pedestrian and Bicycle Trail Network**

The Circulation Element requires that most new street and road improvements should include sidewalks and that bicycle shoulders should be included on most new collectors and arterials. In many parts of the City these requirements may be impractical due to slope, density, open space concerns, or constraints of existing development. The establishment of an interlinking bicycle and pedestrian trail network could

thereby meet the purpose for pedestrian and bicycle circulation, as addressed in the Circulation Element, as well as the need for recreational trails. Sufficient bicycle and pedestrian facilities not only provide for an increasing population of health-minded joggers, walkers, and cyclists, but they help save gasoline and reduce traffic congestion and air pollution. Pedestrian and bicycle facilities must be carefully designed to avoid safety hazards, including those that can occur between pedestrians and bicyclists. Motorized vehicles should not be allowed within the trail system. Task Force #2 recommended that the system should extend *beyond* the planning area by including lanes or trails along the Sutter Creek-Volcano Road and along County roads between Sutter Creek and Plymouth. The Amador County Transportation Commission is preparing a countywide bicycle and pedestrian plan that should address these facilities.

## 11.4 Goals, Objectives, Policies, and Implementation Measures

### 11.4.1 Goal

**Goal PR-1.1:** The goal of the Sutter Creek General Plan Parks and Recreation Element is to improve and maintain a full range of parks and recreational facilities as the City grows.

### 11.4.2 Objectives, Policies, and Implementation Measures

**Objective PR-1.1:** The provision of a full range of parks, recreational facilities, and walking paths.

**Policy PR-1.1.1:** Parklands and recreational facilities may be considered open space land uses for purposes of the General Plan provided they meet the criteria set forth for open space specified in the Land Use Element and Conservation and Open Space Element.

**Policy PR-1.1.2:** New residential developments shall provide land and/or funding for parks and recreational facilities.

**Implementation Measure PR-1.1.2.1:** New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development. Target date: Ongoing review standard

**Policy PR-1.1.3:** Public open space, trails, park maintenance, overhead, and liability insurance should be funded through a special district or other mechanism formed to maintain parks and landscaping as well as lighting or other facilities as deemed appropriate and consistent with the capital improvement program (CIP) to be developed under Policy PS-1.12.1 of the Public Services and Facilities Element.

**Policy PR-1.1.4:** School recreational facilities should remain available for public use when not being occupied by school functions.

**Implementation Measure PR-1.1.4.1:** The City shall consult with the Amador County Unified School District about school recreational facilities remaining available for public use when not being occupied by school functions. Target date: Short-term

**Policy PR-1.1.5:** A regional park/sports complex should be established in the Sutter Hill/Martell area that will serve the expanding needs of western Amador County.

**Implementation Measure PR-1.1.5.1:** The general purposes and features of a regional park/sports complex are described in the previous text, as are some general considerations for obtaining such a facility. Target date: Short-term

**Policy PR-1.1.6:** One or more additional community parks should be established in the City.

**Implementation Measure PR-1.1.6.1:** The general purposes and definitions of community parks are described in the previous text. New community parks will be acquired and constructed by dedications and Quimby ordinance in-lieu fees. Special assessment or benefit districts may be established for ongoing maintenance and overhead costs. Target date: Intermediate-term and Ongoing review standard

**Policy PR-1.1.7:** Neighborhood parks should be located within walking distance of the residences they are intended to serve.

**Implementation Measure PR-1.1.7.1:** The general definition of neighborhood parks is contained in the previous text. New large residential development projects, containing at least 50 to 100 residential units, shall include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to residents of the neighborhood being served for little or no gate fee. Target date: Ongoing review standard

**Implementation Measure PR-1.1.7.2:** Develop, and update as appropriate, City-wide standards for neighborhood parks to be adopted within the City's Development Standards, and establish a funding mechanism for ongoing maintenance of the parks. Target date: Short-term

**Policy PR-1.1.8:** The Sutter Creek corridor or 100 year flood plain should be made into an attractive, yet safe, linear parkway.

**Implementation Measure PR-1.1.8.1:** The general purposes and parameters for the Sutter Creek linear parkway are addressed in the previous text. The City could "seed" establishment of the parkway by using local volunteers to design and construct a part of the parkway on City-owned property near City Hall. The City could also sponsor a workshop of local business leaders and draw upon the direct experience of other communities whose commerce and tourism have improved due to similar park facilities. Target date: Intermediate-term

**Implementation Measure PR-1.1.8.2:** Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new developments projects along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creekside greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space, and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots should be prohibited;
2. Filling should be prohibited wherever feasible;
3. The obstruction of stream flow by manmade facilities should be prohibited; and
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

Target date: Ongoing review standard

**Policy PR-1.1.9:** An interlinking citywide network of pedestrian walking paths and bicycle trails should be established to provide connectivity between residential communities and the downtown area and to

supplement the circulation system, especially in areas where sidewalks, paths, and bicycle shoulders are inadequate or unsafe.

**Implementation Measure PR-1.1.9.1:** A general explanation of the interlinking pedestrian and bicycle trail network is provided in the previous text of this Element. The network is also addressed by objectives, policies, and implementation measures found within the Circulation Element, and depicted on the Circulation Diagram, Figure 6-1. The City's Planning Commission should study alternative designs and locations, and develop maps and diagrams for essential components of the network. The Commission should also address means to obtain needed trails in developed parts of the City. New developments should be required to provide for links to the system where necessary. Such links should not generally be considered a contribution to parklands dedication if it serves in-lieu of other pedestrian and bicycle facilities. Target date: Intermediate-term

## 12 Housing Element

**CITY OF IONE  
CITY OF JACKSON  
CITY OF SUTTER CREEK**

**HOUSING ELEMENT  
2014-2019**

*Prepared by:*



2729 Prospect Park Drive, Suite 220  
Rancho Cordova, CA 95670

**March 2015**

## 13 Environmental Justice Element

### 13.1 Introduction

With the passage of Senate Bill 1000 in 2016, cities and counties that have disadvantaged communities must incorporate environmental justice policies into their General Plans, either in a separate element or by integrating related goals, policies, and objectives throughout the other elements.

The statute defines a “disadvantaged community” as an area identified by the California Environmental Protection Agency Pursuant to Section 39711 of the Health and Safety Code OR an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation” (Gov. Code §65302(h)(4)(A)). A “low-income area” is defined as “an area with household incomes at or below 80 percent of the statewide median income OR with household incomes at or below the threshold designated as low income by the Department of Housing and Community Developments list of state income limits adopted pursuant to Section 50093” (Gov. Code §65302(h)(4)(C)).

According to Gov. Code §65302(h) the Environmental Justice Element must identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means such as reducing air pollution exposure and improving air quality, and promoting public facilities, food access, safe and sanitary homes, and physical activity. The Environmental Justice Element must also must identify objectives and policies to promote civil engagement in the public decision making process and objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities.

#### 13.1.1 City's Purpose

The City's purpose in including an Environmental Justice Element in its General Plan is to establish and maintain a comprehensive program to ensure all communities within the City have the same advantages in accessing a healthy environment. This will serve to benefit public health, enhance the quality of life in Sutter Creek and complement the objectives, goals and policies of other general plan elements, especially the Conservation and Open Space, Land Use, Circulation, Housing, and Parks and Recreation Elements.

#### 13.1.2 Format

The Sutter Creek General Plan Environmental Justice Element addresses public health, environmental health, civil engagement, and the quality of life within the City. The format of the Sutter Creek Environmental Justice Element is similar to that used in the other general plan elements; text followed by goals, objectives, policies, and implementation measures. Environmental justice issues are addressed in other general plan elements and the environmental justice related goals, objectives, policies, and implementation measures are referenced in this Element.

## 13.2 Goals, Objectives, Policies, and Implementation Measures

### 13.2.1 Goal

**Goal EJ-1.1:** The goal of the Sutter Creek General Plan Environmental Justice Element is to support a thriving community by reducing health and environmental impacts, particularly on disadvantaged or low income communities within the City.

### 13.2.2 Objectives, Policies, and Implementation Measures

**Objective EJ-1.1:** The provision of a full range of access to housing, public facilities, and economic centers, improvement in the quality of the built and natural environment, and promotion of civil engagement.

**Policy EJ-1.1.1:** Consider environmental justice issues as they pertain to the equitable provision of public services, housing, amenities, and environmental quality.

**Implementation Measure EJ-1.1.1.1:** The City shall consider matters of community equity and environmental justice during the public project review process. Target date: Ongoing review standard.

