

City of Sutter Creek General Plan Update and Zoning Map Amendment

REVISED Draft Initial Study and Negative Declaration

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1.0 INTRODUCTION

1.1 INITIAL STUDY

This Initial Study/Negative Declaration (IS/ND) has been prepared to address the potential environmental effects of the City of Sutter Creek General Plan Update and Zoning Map amendment (Project), located in Sutter Creek, California. An Initial Study is a preliminary environmental analysis that is used by the California Environmental Quality Act (CEQA) lead agency as a basis for determining whether an EIR, a Mitigated Negative Declaration, or a Negative Declaration is required for a project under CEQA guidelines. The IS/ND has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970, Cal. Pub. Res. Code §2100 et seq. The City of Sutter Creek is the lead agency for this project.

This IS/ND follows the standard content for environmental documents under CEQA. An EIR was determined to be unnecessary, as there are not potentially significant environmental effects associated with adoption of the General Plan Update and zoning map amendment. This IS/ND is a full disclosure document, describing the Project and its environmental effects in sufficient detail to aid decision-making.

Although not required by CEQA, the State Clearinghouse (SCH) requests a completed Notice of Completion (NOC) form to be submitted with the 15 copies of the draft IS/ND. This form facilitates the processing of environmental documents and is circulated to state agencies together with the IS/ND. The information from the NOC form is entered into the SCH database. The normal review period for a Negative Declaration submitted to the SCH is 30 calendar days (see CEQA Guidelines, Section 15105). The City of Sutter Creek has determined that the document will circulate for 45 days to give the public and agencies adequate time to review and comment on the documents. Agency and public comments are forwarded to the SCH prior to the end of the assigned review period. At the end of the state review period, comments from the reviewing state agencies are collected at the SCH. A closing letter and a complete package of comments are forwarded to the Lead Agency on the day following the close of the review period.

Within five working days of approving a project for which a, IS/ND has been adopted, the City must file a Notice of Determination (NOD). The filing of the NOD begins a 30-calendar-day statute of limitations on court challenges to the project approval under CEQA.

The proposed project evaluated in this IS/ND is the adoption and implementation of the City of Sutter Creek General Plan Update and zoning map amendment. With approval, the General Plan Update would update the existing City of Sutter Creek General Plan and zoning map, with the exception of the existing Housing Element, which was adopted June 1, 2015 (SCH#2015032080) and is integrated into the General Plan. The focus of the analyses herein is on the replacement of the General Plan Elements, except for the Housing Element for which CEQA review has been completed, the update of the zoning map, and the potential environmental effects of implementing the General Plan Update over its plan horizon.

This IS/ND was prepared to evaluate the potential environmental effects of the Project using as a tool the CEQA initial study questions, responses, and supporting narrative. The analysis tiers and incorporates by reference specific analyses contained in the following environmental review documents, as appropriate:

- City of Sutter Creek, *1994 Environmental Assessment for the Sutter Creek General Plan*, certified and adopted by the City Council on November 21, 1994 (City GP)
- City of Sutter Creek, Gold Rush Ranch *FEIR*, certified and adopted by the City Council on January 4, 2010 (includes update to City GP)

- City of Sutter Creek, General Plan Update 2012 Initial Study/Mitigated Negative Declaration, draft circulated from June 12, 2012 to July 11, 2012, and final IS/MND prepared but not certified or adopted.
- City of Sutter Creek, *Joint Housing Element 2014-2019 IS/ND*, certified and adopted by the City Council on June 1, 2015.

This program-level environmental document includes analysis that provides a foundation for subsequent environmental review. The Sutter Creek General Plan Update and zoning map amendment IS/ND is a program-level environmental document. No specific development projects are proposed at this time or analyzed herein. Future projects within the City boundary are subject to the appropriate project-level environmental review and permitting by the City of Sutter Creek. Project-level environmental documents would require identification of, and mitigation for any potentially significant environmental impacts.