**Implementation Measure EJ-1.1.1.2:** The City shall modify the General Plan, zoning code, and zoning map to maintain environmental justice within the City and achieve equitable conditions throughout the City. Target date: Ongoing review standard.

## 13.3 Environmental Justice Goals, Objectives, Policies, and Implementation Measures in Other General Plan Elements

### 13.3.1 Land Use Element

The Land Use Element directs the growth and location and density of uses within the City to maintain the quality of life in Sutter Creek. This element defines the various land use types within the City, identifies their location by type in the City, and defines the acceptable uses, densities, lot sizes, lot coverage, and other limits or requirements for each land use type. Residential uses are not permitted in the Industrial land use designation, which ensures disadvantaged or low-income communities are not relegated to areas of higher pollutant concentrations. In addition, the Land Use Element includes the following goals, objectives, policies, and implementation measures promoting environmental justice within the City of Sutter Creek.

**Goal LU-1:** Allow the City to grow and prosper while protecting existing neighborhoods and the existing quality of life that is the essence of Sutter Creek. The existing quality of life includes the City's rural small town atmosphere, its historic qualities, and its current level of public services and facilities. The scenic and natural beauty of the existing skyline, prominent hillsides, and riparian corridors in the City and surrounding planning area as well as other topographically sensitive features shall be protected by requiring the use of creative land development designs that transfer density and construction to less sensitive areas.

**Implementation Measure LU-1.1.1.1:** The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently.

**Policy LU-2.1.2:** The City shall update the zoning code and the zoning map to conform to the General Plan.

**Implementation Measure LU-2.1.2.1:** Table 4-3, “Building Intensities Population Densities”, generally shows the new zones that are needed and generally those that need amendment. The Building Intensities Population Densities shall be updated appropriately when the General Plan is updated.

**Goal LU-3:** Improve the local economy by retaining and developing jobs and revenues through tourism and related services in the Main Street Historic District and Historic District and through orderly development of the Sutter Hill/Martell area with non-polluting commerce and industry.

### 13.3.2 Conservation and Open Space Element

The Conservation and Open Space Element establishes goals, objectives, policies, and implementation measures to protect and improve the natural environment, including improvement to air quality and reduction in climate change emissions that can affect community health.

**Goal COS-1:** The following listed resources are part of the City’s existing character and quality of life. Such resources should be carefully maintained and/or enhanced as growth and development takes place.

- Open Space
- Water Resources
- Water Conservation
- Air Quality
- Geology and Mineral Resources
- Soils, Erosion Control, and Grading
- Vegetation, Wildlife, and Fisheries
- Energy Conservation
- Greenhouse Gases

The objectives, policies, and implementation measures needed to meet the Element’s goal are listed by subject heading in the same order that has been presented in the previous text.

**Objective COS-1.1:** Compliance with the California Environmental Quality Act.

**Policy COS-1.1.1:** Development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to insure that such developments mitigate to the point of less than significant impacts upon each of the listed resources except where Statements of Overriding Considerations are adopted.

**Objective COS-1.2:** Maintain City of Sutter Creek Development Standards for the conservation of resources.

**Policy COS-1.2.1:** Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.

**Implementation Measure COS-1.2.1.1:** Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City’s natural resources.

**Objective COS-1.6:** Increased air quality.

**Policy COS-1.6.1:** The City shall limit new industry to those that can demonstrate no harmful effect upon air quality.

**Policy COS-1.6.2:** The City shall implement policies and implementation measures in the Circulation Element that reduce per capita reliance on automobile traffic and incidence of traffic congestion to minimize locally generated carbon monoxide and ozone air pollution.

**Policy COS-1.6.3:** The City supports efforts of the Amador Air District to maintain local air quality and statewide efforts to lessen the impacts of pollution affecting the City from growth in the great Central Valley.

**Objective COS-1.10:** Increased energy conservation and renewable energy generation/production.

**Policy COS-1.10.1:** New developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

**Policy COS-1.10.2:** All new development should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade, and breezes.

**Policy COS-1.10.3:** New structures shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

**Implementation Measure COS-1.10.3.1:** The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.

**Policy COS-1.10.4:** New developments shall be designed to reduce heat island effects.

**Implementation Measure COS-1.10.4.1:** Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.

**Policy COS-1.10.5:** Increase renewable-energy generation and use through public outreach.

**Implementation Measure COS-1.10.5.1:** Maintain and continue to update renewable-energy tools and information on the City's website.

**Objective COS-1.11:** Reduce the emission of Greenhouse Gases from all activities within the City in compliance with State policies for Greenhouse Gas reduction and Climate Change.

**Policy COS-1.11.1:** The City shall implement an emissions reduction strategy.

**Implementation Measure COS-1.11.1.1:** The City shall focus on the following tasks to reduce emissions from the City's operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.
- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.

- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

**Implementation Measure COS-1.11.1.2:** The City shall update, as appropriate, the City's Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.

**Implementation Measure COS-1.11.1.3:** The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation Element that reduce Greenhouse Gas emissions.

**Implementation Measure COS-1.11.1.4:** The City shall evaluate the feasibility of offering incentives for or requiring participating in the voluntary CALGreen water-efficiency measures, installing rainwater catchment or greywater systems.

### 13.3.3 Circulation Element

The Circulation Element provides for the fair distribution of transportation, including multi-modal transportation such as transit, bicycle, and pedestrian access. Increased use of alternative transportation also improves air quality, which is another factor in promoting healthy communities.

**Objective C-1.6:** Increased use of public transit.

**Policy C-1.6.1:** Maximize the use of public transit to reduce dependence on the private automobile.

**Implementation Measure C-1.6.1.1:** Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds.

**Implementation Measure C-1.6.1.2:** Extend and add transit routes as demand dictates.

**Implementation Measure C-1.6.1.3:** Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic.

**Implementation Measure C-1.6.1.4:** Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile.

**Policy C-1.7.2:** Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop.

**Implementation Measure C-1.7.2.1:** Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses.

**Policy C-1.7.3:** High-density residential development that conforms to standards and programs of the General Plan and City ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

**Objective C-1.8:** Increased use of carpooling and ridesharing.

**Policy C-1.8.1:** The City should encourage carpooling.

**Implementation Measure C-1.8.1.1:** The City encourages commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool.

**Implementation Measure C-1.8.1.2:** The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.

**Objective C-1.10:** Increased provision of bicycle and pedestrian facilities.

**Policy C-1.10.1:** Bicycle lanes or paved shoulders should be provided on new arterial and collector roadway facilities unless separate bicycle routes are provided.

**Policy C-1.10.2:** When required for pedestrian access to public services and facilities, the Planning Commission may require development projects to construct pedestrian walks.

**Policy C-1.10.3:** Sutter Creek will urge the creation of safe crossings on Old Highway 49 especially on Old Highway 49 toward Sutter Hill, at the foot of Sutter Oaks and Mount Pleasant, and near Spanish Street.

**Policy C-1.10.4:** Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

**Policy C-1.10.5:** New development projects should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

**Policy C-1.10.6:** The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act.

**Policy C-1.10.7:** New development projects should be tied together and to existing parts of the City by an interlinked bicycle and pedestrian trail network as addressed in the Parks and Recreation Element

**Policy C-1.10.8:** Sutter Creek shall require new subdivisions, commercial projects requiring a site plan approval, and industrial projects to implement, as appropriate, a bike system for children to ensure safe access to schools and parks within town.

**Policy C-1.10.9:** The Sutter Hill commercial and industrial area should have bicycle and pedestrian access from the adjacent multifamily designated area. Specific facilities for pedestrian and bicycle circulation should be added to the Sutter Hill circulation plan.

### 13.3.4 Public Services and Facilities Element

Environmental Justice includes equitable access to public services and facilities. The following goals, objectives, policies, and implementation measures support environmental justice by ensuring adequate services and facilities are available to ensure the long-term health and safety of the City's residents.

**Goal PS-1:** Upgrade deficiencies in existing public facilities and achieve well-planned expansions of services and facilities to keep pace with the City's growth and ensure the long-term health, safety, and welfare of the City's residents.

**Objective PS-1.2:** The adequate provision of water that keeps pace with demand and fire protection needs.

**Objective PS-1.3:** Improvements to the collection and treatment system shall keep pace with demands on the system and ensure public health.