Although a Draft IS/ND was circulated in 2017 and a Final IS/ND was drafted, due to the length of time that passed and the subsequent changes to the General Plan and mapping, it was determined that a new draft IS/ND should be circulated for public review and comment.

This Draft IS/ND includes the comments received on the 2017 Draft IS/ND and responses to those comments in Appendix A. A total of three comment letters were received on the Draft IS/ND circulated from December 11, 2017 to January 26, 2018 and one form letter from the Governor’s Office of Planning and Research was received on the Revised Draft IS/ND recirculated between January 24, 2018 and February 23, 2018. Comments were submitted by the Central Valley Regional Water Quality Control Board (CVRWQCB), the Foothill Conservancy, and Gary Reinoehl. CVRWQCB provided a broad list and description of permits issued by the CVRWQB that may be required or must be followed. The letter and list of permits did not address the content of the IS/ND or the General Plan. The Foothill Conservancy expressed concern over the land use diagram, use of the word “should” rather than “shall”, and suggested new policies related to housing and agricultural conservation easements, as well as revision of the annexation implementation measure text. Gary Reinoehl’s letter focused on cultural resources and changes to the policies and implementation measure text in the Historic Element. The comment letters and responses to each individual comment received during both circulation periods are located in Appendix A.

1.2 PUBLIC INVOLVEMENT

Opportunities for public participation in the development of the General Plan Update have been ongoing through the process, and have included the following public involvement opportunities, to date:

- General Plan Maintenance Subcommittee Meeting – November 10, 2011
- General Plan Maintenance Subcommittee Meeting – February 2, 2012
- Planning Commission Workshop – April 23, 2012
- Planning Commission Workshop – June 11, 2012
- Draft IS/ND Circulated - 2012
- Planning Commission Workshop – July 9, 2012
- Planning Commission Workshop – December 13, 2012
- Joint City Council/Planning Commission Workshop – September 26, 2016
- Planning Commission Workshop – February 13, 2017
- Planning Commission Workshop – March 27, 2017
- Planning Commission Workshop – April 24, 2017
- Planning Commission Workshop – May 22, 2017
- Joint City Council/Planning Commission Workshop – August 15, 2017
- Planning Commission Workshop – November 13, 2017

- Circulation of the Draft General Plan Update – December 11, 2017
- Planning Commission Public Hearing – January 22, 2018
- Planning Commission Public Hearing – March 12, 2018
- Planning Commission Public Hearing – April 23, 2018
- City Council Public Hearing – May 7, 2018
- City Council Workshop – January 22, 2019
- City Council Workshop – February 19, 2019

Opportunities to comment on the environmental review process are provided in order to promote open communication and better decision-making. All persons and organizations having a potential interest in the Project are invited to provide comments during the forty-five (45) day comment period for the revised Draft IS/ND.

Comments on this revised Draft IS/ND will be accepted April 29, 2019 through June 13, 2019. Questions or comments regarding this IS/ND may be addressed to:

Amy Gedney,
City Manager,
City of Sutter Creek,
18 Main Street, Sutter Creek, CA 95685,
(209) 267-5647

Copies of the IS/ND for review are located at the City Office at 18 Main Street, Sutter Creek, CA 95685. A PDF copy is available on the City's website: <http://www.cityofsuttercreek.org/planning-department.html>.

Pursuant to the requirements of CEQA, this IS/ND will be sent, along with a Notice of Completion to the California State Clearinghouse. After closure of the public review period, Sutter Creek staff will respond to all comments. Sutter Creek staff will then prepare an agenda item for the City Council's recommendation that include the IS/ND, comments on the IS/ND, and responses to the comments. If the City Council determines that the General Plan Update would not have significant adverse impacts, the Council would adopt a Negative Declaration of environmental impact, adopt the General Plan Update, and amend the zoning map. Following Council approval, a Notice of Determination would be filed with the City recorder-clerk's office and with the California State Clearinghouse.

2.0 ENVIRONMENTAL CHECKLIST AND IMPACT ANALYSIS

- 1. Project Title:** City of Sutter Creek General Plan Update and Zoning Map Amendment
- 2. Lead agency name and address:** City of Sutter Creek
18 Main Street
Sutter Creek, California 95685
- 3. Contact person and phone number:** Amy Gedney, (209) 267-5647
- 4. Project location:** City of Sutter Creek in Amador County, California
(See Figures 2-1 and 2-2)
- 5. Project sponsor's name and address:** City of Sutter Creek
18 Main Street
Sutter Creek, California 95685
- 6. General Plan designation:** Residential Estates (RE)
Residential Low Density (RL)
Residential Single Family (RSF)
Residential Medium (RM)
Residential High (RH)
Mixed Use (MU)
Commercial (C)
Downtown Commercial (DTC)
Industrial (I)
Public Service (PS)
Recreation (R)
Open Space (OS)
Gold Rush Ranch Specific Plan (GRR-SP)
Planned Development [pd]
Visually Sensitive Areas (VSA)
Creekside Greenways (CSGW)
Historic Corridor (HC)
Downtown Historic District (DTHD)
Airport Safety Area (ASA)
Flood Hazard Safety Area (FHSA)
- 7. Zoning:** Agriculture (A)
Residential Estates (RE)
Residential Low Density (RL)
One Family Dwelling (R-1)
Two Family Dwelling (R-2)
Limited Multiple Family Dwellings (R-3)
Multiple Family Dwellings (R-4)
Historic Residential (HR) Combining
Manufactured Housing (MH) Combining
Limited Commercial (C-1)

Commercial (C-2)
Downtown Commercial (DTC)
Mixed Use (MU)
Light Industrial (I-1)
Heavy Industrial (I-2)
Planned Development (PD) Combining
Open Space (OS)
Recreation (R)

8. Description of Project:

The General Plan Update is a comprehensive statement by the City of Sutter Creek of the current and projected planning needs that sets forth goals, objectives, policies, and implementation programs that address those needs. The General Plan Update supersedes the current City of Sutter Creek General Plan. The General Plan Update has been prepared to meet the requirements of State law and local objectives. This update involves a revision to the elements required by the State of California. The General Plan contains ten elements, including the seven state-mandated elements and three elements of local importance: Land Use, Conservation and Open Space, Circulation, Public Services and Facilities, Safety, Noise, Historic, Parks and Recreation, Housing, and Environmental Justice. The Housing Element was updated and adopted in 2015.

Although the General Plan Update includes changes and additions to the goals, objectives, policies, implementation measures, and standards to achieve consistency with current state and local regulations and address the current practices of the City, the majority of the General Plan continues those goals, objectives, policies, implementation measures, and standards in the current General Plan. The recommended modifications and additions to the General Plan are not intended to create changes to the physical environment that have significant environmental impacts that cannot be avoided or mitigated.

The General Plan is organized into four distinct volumes. The General Plan comprises Volume I Policy Document, while Volumes II through IV contain reference documents that provide information and support the General Plan goals, objectives, policies and implementation measures in Volume I. Volume II contains implementing plans and specific plans, Volume III contains technical background reports, and Volume IV contains environmental documentation. By separating the supporting materials into subsequent volumes, the materials in those volumes can be updated as needed to maintain current references for the General Plan supporting data.

The Zoning Map update results in changes on 16 parcels, which are corrections to reflect the actual use of the site. The revised Zoning Map changes the zoning on eight parcels along Hanford Street from C-2 Commercial to R-4 (Multiple Family Dwellings reflecting the existing uses on the eight parcels, as well as the proposed General Plan land use designation change from RSF (Residential Single Family) to RH (Residential High Density). R-4 is the compatible zone for the RH land use designation. RH and R-4 allow the same residential density as the existing Commercial zoning, and this change reflects the types of existing housing onsite (townhomes, single family residences). This change would limit the non-residential uses allowable, but would maintain the same density allowance in the zoning code. The remaining eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the parcel on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to both P-S (Public Service) and R (Recreation) to reflect the current uses of these parcels. Changing the zoning on these parcels from P-S to R results in no significant change

to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas.