**Policy PS-1.3.1:** New development projects shall upgrade, expand, and/or provide new sewage infrastructure that is sized adequately to meet expected peak flow demands from the development. The sizing of new infrastructure shall be based upon cumulative growth of the region. Reimbursement agreements may be arranged to pay back developers the cost of oversizing to accommodate cumulative growth.

**Policy PS-1.3.2:** New development projects shall be required to pay for or provide for expansion of the City's sewage treatment facility based upon the expected peak flow demands of said development.

**Policy PS-1.3.3:** New development projects may buy excess capacity in the sewage treatment facility that is equivalent to the amount of inflow and infiltration they can reduce within the City's existing sewage collection system, if this amount can be determined to the satisfaction of the City.

**Objective PS-1.4:** New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system.

**Policy PS-1.4.1:** Drainage from new construction should be planned carefully to guide water into the citywide drainage system. New developments shall analyze and improve off-site drainage systems to ensure their capabilities to handle increased flows.

**Policy PS-1.4.2:** New development projects will provide for their incremental effect on existing storm drainage facilities as well as provide new facilities needed to adequately service the increased runoff they may generate.

**Policy PS-1.4.3:** New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities or add to flood hazards in Sutter Creek.

**Objective PS-1.6:** The provision of adequate public facilities, including schools, and public recreation facilities.

**Policy PS-1.6.1:** The City shall cooperate with the Amador County Unified School District to help obtain a new elementary school site with public recreation facilities in the Sutter Creek planning area.

**Implementation Measure PS-1.6.1.1:** The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities.

**Policy PS-1.6.2:** New public buildings, including school facilities, should be located and designed to conform with applicable provisions of this General Plan and City Codes.

**Objective PS-1.8:** New development projects shall be required to provide for their incremental impacts upon police protection facilities.

**Policy PS-1.9.1:** New development projects shall be annexed into the County's Community Facilities District No. 2006-1 (Fire Protection Services) and the Sutter Creek Fire Protection District, as may be required.

**Implementation Measure PS-1.9.1.1:** New Subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.

**Policy PS-1.10.1:** The City shall cooperate with the Sutter Creek Fire Protection District and American Legion Ambulance Service in the provision of prompt and adequate emergency medical service.

**Objective PS-1.11:** Utilities should be extended logically to provide a safe and reliable level of utility service.

**Policy PS-1.11.1:** New development shall be served by electric power and natural gas, telephone, and high speed communications.

**Objective PS-1.12:** New development shall pay for its fair share of new, improved, or expanded public services and facilities and not bring an undue burden upon the City, its existing residents, or rate payers.

### 13.3.5 Safety Element

The Safety Element addresses factors that affect human health and safety such as earthquakes, floods, fire, and hazardous materials. The following goals, objectives, policies, and implementation measures support environmental justice through careful planning and management.

**Goal S-1:** The goal of the City of Sutter Creek Safety Element is to improve and/or maintain services, facilities, and regulations that will ensure the long-term health and safety of persons and private property in the City.

**Policy S-1.1.1:** State building code requirements pertaining to earthquake safety for seismic Zone 3 shall be applied to new construction and remodeling projects that require a building permit.

**Policy S-1.2.1:** Site-specific soils investigations will be required for construction projects when and wherever there is concern for soils-related hazards.

**Policy S-1.2.2:** Development proposals involving the creation of more than four lots, parcels, or units shall be required to investigate the potential for mine collapse and other mine-related hazards in parts of the City known or suspected of being underlain by mine shafts, drifts, or vents.

**Policy S-1.2.4:** Site-specific soils investigations will be required to evaluate the health risk from proposed projects within or adjacent to mine waste materials. Schools, day care centers, hospitals, and residential subdivisions should not be located in areas where hazardous materials are present in mine waste materials.

**Policy S-1.3.1:** Building and planning permit applications proposing improvements within the FEMA/FIRM map Zones ‘A’ or ‘AE’ shall comply with the City’s flood plain management ordinance.

**Policy S-1.3.2:** The City of Sutter Creek and County of Amador should require new development projects within the Sutter Creek drainage area to control peak flow runoff such that post-development discharge rates are not greater than pre-development discharge rates.

**Policy S-1.3.4:** Reduce the extent of flooding that threatens existing developed areas within the City.

**Implementation Measure S-1.3.4.1:** The City shall continue to identify flood hazards and funding to correct the hazards.

**Objective S-1.4:** To minimize possible threat to life or property due to wildland and urban fires.

**Policy S-1.4.1:** The Sutter Creek Fire District shall be asked by the City to review development plans, land division projects, and planned developments to ensure compliance with fire suppression and prevention requirements.

**Policy S-1.4.2:** New development shall ensure there is sufficient water supply and facilities for fire suppression units in the event of a wildland fire.

**Policy S-1.4.3:** Looped water systems shall be installed within new developments, where feasible, and new water systems shall provide for adequate pressure and volumes at each hydrant installed.

**Policy S-1.4.4:** In new developments there shall be sufficient access for emergency vehicles and evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.

**Objective S-1.6:** To minimize possible threat to life or property due to hazardous materials.

**Policy S-1.6.1:** The City of Sutter Creek adopts and incorporates by reference the *Household Hazardous Waste Element* prepared by the Countywide AB 939 Committee.

**Policy S-1.6.2:** The City shall review industrial and commercial development projects that involve the transportation, storage and/or use of hazardous materials and insure steps are taken to protect public health and safety.

**Policy S-1.6.3:** The City Building Inspector will screen non-residential building permits to determine the proposed use of hazardous materials and refer such proposed uses to appropriate State and local agencies as necessary.

### **13.3.6 Noise Element**

The Noise Element addresses environmental justice through the provision of and adherence to acceptable noise thresholds so that persons are not exposed to unacceptable or harmful levels of noise. The following ensure that noise levels do not exceed established limits and that residential uses are not located in close proximity to areas where higher noise levels occur, thereby enhancing and maintaining the living environment of the City.

**Goal N-1:** Prevent exposure of Sutter Creek citizens to unacceptable noise levels.

**Goal N-2:** Alleviate noise exposure problems where feasible.

**Objective N-1.1:** The prevention and mitigation of exposure to unacceptable noise levels.

**Policy N-1.1.1:** New noise sensitive land uses or developments projects shall be located and designed so that they will not subject persons to indoor or outdoor noise levels greater than those shown on Volume III Tables 6-5 and 6-6.

**Policy N-1.1.2:** The outdoor noise standard for residential developments shall apply only to back yards of single-family residences and recreation areas of multifamily developments. The outdoor noise standard shall also not apply to residentially-designated properties or existing noise sensitive land uses within the current 60+ dB contour shown on Volume III Figure 6-2.

**Policy N-1.1.3:** Acoustical studies, noise exposure mitigation, sound attenuation, and noise monitoring may be required for projects that would be exposed to noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4 or that would create noise in excess of the levels shown on Volume III Figure 6-2 and Tables 6-2, 6-3, and 6-4.

**Policy N-1.1.4:** The City shall protect existing (ambient) noise levels of existing residential neighborhoods and other existing noise sensitive land uses. If a developed area is currently below an adopted noise standard, an increase in noise up to the standard should not necessarily be allowed.

**Policy N-1.1.5:** The City may require that new land use proposals be modified, mitigated, or not be carried out if they will cause the  $L_{dn}$  of an existing developed area to experience an increase of 3 dBA or more or if they could generate noise levels that would be expected to generate significant adverse community response.

**Policy N-1.1.6:** Large trucks should be discouraged on Old Highway 49 (except possibly for deliveries or when large trucks operate from a base located in the City).

**Policy N-1.1.7:** Setbacks, earth berms, landscaping, design features and other measures acceptable to the City shall be used to ensure the Highway 49 bypass does not impact residentially designated properties beyond acceptable standards.

**Policy N-1.1.10:** The Sutter Creek Police Department shall enforce Sections 27150 and 38275 of the California Vehicle Code; the sections pertain to the allowable noise emission of vehicles operated on public streets.

**Policy N-1.1.11:** Enforce the policies and standards of the Noise Element where and when appropriate.

**Implementation Measure N-1.1.11.1:** The City's Planning Department shall review public and private project plans and applications with respect to the policies and standards of the Noise Element.

**Policy N-1.1.12:** Incorporate noise attenuation features in design standards for collector and arterial city streets.

**Implementation Measure N-1.1.12.1:** The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features.

### 13.3.7 Parks and Recreation Element

The Parks and Recreation Element includes policies regarding the provision of additional parks in the City, as well as continued access to existing parks, and placement of new parks within walking distance of the communities they serve. This element supports environmental justice issues related to community health and equitable access.