Statutory Requirements

This document satisfies the requirements of the California Environmental Quality Act (CEQA). The Initial Study, prepared in accordance with the CEQA statutes (Public Resources Code Section, 21000 et seq.) and the CEQA Guidelines (Title 14, California Administrative Code, Section 15000 et. seq.), presents sufficient information to allow the City to determine whether the project may have a significant effect on the environment. Because the General Plan Update primarily continues the existing goals, objectives, policies, and implementation measures in the 1994 General Plan, this IS/ND tiers from the 1994 Master EIR of the 1994 General Plan to avoid redundant analysis. In addition, the certified Gold Rush Ranch EIR (2010) is incorporated by reference as the changes to the General Plan primarily reflect incorporation of the policies in the Gold Rush Ranch Specific Plan. Since the Housing Element was evaluated under CEQA in a separate Initial Study and Negative Declaration, this Initial Study incorporates the certified 2015 Joint Housing Element Update IS/MND by reference, and no additional CEQA assessment of the Housing Element is included or required in this Initial Study as no change to the adopted Housing Element is proposed.

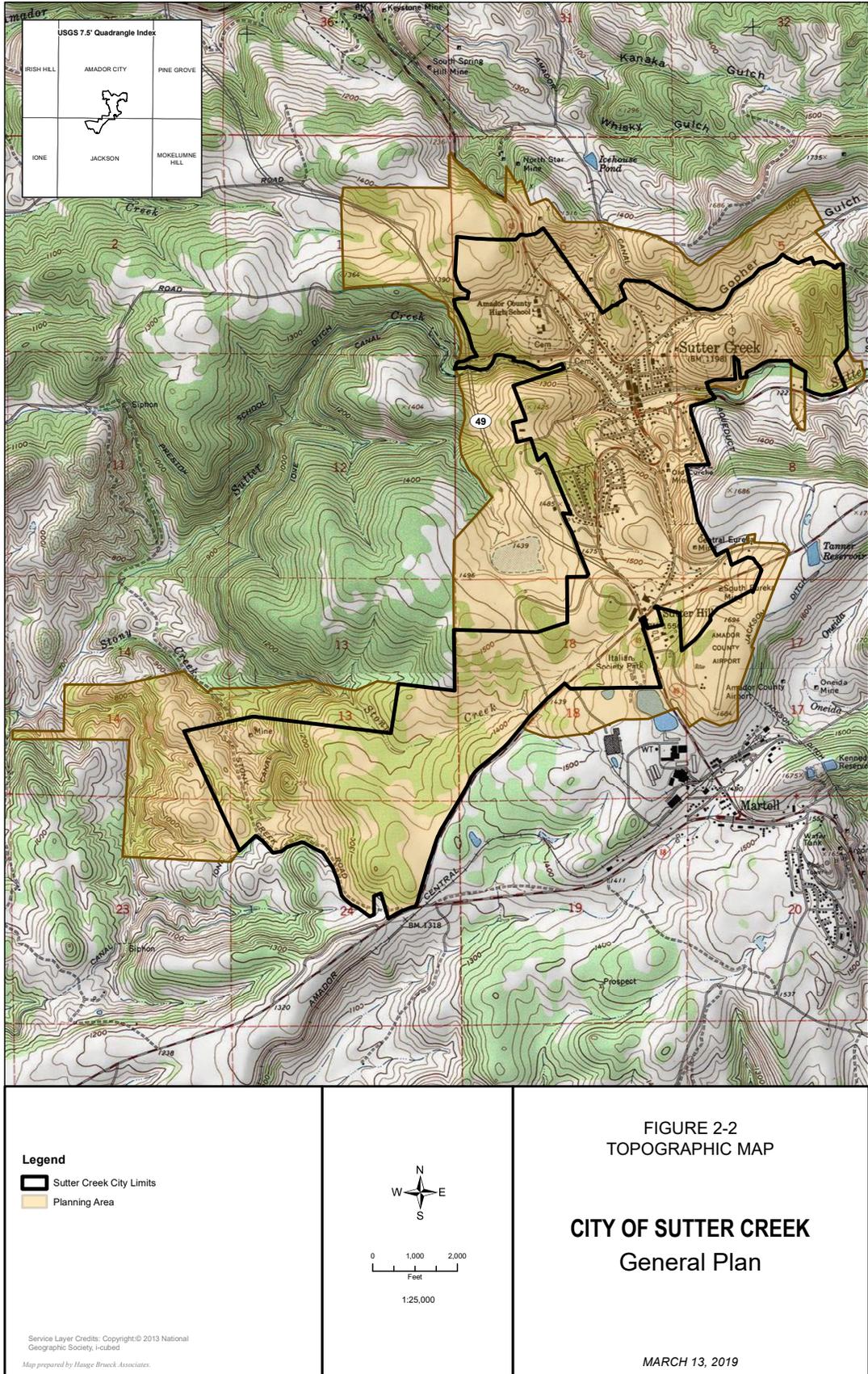
The Project analysis of environmental impacts is broad and programmatic in nature as it would be too speculative to include future projects that have not yet been proposed in this IS/ND. Should future development require discretionary action by the City, project-level CEQA review will be required to determine project-specific impacts.