**Goal PR-1.1:** The goal of the Sutter Creek General Plan Parks and Recreation Element is to improve and maintain a full range of parks and recreational facilities as the City grows.

**Objective PR-1.1:** The provision of a full range of parks and recreational facilities, and walking paths.

**Policy PR-1.1.2:** New residential developments shall provide land and/or funding for parks and recreational facilities.

**Implementation Measure PR-1.1.2.1:** New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development.

**Policy PR-1.1.4:** School recreational facilities should remain available for public use when not being occupied by school functions.

**Policy PR-1.1.5:** A regional park/sports complex should be established in the Sutter Hill/Martell area that will serve the expanding needs of western Amador County.

**Policy PR-1.1.6:** One or more additional community parks should be established in the City.

**Policy PR-1.1.7:** Neighborhood parks should be located within walking distance of the residences they are intended to serve.

**Implementation Measure PR-1.1.7.1:** The general definition of neighborhood parks is contained in the previous text. New large residential development projects, containing at least 50 to 100 residential units, shall include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to residents of the neighborhood being served for little or no gate fee.

**Policy PR-1.1.8:** The Sutter Creek corridor or 100 year flood plain should be made into an attractive, yet safe, linear parkway.

**Policy PR-1.1.9:** An interlinking citywide network of pedestrian walking paths and bicycle trails should be established to provide connectivity between residential communities and the downtown area and to supplement the circulation system, especially in areas where sidewalks, paths, and bicycle shoulders are inadequate or unsafe.

### 13.3.8 Housing Element

Disadvantaged and low income communities are present in Sutter Creek as described in the Housing Element Housing Needs Assessment. According to the Housing Element, nine percent of the City population in 2011 was categorized as extremely low-income. It should be noted that the condition of existing housing units is exceptional, with no units in need of replacement and few requiring any level of rehabilitation. The Housing Element addresses fair and equitable access to various types of housing to meet the housing needs of the community through the following goals, policies, and programs:

**Goal H-1:** Provide adequate sites to encourage provision of affordable housing.

**Policy H-1.1:** Ensure sufficient sites are appropriately zoned to accommodate each jurisdiction's share of regional housing needs.

**Program H-1.1:** To ensure that there is a sufficient supply of multi-family- and single-family zoned land to meet the regional housing needs allocation (RHNA), the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will annually review their land inventory. Each jurisdiction will consider single-family-zoned, vacant infill lots for potential reuse and additional development of affordable second units, multi-family dwellings, and special needs housing.

**Policy H-1.4:** Assist in the development of housing affordable to extremely low-, very low and low-income households through financial and/or technical assistance.

**Program H-1.4:** The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.

**Goal H-2:** Provide support for affordable and special-needs housing in Amador County.

**Policy H-2.1:** Provide for a variety of housing types to meet the housing needs of special population groups.

**Program H-2.1:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider working together or individually with nonprofits and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.

Each jurisdiction will work with nonprofit housing corporations to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring throughout the County. Specifically, this information will focus on the need to provide affordable housing close to jobs in an effort to reduce the traffic and air quality impacts that result from long commutes.

Programs will target community opposition to affordable housing projects in an effort to establish positive perceptions. Education will occur through public meetings, presentations to the community, and articles published in the local newspaper.

Should the County and the cities successfully receive funding either jointly or individually, each jurisdiction will promote and publicize the availability of funding for loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners in targeted areas, and mailings to local contractors and developers.

**Program H-2.2:** Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.

**Program H-2.3:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the ATCAA to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter

Creek shall consider working together to host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.

**Policy H-3.1:** Pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.

**Program H-3.1:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider surveying the conditions of housing stock jointly or individually to determine the number of housing units in need of rehabilitation and replacement.

**Goal 4:** Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.

**Policy 4-1:** The jurisdictions shall promote housing opportunities for persons regardless of age, race, religion, sex, marital status, national origin, color, disability, or economic level.

**Program H-4.1:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall obtain information on fair housing laws from the Department of Housing and Community Development and have copies of the information available for the public on each jurisdiction's website, at City Halls, the County Administration Center, and the local library(ies).

**Program H-4.2:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the A-TCAA and the fair housing authority for Amador County.

**Program H-4:** Planned Development. The City shall encourage developer constructed affordable housing in large, undeveloped portions of the City's planning area through use of the Planned Development (PD) land use zoning designation. The City shall encourage clustering of units on small lots to reduce the cost of lots, housing construction, improvements, site preparation, and infrastructure. The City shall require that developers providing affordable housing units or lots in planned developments show how the lots or units will be made affordable to low- and very low-income households, and maintained as such, prior to approval of a development plan or tentative map for the project.

## Appendix A Future Considerations

The list of future considerations is a compilation of City Council, Planning Commission, or community identified desires, for future consideration by the City Council. When community members suggest policy recommendations, these recommendations will be added to this list for deliberation by the City Council during the General Plan Annual Review Report period or each time the General Plan is updated. This list is dynamic and new items will continue to be added throughout the life of the General Plan; however, items can be removed from the list at the Council's discretion. When items are "approved" by the City Council, they will be developed into policies and/or implementation measures and included as part of General Plan amendment process.

- 1. Evaluate whether there are needed revisions to the land use designations and land use map.**
- 2. Evaluate whether there are needed revisions to the planning area and sphere of influence boundaries.** The planning areas is defined in the California Government Code as "any land outside its boundaries that in the planning agency's judgment bears relation to its planning". The sphere of influence is defined as "the probable ultimate physical boundary and service area" of the City.
- 3. Evaluate whether there are needed revisions to the circulation map.** These revisions may include road route, road classification, transit, and pedestrian and bicycle trails.
- 4. Evaluate the need for policies on aviation.** The General Plan Circulation Element may include policies that address aviation.
- 5. Evaluate the need for policies on public buildings and grounds.** The General Plan Public Services and Facilities Element may include policies that address public buildings and grounds.
- 6. Evaluate the need for policies on construction noise.** The General Plan Noise Element may include policies that address noise resulting from construction.
- 7. Evaluate the need for and preferred location of a regional park/sports complex.** General Plan Section 11.3.1 calls for the construction of a regional park/sports complex within the General Plan's 20-year timeframe in the Sutter Hill/Martell area.
- 8. Evaluate the need for revisions to the City tree ordinance.** The General Plan Conservation and Open Space Element may include policies that address trees and the City tree ordinance.
- 9. Evaluate the need for policies regarding inclusionary housing.** The General Plan Housing Element may include policies that address inclusionary housing.

## Appendix B Implementation Measures by Target Date

### B.1 Short-Term Measures

**Implementation Measure COS-1.3.5.1:** The City shall update the Design Standards to define design requirements or limitations near scenic ridgelines that ensure projects complement the existing natural landscape and skyline.

**Implementation Measure COS-1.7.1.1:** The City shall apply the “M-Mining” land use designation to lands on which uses must be regulated to avoid conflict with mineral exploration or extraction activities and/or lands that provide access to valuable mineral reserves (see Figure 4-1 and Table 4-1 in the Land Use Element).

Land uses incompatible with mining generally require a high public or private investment in structures, land improvements, and landscaping and would prevent mining because of the higher economic value of the land and its improvements.

Examples of such uses include:

- High density residential
- Low density residential with high unit value
- Public facilities
- Intensive industrial
- Commercial

Compatible land uses with mining generally require low public or private investment in structures, land improvements, and landscaping and allow mining because of the low economic value of the land and its improvements.

Examples of such uses include:

- Very low density residential (For example: e.g. 1 unit per 10 acres)
- Recreation (public/commercial)
- Agricultural
- Silvicultural
- Grazing
- Open space

**Implementation Measure COS-1.8.1.1:** Develop, update, and implement as appropriate, City-wide grading standards to be adopted within the City’s Development Standards and utilizing the Gold Rush Ranch Specific Plan grading standards as a model.

**Implementation Measure COS-1.9.6.3:** Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their contents, and oak woodland mitigation.

**Implementation Measure COS-1.10.3.1:** The City shall develop incentives for buildings exceeding Title 24 Energy Efficiency Standards and new development projects that meet 70% of their energy needs from renewable sources.

**Implementation Measure COS-1.10.4.1:** Update the Design Standards and/or Municipal Code to include the use of shade trees, structures, cool pavement and cool roofs in new construction of structures, parking lots, and streets.

**Implementation Measure COS-1.11.1.2:** The City shall update, as appropriate, the City’s Greenhouse Gas Inventory to track its progress in reducing Greenhouse Gas emission from the 2005 baseline inventory.

**Implementation Measure C-1.11.1.4:** Where designated, post standard “No Parking” signs on streets and alleys in appropriate locations to ensure compliance and enforcement.

**Implementation Measure PS-1.8.1.1:** The Police Chief and/or an outside consultant on a regular basis should calculate the cost of facilities that would be needed to adequately serve projected demand and a timetable for which the facilities must be brought into use. The costs and time frame should be compared with projected revenues and, if necessary, policies or plans for obtaining additional revenues should be adopted by the City Council.

**Implementation Measure PS-1.8.2.1:** The City will likely need to rely upon the services of an outside fiscal consultant to conduct the referenced study and prepare subsequent plan. To save costs, this project could be combined with an overall budget projection analysis and capital improvement program as is called for under the subject heading “Funding Public Services”.

**Implementation Measure PS-1.9.2.1:** The 10-year plan should be drafted by the Sutter Creek Fire Protection District and portions that are relative to Sutter Creek should be adopted by the City Council.

**Implementation Measure S-1.2.5.1:** The City shall maintain a record of mining activities within the city.<sup>1</sup>

**Implementation Measure S-1.4.8.1:** The City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City’s consideration and adoption.

**Implementation Measure S-1.4.9.1:** The City and/or Fire District shall facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation, or other funding mechanisms.

**Implementation Measure S-1.5.1.1:** The City should urge the County to accomplish this objective. The document should address the recommendations of General Plan Task Force #3 as listed within the previous text City departments and other public service agencies should be directed to actively cooperate and provide their own emergency plans in the effort.

**Implementation Measure S-1.5.2.1:** Drills should be coordinated with the County Office of Emergency Services.<sup>2</sup>

**Implementation Measure PR-1.1.4.1:** The City shall consult with the Amador County Unified School District about school recreational facilities remaining available for public use when not being occupied by school functions.

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<sup>1</sup> This implementation measure is also included as an ongoing measure.

<sup>2</sup> This implementation measure is also included as an ongoing measure.

**Implementation Measure PR-1.1.5.1:** The general purposes and features of a regional park/sports complex are described in the previous text, as are some general considerations for obtaining such a facility.

**Implementation Measure PR-1.1.7.2:** Develop, and update as appropriate, City-wide standards for neighborhood parks to be adopted within the City's Development Standards, and establish a funding mechanism for ongoing maintenance of the parks.

**Implementation Measure Housing-1.5:** The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will consider developing an Affordable Housing Trust Fund with funds that could be acquired from housing developers and or employers throughout the County. Funds could be collected from housing developers when new residential projects are built or new employers locating in the County when their workplaces are established. Once funds start being collected, the newly established Countywide Housing Committee comprised of a representative from each jurisdiction would develop a priority list for the use of these funds. Funds could be used to build new affordable housing or to rehabilitate existing housing.

The jurisdictions would apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).

**Implementation Measure Housing-2.2:** Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.

**Implementation Measure Housing-3.1:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider surveying the conditions of housing stock jointly or individually to determine the number of housing units in need of rehabilitation and replacement.

The jurisdictions should consider utilizing the survey results to pursue available funding sources to develop a countywide rehabilitation program (or continue with individual programs). The County and the Cities shall keep in contact with Department of Housing and Community Development for changes which will improve the chances of obtaining funding, including the availability of new programs.

**Implementation Measure Housing-4.1:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall obtain information on fair housing laws from the Department of Housing and Community Development and have copies of the information available for the public on each jurisdiction's website, at City Halls, the County Administration Center, and the local library(ies).

**Implementation Measure Housing-4.2:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the A-TCAA and the fair housing authority for Amador County.

**Implementation Measure Housing-5.3:** Pursue formation of a County Housing Task Force to consolidate countywide housing needs.

Build on contacts with city managers, city planners, and County staff to reestablish a housing task force. The purpose of the task force would be to explore the joint county/cities housing element programs.

**Implementation Measure Housing-5:** Density Bonus. The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915, which requires local governments to grant a density bonus of at least 35 percent.

**Implementation Measure Housing-7:** Reasonable Accommodations. The City shall review and amend its Municipal Code to provide individuals with disabilities reasonable accommodation (in full compliance with Senate Bill 520) in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

**Implementation Measure Housing-8:** Transitional and Supportive Housing. The City shall review the General Plan Land Use Element and Zoning Ordinance to assure compliance with SB 2 requirements to allow transitional and supportive housing in zones that allow for residential housing.

**Implementation Measure Housing-10:** Allow Residential Care Facilities per state law. The Zoning Ordinance shall be amended to allow residential care facilities by right in residential zones for small facilities (six persons or fewer) and with a conditional use permit for large facilities (seven persons or more) consistent with state law.

## B.2 Intermediate-Term Measures

**Implementation Measure LU-2.1.4.1:** Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to ensure that the land use database is maintained. This database is important to the long-term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies LU-2.1.1 and LU-2.1.2.<sup>3</sup>

**Implementation Measure LU-2.1.5.1:** The City's Improvement Standards is primarily an engineering document and is not formatted to overlap with the planning process. The document will need to be amended significantly to accept General Plan guidelines and standards and to ensure its consistency with the General Plan. The City shall maintain the adopted Design Standards separately from the Improvement Standards. The results of this effort provide the development community with written guidelines and standards regarding how to design projects for the City of Sutter Creek.

**Implementation Measure LU-3.1.3.1:** The City should undertake a study to determine the feasibility of expanding the DTC area. Factors to consider include: demand for additional retail space; types of uses appropriate for the downtown area; traffic circulation and parking; and maintaining viability of the existing DTC area.

**Implementation Measure COS-1.5.3.2:** The City shall work with the Amador Water Agency to encourage the use of recycled water.

**Implementation Measure COS-1.8.2.1:** The City Engineer should develop the erosion control guidelines that will more directly control wind and water erosion and the secondary impacts upon aesthetics, water quality, etc. The controls would be more specific than those that are presently contained in the CBC. The City of Sutter Creek Conservation Best Management Practices in Volume II contains an extensive list of detailed erosion control measures that could be used in said guidelines.

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<sup>3</sup> This implementation measure is also included as an ongoing measure.

**Implementation Measure COS-1.11.1.3:** The City shall update, as appropriate, the Goals, Policies, and Implementation Measures in the General Plan Land Use Element, Conservation Element, Circulation Element, Public Services and Facilities Element, and Parks and Recreation Element that reduce Greenhouse Gas emissions.

**Implementation Measure C-1.3.2.2:** Provide a walkway for elementary school children on Spanish Street. Improve with curb, gutter, and sidewalks where not now provided between the school entrance and Main Street.

**Implementation Measure C-1.6.1.1:** Provide bus service to and from special events from local parking facilities. Charter bus service from the San Francisco Bay Area and Central Valley locations should be promoted for special events that are expected to draw large crowds.

**Implementation PS-1.1.1.1:** Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District.<sup>4</sup>

**Implementation Measure PS-1.2.4.1:** The City shall oversee inclusion of AWA's Urban Water Management Plan into the City's Improvement Standards.<sup>5</sup>

**Implementation Measure PS-1.5.1.1:** The City shall develop and adopt policies for diversion of total solid waste generated by the city.

**Implementation Measure PS-1.6.1.1:** The City shall cooperate with the Amador County Unified School District in the development of a new elementary school site with public recreation facilities.

**Implementation Measure PS-1.12.1.1:** The citywide capital improvement program and funding strategy shall include a provision for the maintenance of open space areas that may be acquired through implementation of the open space objectives, policies, and implementation measures contained within the General Plan.

**Implementation Measure S-1.3.4.1:** The City shall continue to identify flood hazards and funding to correct the hazards.

**Implementation Measure N-1.1.12.1:** The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features.

**Implementation Measure N-1.1.14.1:** The Noise Element Contour Maps should be modified every five to ten years or if any new development warrants their amendment.

**Implementation Measure H-1.1.1.2:** The committee should review the "Walking Tour of Historical Places of Interest" and consult other reliable sources to determine which buildings or structures are historically significant.