Specific General Plan Update Changes

The General Plan Update does not substantially change the existing General Plan. The focus of the update includes the reorganization of the General Plan, restructuring the policy document for consistency between the Elements, filling in structural gaps, and integrating current information, standards, guidelines, and practices. Notable changes include the following:

- Updates to the Land Use Diagram Figure 4-1 and Land Use Overlay Diagram to reflect current City limits, incorporation of previous land use decision not reflected on the existing land use diagram, refinements to land use designations discovered during the preparation of the GIS parcel-based diagram, and modifications to reflect the current policies of the City.
- Updated Population and Buildout projections per 2016 DOF data and analysis of land use designations by parcel.
- Added OS, Open Space land use designation.
- Modified RP, Residential Professional to MU, Mixed Use, land use designation.
- Modified I, Industrial, PS, Public Services, and R, Recreation land use designations to remove high-density residential units, allowing only one caretaker unit per operation or lot (up to one unit per 0.16 acre).
- Modified the Conservation and Open Space Element to address greenhouse gas emissions.
- Added Greenhouse Reduction to Goal COS 1 and Objective COS1.11, Policy COS 1.11.1 and Implementation Measures COS 1.11.1.1, 2, 3, and 4 regarding greenhouse gas emissions
- Added text to the Public Services and Facilities Element and to the Setting in Volume III to describe existing Public Services and Facilities, and added Objective PS-1.1, Policies PS-1.1.1 and 1.1.2 and Implementation Measure PS-1.1.2.1 regarding a Community Services District

- Removed completed implementation measures from the General Plan Elements.
- Added text to Parks and Recreation Element and the Volume III Setting describing existing Parks and Recreation facilities
- Updated the Glossary to reflect new definitions from the adopted Housing Element and Design Standards and to remove definitions that are no longer used.
- Moved the Setting Background data to Volume III Technical Background Reports and updated the data.
- Added an Environmental Justice Element to meet the state's current General Plan requirements.



Specific Zoning Map Amendments

Eight parcels that were designated Residential Single Family, but zoned C-2 would be changed to Residential High Density (RH) in the General Plan and rezoned to R-4 (Multiple Family Dwellings), which is the compatible zone for the RH land use designation. RH and R-4 allow the same residential density as the existing Commercial zoning. This change alters the land use designation on these eight parcels from one residential use type to another residential use type, reflecting some of the existing housing onsite (townhomes), limiting the non-residential uses allowable, yet maintaining the same density allowance in the zoning code. Another eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the parcel on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to both P-S (Public Service) and R (Recreation) to reflect the current uses of these parcels. Changing the zoning on these parcels from P-S to R results in no significant change to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas.

New, Substantially Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures

Table 1 outlines the new goals, objective, policies, and implementation measures in the General Plan Update or identified areas where the text of an existing goal, objective, policy, or implementation measure was modified beyond simple grammar edits, changes to citations or references, and clarifications. Some Implementation Measures have been deleted because they were either completed or are no longer relevant.

Table 1				
New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures				
Title	Add	Delete	Reason for Change	Text
<i>Land Use Element</i>				
Objective LU-1.1	X		Added to maintain policy structure	Focus development within the City limits and preservation of adjoining rural areas.
Implementation Measure LU-1.1.1.1	X		Added to reflect current practice	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-1.1.3.1	X		Added to reflect current practice	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.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure LU-1.1.4.1	X		Added to reflect current practice	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.
Goal LU-2	X		Added for proper sequence so that there is a goal to correspond to the subsequent existing policies	City development policy shall be integrated and comprehensive.
Objective LU-2.1	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Maintain the Sutter Creek land use policies, documents, and data.
Policy LU-2.1.1	X		Added for proper sequence so that there is a policy to correspond to the subsequent existing implementation measure	The City shall review the General Plan annually and update the General Plan as needed.
Implementation Measure LU-2.1.2.1	--	--	Modification of existing Implementation Measure 2.1 to address building intensities for a broader range than just infill sites	Replaces the second sentence regarding reduction of minimum lot-sizes in in-fill areas with "The Building Intensities and Population Densities shall be updated appropriately when the General Plan is updated."
Implementation Measure LU-2.1.2.2	X		Added to reflect current practice and maintain consistency	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	--	--	Modification of existing Implementation Measure 2.2 to reflect current adopted standards	Revised text: 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.
Policy LU-2.1.6	X		Added to reflect current practices	The City shall review the General Plan growth projection and build-out projection for the City on an annual basis.

Table 1

New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures

Title	Add	Delete	Reason for Change	Text
Implementation Measure LU-2.1.6.1	X		Added to reflect current requirements/practices	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.
Objective LU-3.1	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	To attract new business and maintain existing businesses
Figure 4-1 Land Use Diagram, and Table 4-1	--	--	Updated to reflect current land uses	“Open Space” is added to reflect existing open space areas. The land use designation and/or zoning on 63 parcels within the City limit, totaling 85.9 acres, are refined to reflect existing zoning and uses on the parcel. Most parcel changes involve changing from one residential designation to another type of residential designation, although there are some changes involving commercial and industrial designated parcels. The Gold Rush Ranch Specific Plan land use designations have also been added.
Tables 4-1 and 4-3	--	--	Updated to reflect current land uses	The Industrial, Public Service and Recreation designations are changed to eliminate high density housing, allowing only one caretaker unit per lot or operation, which is equivalent to six caretaker units per acre or 12.84 persons per acre. The Gold Rush Ranch Specific Plan land use designations have been added.
<i>Conservation and Open Space Element</i>				
Goal COS-1	--	--	Revised to reflect current State requirements	Adds Greenhouse Gas Reduction and enhancement of the listed

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
				resources to the text and adds the following sentence (taken from 1994 Policy 3.1) “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	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Compliance with the California Environmental Quality Act.
Objective COS-1.2	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Maintain City of Sutter Creek Development Standards for the conservation of resources.
Policy COS-1.2.1	X		Added to reflect current need	Development projects shall be reviewed in accordance with City of Sutter Creek Development Standards.
Implementation Measure COS-1.2.1.1	X		Added to reflect current need	Adopt and maintain the City of Sutter Creek Development Standards to maintain and enhance the City’s natural resources.
Objective COS-1.3	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	The preservation of open space in new development
Policy COS-1.3.2	X		Added to reflect current requirements	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	X		Added to reflect current practice	The preferred methods of preserving open space are through the use of a conservation easement or dedication to a conservation entity.
Implementation Measure COS-1.3.3.1	X		Added to reflect current grading standards	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