**Implementation Measure H-1.1.1.3:** The committee should recommend other policies and procedures for the citywide maintenance and enhancement of historic values including, possibly, a historic preservation ordinance, designation of the downtown area as a nationally registered historic place, participation in the National Historic Preservation program as a certified local government, and participation in the California Main Street program.

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<sup>4</sup> This implementation measure is also included as an ongoing measure.

<sup>5</sup> This implementation measure is also included as an ongoing measure.

**Implementation Measure H-1.1.5.1:** Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element through the City's Design Standards.

**Implementation Measure H-1.1.5.2:** The Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the historic districts.

**Implementation Measure PR-1.1.6.1:** The general purposes and definitions of community parks are described in the previous text. New community parks will be acquired and constructed by dedications and Quimby ordinance in-lieu fees. Special assessment or benefit districts may be established for ongoing maintenance and overhead costs.<sup>6</sup>

**Implementation Measure PR-1.1.8.1:** The general purposes and parameters for the Sutter Creek linear parkway are addressed in the previous text. The City could "seed" establishment of the parkway by using local volunteers to design and construct a part of the parkway on City-owned property near City Hall. The City could also sponsor a workshop of local business leaders and draw upon the direct experience of other communities whose commerce and tourism have improved due to similar park facilities.

**Implementation Measure PR-1.1.9.1:** A general explanation of the interlinking pedestrian and bicycle trail network is provided in the previous text of this Element. The network is also addressed by objectives, policies, and implementation measures found within the Circulation Element, and depicted on the Circulation Diagram, Figure 6-1. The City's Planning Commission should study alternative designs and locations, and develop maps and diagrams for essential components of the network. The Commission should also address means to obtain needed trails in developed parts of the City. New developments should be required to provide for links to the system where necessary. Such links should not generally be considered a contribution to parklands dedication if it serves in-lieu of other pedestrian and bicycle facilities.

### B.3 Long-Term Measures

**Implementation Measure LU-3.1.2.1:** The City should implement facilities plans to finance the provision of municipal facilities and services within industrial parks. The City should establish a research and development zone that can be applied to appropriate industrial areas.

**Implementation Measure C-1.3.2.1:** Improve Gopher Flat Road and Main Street to city limits as funding is available. The street should be improved with curb, gutter, and sidewalk and be widened to provide two 12-foot travel lanes, bike lanes, and a center two-way, left turn lane wherever right-of-way is not constrained by existing buildings or other factors.

**Implementation Measure C-1.3.2.3:** Evaluate the appropriateness and feasibility of the designation of the following as one-way streets: Hayden Alley, Keyes Street, Randolph Street and Boston Alley. Limiting parking to one side of Randolph Street may eliminate the need for the street to become one way.

**Implementation Measure C-1.3.2.4:** Widen as appropriate and feasible Sutter Hill Road and Eureka-Sutter Hill Road to provide 12-foot travel lanes and five-foot paved shoulders.

**Implementation Measure C-1.3.2.5:** Improve the North Amelia Street and Spanish Street intersection, Amelia Street is misaligned through its intersection with Spanish Street, Realignment will require acquisition of right-of-way.

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<sup>6</sup> This implementation measure is also included as an ongoing review standard.

**Implementation Measure C-1.4.1.1:** Improve radius of curb returns as appropriate and feasible. Most intersections of side streets with Main Street in Sutter Creek should be improved by removing a 10-foot square section of the ten foot wide sidewalks on each side of an intersection and replacing the sidewalk with a 10-foot radius curb return and handicapped ramp.

**Implementation Measure C-1.7.1.1:** The City shall encourage retail stores to provide delivery service and telephone and online shopping services. Some retail stores are instituting online ordering and delivery of goods to homes and business. This trend should be encouraged.

**Implementation Measure C-1.7.2.1:** Implement the (pd) land use designation explained on Table LU-2 in the Land Use Element, which allows planned developments to include neighborhood commercial uses.

**Implementation Measure N-1.1.13.1:** Update the City noise regulations (Code Section 10.50) to be consistent with the noise element.

## B.5 Annual Measures

**Implementation Measure LU-2.1.1.1:** The City Planner shall provide the state required Annual Progress Report (APR) to the Planning Commission and City Council on the status of the General Plan and the progress in carrying out its objectives, policies, implementation measures, and mitigation monitoring program. This APR should precede an annual State of the City budget report to insure funding is budgeted appropriately each year to implement and maintain the General Plan. The City Planner shall annually review the General Plan's land use data and assumptions concerning growth and development as well as the General Plan's goals, objectives, policies, standards, and programs, and update as needed.

**Implementation Measure C-1.3.3.1:** The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy.

**Implementation Measure PS-1.3.5.1:** The City shall implement Implementation Measure C-1.3.3.1 ensuring the City of Sutter Creek Capital Improvement Program and Funding Strategy addresses sewage collection and treatment as necessary.

**Implementation Measure Housing-1.1:** To ensure that there is a sufficient supply of multi-family- and single-family-zoned land to meet the regional housing needs allocation (RHNA), the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will annually review their land inventory. Each jurisdiction will consider single-family-zoned, vacant infill lots for potential reuse and additional development of affordable second units, multi-family dwellings, and special needs housing.

**Implementation Measure Housing-1.2:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider jointly pursuing funding through various state and federal programs or apply individually. The jurisdictions will consider jointly pursuing funding on an annual basis or pursue funding individually by submitting grant applications depending on the availability of funding. Local, state, and federal programs include:

- BEGIN (federal)
- CalHome Program (federal)
- Community Development Block Grant (federal)
- Multifamily Housing Program (federal)
- Section 8 (federal)

- State Homeownership Program (state)
- Residential Energy Conservation (state)
- Community Reinvestment Act (federal)
- Mortgage Credit Certificate
- Non-Profit Housing Development Corporation

**Implementation Measure Housing-1.3:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek should promote the development of second unit dwellings by publicizing information at City Halls, the County Administration Center, and posting information on each jurisdiction's website. Each jurisdiction should provide information regarding permit requirements, changes in State law, and benefits of second unit dwellings to property owners and the community.

**Implementation Measure Housing-1.4:** The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.

**Implementation Measure Housing-2.1:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider working together or individually with nonprofits and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.

Each jurisdiction will work with nonprofit housing corporations to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring throughout the County. Specifically, this information will focus on the need to provide affordable housing close to jobs in an effort to reduce the traffic and air quality impacts that result from long commutes.

Programs will target community opposition to affordable housing projects in an effort to establish positive perceptions. Education will occur through public meetings, presentations to the community, and articles published in the local newspaper.

Should the County and the cities successfully receive funding either jointly or individually, each jurisdiction will promote and publicize the availability of funding for loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners in targeted areas, and mailings to local contractors and developers.

**Implementation Measure Housing-5.1:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will ensure that residential development projects are consistent with the goals and policies of their General Plans and that there is internal consistency between the Housing Element and the rest of the General Plan. Each jurisdiction will prepare a General Plan Annual Progress Report in compliance with State direction and provide it to City Councils and Board of Supervisors on progress toward meeting its goals, objectives, policies and programs. Monitoring will include an evaluation of the Housing Element objectives by the responsible agencies and departments, meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place. The final reports will be submitted to OPR and HCD annually.

**Implementation Measure Housing-5.2:** Complex permit processing procedures can be an obstacle in housing development, especially for affordable housing projects under tight timelines imposed by state and federal funding programs. The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will

minimize processing time for residential development permits, especially affordable residential projects and those that conform to respective jurisdiction's development requirements.

The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production throughout the County. Each jurisdiction, on an annual basis, will review and update their processing/review procedures as necessary.

**Implementation Measure Housing-1:** Water and Sewer Hook-Ups. The City shall review and advise the Amador Water Agency on water and sewer hook-up fees for residential second unit dwellings to ensure the rates provide an incentive to the development of residential second unit dwellings

**Implementation Measure Housing-2:** Application Processing Procedures. The City shall review the application processing procedures annually to determine their effectiveness and recommend necessary amendments to the Planning Commission.

**Implementation Measure Housing-3:** The City shall continue to annually review the City's development fees so that they represent a fair charge for review and processing of permit applications

**Implementation Measure Housing 6:** Fee Waiver or Deferral. The City shall review its fees imposed on development and identify those fees that could be waived or reduced for low- and moderate- income housing developments on a case-by-case basis. The City shall review its subdivision, zoning, and building codes for unnecessary and costly requirements, which could be waived for low-income housing. The City shall ensure that proposed modifications will not create safety hazards, increase liability, or develop inconsistencies with the General Plan, City regulations or State law. The City shall amend its codes as necessary.<sup>7</sup>

## B.4 Ongoing Measures

**Implementation Measure LU-1.1.3.1:** The City shall advise the County of Amador regarding General Plan Policy LU-1.1.3 when changes are proposed outside of the City's planning area north of State Route 104/Ridge Road.

**Implementation Measure LU-1.1.4.1:** The City shall advise the County of Amador regarding General Plan Policy LU-1.1.4 when urban development is proposed within the City's planning area.

**Implementation Measure LU-2.1.2.1:** Table 4-3, "Building Intensities and Population Densities," generally shows the new zones that are needed and generally those that need amendment. The Building Intensities Population Densities shall be updated appropriately when the General Plan is updated.

**Implementation Measure LU-2.1.2.2:** The City shall revise the zoning code when there is an amendment to the General Plan to ensure that "uses by right", those uses that do not require local government review so long as they meet district standards and requirements, are consistent with the General Plan land use designation.

**Implementation Measure LU-2.1.3.1:** The City shall review its subdivision ordinance as needed to ensure consistency with the General Plan. The City shall amend the subdivision ordinance as appropriate to ensure consistency with the General Plan.

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<sup>7</sup> This implementation measure is also included as an ongoing review standard.

**Implementation Measure LU-2.1.4.1:** Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to ensure that the land use database is maintained. This database is important to the long-term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies LU-2.1.1 and LU-2.1.2.<sup>8</sup>

**Implementation Measure LU-2.1.6.1:** The City shall review General Plan growth and build-out projections during the Annual Progress Report to identify if an adjustment is needed. If needed, the City shall adjust the General Plan growth projection based on U.S Census population figures, updated California Department of Finance estimates and projections, General Plan amendments, and anticipated building permits. The City shall update the growth projection and build-out projection every five years during the Housing Element update, unless a different schedule applies pursuant to state law.

**Implementation Measure COS-1.3.2.1:** The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity.

**Implementation Measure COS-1.4.2.1:** The City shall actively participate in the review of upstream diversions of water from Sutter Creek and its tributaries located outside of the City limits to prevent negative impacts on the creek.

**Implementation Measure COS-1.7.2.1:** The City shall actively participate in the review and oversight of mining activities in or near the City's planning area in accordance with the provisions of CEQA and the Surface Mining Reclamation Act in order to ensure public health and safety and that the City's environment is not degraded.

**Implementation Measure COS-1.10.5.1:** Maintain and continue to update renewable-energy tools and information on the City's website.

**Implementation Measure COS-1.11.1.1:** The City shall focus on the following tasks to reduce emissions from the City's operations:

- Reducing usage of city owned vehicles and replacing those that are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive energy efficiency retrofit of existing municipal buildings and facilities.
- Establish a purchasing policy requiring new electrical equipment to be Energy Star, or similarly, rated.
- Evaluate the potential to utilize solar renewable-energy systems to operate municipal facilities.
- Include energy-efficiency provisions in City-released RFPs related to wastewater infrastructure.
- Switch existing traffic signals and street lights from incandescent bulbs to Light Emitting Diodes (LEDs).
- Install water efficient landscaping in areas managed by the City and establish municipal water consumption reduction goals.
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges.
- Participate in PG&E's Phase II of Green Communities: Community-Wide Inventory.
- Evaluate the potential to implement methane capture system to utilize digester gas for electricity and heating at the wastewater treatment plant, as well as solar energy systems.

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<sup>8</sup> This implementation measure is also included as an intermediate-term measure.

**Implementation Measure COS-1.11.1.4:** The City shall evaluate the feasibility of offering incentives for or requiring participation in the voluntary CALGreen water-efficiency measures, installing rainwater catchment or greywater systems.

**Implementation Measure C-1.4.1.2:** Construct turning and acceleration/deceleration lanes as appropriate and feasible. At intersections where turning movements from the minor street are significant (over 100 vehicles per hour during the peak hours of the day), the Level of Service (LOS) can be improved by adding separate turn lanes for the various turning and through movements. This measure is not practical in the Main Street Historic District.

Traffic on the state highways can be expedited with turn pockets at intersections, a continuous median turning lane for mid-block turning movements, and acceleration and deceleration lanes at intersections.

**Implementation Measure C-1.4.1.3:** Improve sight distance at intersections as appropriate and feasible. At locations where accident records show problems due to poor visibility, corrective measures should be taken. These measures might involve removal or lowering of plantings or fences and, in some cases, the removal of low tree branches where buildings cannot be moved; stop signs can help in these situations.

**Implementation Measure C-1.6.1.2:** Extend and add transit routes as demand dictates.

**Implementation Measure C-1.6.1.3:** Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments projects should provide safe locations off the traveled way for busses to stop without impeding the flow of traffic.

**Implementation Measure C-1.8.1.1:** The City encourages commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool.

**Implementation Measure C-1.8.1.2:** The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center.

**Implementation Measure C-1.11.1.1:** As traffic increases on some City streets, parking should be curtailed where parked vehicles encroach into the traveled way.

**Implementation Measure C-1.11.1.2:** On-street parking is important to the business community and should be reserved for customers. Members of the business community should use the off-street lots.

**Implementation Measure C-1.11.1.3:** Provide adequate parking for new and old development. Off-street parking should be required whenever new commercial buildings are constructed. Where downtown businesses cannot provide adequate off-street parking, in-lieu fees should be charged. These fees should go toward purchase of land and construction of parking facilities located within the downtown commercial district.

Due to the heavy tourist demand for parking on weekends, additional public off-street parking facilities should be added as land becomes available within walking distance of the historic commercial area. Available off-street spaces should be retained and additional space developed as property becomes available. Parking structures can provide additional parking where land values are high and available land area is limited.

**Implementation PS-1.1.2.1:** Development shall pay its fair share for services through Community Service District fees applied to property taxes following annexation into the City Community Services District.<sup>9</sup>

**Implementation Measure PS-1.2.4.1:** The City shall oversee inclusion of AWA's Urban Water Management Plan into the City's Improvement Standards.<sup>10</sup>

**Implementation Measure PS-1.9.1.1:** New Subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.

**Implementation Measure S-1.2.5.1:** The City shall maintain a record of mining activities within the city.<sup>11</sup>

**Implementation Measure S-1.3.2.1:** The City shall consult with the County of Amador about General Plan Policy S-1.3.2, which concerns peak flow runoff from new development within the Sutter Creek drainage area but outside of City jurisdiction.

**Implementation Measure S-1.3.3.1:** The City shall consult with the County of Amador about General Plan Policy S-1.3.3, which concerns review of development projects within the Sutter Creek drainage area.

**Implementation Measure S-1.5.2.1:** Drills should be coordinated with the County Office of Emergency Services.<sup>12</sup>

**Implementation Measure N-1.1.8.1:** The City shall consult with the County Planning Commission, the County Airport Land Use Commission, and other agencies to reduce noise generated from sources outside the City's jurisdictions.

**Implementation Measure H-1.1.1.1:** The Design Review Committee will evaluate City Staff recommendations regarding a proposed project's conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with modifications, or find a proposed project is not in conformance with the Design Standards and make recommendations to City Staff or the Planning Commission disapproving the applications.

**Implementation Measure H-1.1.1.4:** Documentation in compliance with the State of California and City of Sutter Creek regulations for removing or altering historic buildings, structures, objects and/or sites shall be required prior to the issuance of a building or demolition permit.

**Implementation Measure Housing-2.3:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the A-TCAA to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.

**Implementation Measure Housing-3.2:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will enforce the State of California's Title 24 energy requirements. Title 24 energy requirements define construction standards that promote energy conservation. In addition, each jurisdiction will consider

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<sup>9</sup> This implementation measure is also included as an intermediate-term measure.

<sup>10</sup> This implementation measure is also included as an intermediate-term measure.

<sup>11</sup> This implementation measure is also included as a short-term measure.

<sup>12</sup> This implementation measure is also included as a short-term measure.

partnering with AC-TCA and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation.

Some measures the County and the cities could undertake jointly or individually to assist in the implementation of the A-TCAA program include providing brochures at public counters, providing brochures to senior centers, or applying for funds either jointly or individually to assist homeowners in undertaking weatherization projects in conjunction with government-assisted rehabilitation projects.

**Implementation Measure Housing-3.3:** The County and cities of Ione, Jackson, Plymouth, and Sutter Creek shall continue to support PG&E's weatherization program as an important means of lowering housing costs and preserving housing affordability.

**Implementation Measure Housing-3.4:** The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider partnering with Pacific Gas & Electric (PG&E) to promote energy saving programs by notifying home builders of the design tools offered by PG&E and by posting a link on each jurisdiction's website to notify ratepayers of the variety of programs. The County and cities of Ione, Jackson, Plymouth, and Sutter Creek will also consider partnering with the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).

**Implementation Measure Housing-4:** Planned Development. The City shall encourage developer constructed affordable housing in large, undeveloped portions of the City's planning area through use of the Planned Development (PD) land use zoning designation. The City shall encourage clustering of units on small lots to reduce the cost of lots, housing construction, improvements, site preparation, and infrastructure. The City shall require that developers providing affordable housing units or lots in planned developments show how the lots or units will be made affordable to low- and very low-income households, and maintained as such, prior to approval of a development plan or tentative map for the project.

**Implementation Measure Housing-9:** Historically Significant Structures. The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate.

**Implementation Measure Housing-11:** Assisting "At-Risk: Units. The City currently contains no deed-restricted units and therefore there are no "at-risk" units at this time. Should the City have any affordable units in the future, the City will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The City will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.

## B.6 Ongoing Review Standard

**Implementation Measure LU-1.1.1.1:** The City shall evaluate General Plan consistency when considering project applications and, if the project is not consistent, advise applicants that the project may be denied if a General Plan amendment is not processed and approved first or concurrently.

**Implementation Measure LU-1.1.5.1:** Prior to the annexation of lands to the City, an applicant shall submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the City or its citizens, that the development will not have significant environmental impacts after mitigation unless the City makes

findings of overriding considerations, and that the project will conform to the goals, policies, and standards of the General Plan.

**Implementation Measure COS-1.2.1.1:** Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City's natural resources.

**Implementation Measure COS-1.3.3.1:** The City shall develop and adopt standards for construction on unforested slopes in excess of 30% that will be integrated into and enforced through the Sutter Creek Development Standards. Until such standards are adopted, conditions of approval for new construction on unforested slopes in excess of 30 percent shall include the following:

- Grading on a single lot is no more than 25 percent of the gross lot area;
- Coverage by impervious surfaces is limited to 20 percent of the gross lot area;
- Stormwater discharge rates shall not exceed the quantity of pre-construction stormwater discharge rates; and
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

**Implementation Measure COS-1.4.1.1:** Best Management Practices described in Volume II, City of Sutter Creek Conservation Best Management Practices, should be considered in the master drainage plan and design standards. The master drainage plan and design standards should address cumulatively significant organic and inorganic pollutants.

**Implementation Measure COS-1.5.2.1:** New development projects should use plants on the California Native Plant Society's Calscape list of plants native to Sutter Creek.

**Implementation Measure COS-1.5.3.1:** New development projects shall use recycled water where available and to the maximum extent feasible.

**Implementation Measure COS-1.9.6.1:** Until the tree ordinance is updated to address oak woodland management, Project applicants shall submit an Oak Woodland Management Plan based on the requirements described in Volume II, if the project affects oak woodland stands that have greater than 10 percent canopy coverage or that display historic canopy coverage greater than 10 percent, and if the project affects 10 contiguous acres of oak woodland stands, or portions thereof. The Oak Woodlands Management Plan shall be prepared by independent professionals under the direction of the City and address the following aspects of managing oak woodlands:

- a. A description of oak woodland habitats proposed for removal and preservation;
- b. An inventory of trees proposed for removal and preservation in development areas; and
- c. Replanting locally-native trees, as needed.

**Implementation Measure COS-1.9.6.2:** New developments affecting 10 contiguous acres of oak woodland stands, or portions thereof, that exhibit greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover, shall preserve oak woodland habitat for each acre removed due to the development project at a ratio provided in the applicable Oak Woodland Management Plan or until such time that preservation ratios are established in the tree ordinance.

**Implementation Measure C-1.1.1.1:** As property is developed between Ridge Road and Shake Ridge Road, these development projects shall be required to dedicate and construct a collector road that will ultimately connect Ridge Road to Shake Ridge Road to the east of the City.

**Implementation Measure C-1.2.1.1:** A number of intersections in the Sutter Creek planning area have met one or more of the standard warrants for signals. Each of these intersections should be further evaluated as time progresses to determine if traffic signals should be installed. Installation of the signals should be programmed as long-term improvements only when and if fully justified.

**Implementation Measure C-1.5.1.1:** Adopted Plan Lines shall be incorporated into development plans to define specific requirements for dedicating the right-of-way for street purposes and to implement Circulation Element policies of the General Plan.

**Implementation Measure C-1.6.1.4:** Public transit facilities (bus stops, etc.) should be located near or incorporated into commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile.

**Implementation Measure C-1.6.2.1:** The City shall work with ACTC and ARTS to review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic.

**Implementation Measure PS-1.4.5.1:** Storm water mitigation for streets and parking areas shall focus on four areas: 1) ensuring stormwater discharge rates do not exceed pre-construction stormwater discharge rates; 2) promoting permeable landscapes to reduce stormwater surface flows; 3) preventing runoff contamination; and 4) allowing natural treatment of runoff in detention ponds or grass swales.

**Implementation Measure PS-1.4.6.1:** The next large development to be considered after adoption of the General Plan Update that has the potential to add substantial storm runoff to Sutter Creek shall be required to provide for the master drainage plan (utilize CEQA mandatory findings of cumulative effect) and be partially reimbursed by subsequent developments.

**Implementation Measure PS-1.11.2.1:** Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks.

**Implementation Measure N-1.1.11.1:** The City's Planning Department shall review public and private project plans and applications with respect to the policies and standards of the Noise Element.

**Implementation Measure H-1.1.3.1:** The City shall provide the North Central Information Center and historians or individuals knowledgeable about the City's history qualified to review development proposals in the City of Sutter Creek adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources.

**Implementation Measure H-1.1.4.1:** Discretionary development project approvals shall contain the condition that sign of historic or prehistoric occupancy or use of the site that is discovered during grading or building activities will cause an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria and the North Central Information Center or the State Office of Historic Preservation.

**Implementation Measure PR-1.1.2.1:** New residential development will either dedicate land or pay an in-lieu fee for parkland (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development.

**Implementation Measure PR-1.1.6.1:** The general purposes and definitions of community parks are described in the previous text. New community parks will be acquired and constructed by dedications and Quimby ordinance in-lieu fees. Special assessment or benefit districts may be established for ongoing maintenance and overhead costs.<sup>13</sup>

**Implementation Measure PR-1.1.7.1:** The general definition of neighborhood parks is contained in the previous text. New large residential development projects, containing at least 50 to 100 residential units, shall include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to residents of the neighborhood being served for little or no gate fee.

**Implementation Measure PR-1.1.8.2:** Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new developments projects along Sutter Creek and Gopher Gulch. As future development occurs, improvements in the creekside greenway zones should consist only of passive recreation facilities including bicycle paths, pedestrian trails, picnic areas, open space, and similar uses. Riparian habitat should be maintained as much as possible. New plantings should consist of native plants to the greatest extent possible. The following controls should also apply:

1. Urban structures and facilities such as houses, commercial and industrial buildings, and parking lots should be prohibited;
2. Filling should be prohibited wherever feasible;
3. The obstruction of stream flow by manmade facilities should be prohibited; and
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

**Implementation Measure Housing 6: Fee Waiver or Deferral.** The City shall review its fees imposed on development and identify those fees that could be waived or reduced for low- and moderate- income housing developments on a case-by-case basis. The City shall review its subdivision, zoning, and building codes for unnecessary and costly requirements, which could be waived for low-income housing. The City shall ensure that proposed modifications will not create safety hazards, increase liability, or develop inconsistencies with the General Plan, City regulations or State law. The City shall amend its codes as necessary.<sup>14</sup>

**Implementation Measure EJ-1.1.1.1:** The City shall consider matters of community equity and environmental justice during the public project review process.

**Implementation Measure EJ-1.1.1.2:** The City shall modify the General Plan, zoning code, and zoning map to maintain environmental justice within the City and achieve equitable conditions throughout the City.

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<sup>13</sup> This implementation measure is also included as an intermediate-term measure.

<sup>14</sup> This implementation measure is also included as an annual measure.

## Appendix C References Cited and Persons Consulted

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