Table 1

New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures

Title	Add	Delete	Reason for Change	Text
				30 percent shall include the following: <ul style="list-style-type: none"> • 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.
Policy COS-1.3.5	--	--	Text added to 1994 Policy 3.5 to reflect scenic ridgelines as opposed to all ridgetops	The location of buildings and structures that are planned or proposed near scenic ridgelines as diagramed 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	X		Added to maintain consistency between the General Plan and Design Standards	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.
Objective COS-1.4	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	The protection and enhancement of water quality.
Implementation Measure COS-1.4.2.1	X		Added to ensure water sources and habitat are maintained	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.
Objective COS-1.5	X		Added for proper sequence so that there is an objective to correspond	Increased water conservation

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
			to the subsequent existing policies	
Implementation Measure COS-1.5.2.1	X		Added to reflect current practice/standards	New development projects should use plants on the California Native Plant Society's Calscape list of plants native to Sutter Creek.
Policy COS-1.5.3	X		Added to address current technologies	The City encourages the use of recycled water
Implementation Measure COS-1.5.3.1	X		Added to address current technologies	New development projects shall use recycled water where available and to the maximum extent feasible.
Implementation Measure COS-1.5.3.2	X		Added to address current technologies	The City shall work with the Amador Water Agency to encourage the use of recycled water.
Objective COS-1.6	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Increased air quality
Objective COS-1.7	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Protection of human health and safety in conjunction with mining activities
Policy COS-1.7.1	X		Added for proper sequence so that there is a policy to correspond to the subsequent existing implementation measure	Mining activities shall be compatible with surrounding land uses
Policy COS-1.7.2	X		Added for proper sequence so that there is a policy to correspond to the subsequent existing implementation measure	Mining activities outside of the City should be reviewed to ensure public health and safety and environmental protection.
Objective COS-1.8	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Protection of soils.
Implementation Measure COS-1.8.1.1	--	--	Significantly modified Implementation Measure 3.2 to reflect current requirement.	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.
Objective COS-1.9	X		Added for proper sequence so that there is an objective to correspond	The protection of vegetation, fish, and wildlife resources

Table 1

New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures

Title	Add	Delete	Reason for Change	Text
Implementation Measure COS-1.9.6.1	X		<p>to the subsequent existing policies</p> <p>Added to reflect current requirements</p>	<p>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:</p> <ul style="list-style-type: none"> 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	X		<p>Added to reflect current requirements</p>	<p>New developments affecting oak 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.</p>
Implementation Measure COS-1.9.6.3	--	--	<p>1994 Policy 3.20 modified to reflect the City has an existing tree ordinance</p>	<p>Update, maintain, and enforce the City tree ordinance, including the addition of standards applicable to oak woodlands, oak woodland management plans and their</p>

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
				contents, and oak woodland mitigation.
Objective COS-1.10	X		Added for proper sequence so that there is an objective to correspond to the subsequent existing policies	Increased energy conservation and renewable energy generation/production.
Policy COS-1.10.3	X		Added to reflect current requirements and standards	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	X		Added to reflect current objectives, practice, and standards	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	X		Added to reflect current objectives, practice, and standards	New developments shall be designed to reduce heat island effects
Implementation Measure COS-1.10.4.1	X		Added to reflect current objectives, practice, and standards	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	X		Added to reflect current objectives, practice, and standards	Increase renewable-energy generation and use through public outreach.
Implementation Measure COS-1.10.5.1	X		Added to reflect current objectives, practice, and standards	Maintain and continue to update renewable-energy tools and information on the City's website.
Policy 3.23		X	Removed as this is already addressed in Policy COS-1.10.2 and the adopted Design Standards	Solar access easements should be designed within developments where necessary to assure all dwelling units and businesses can utilize natural heating and energy from the sun.
Objective COS-1.11	X		Added to reflect current State requirements	Reduce the emission of Greenhouse Gases from all activities within the City in

Table 1

New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures

Title	Add	Delete	Reason for Change	Text
				compliance with State policies for Greenhouse Gas reduction and Climate Change
Policy COS-1.11.1	X		Added to reflect current State requirements	The City shall implement an emissions reduction strategy
Implementation Measure COS-1.11.1.1	X		Added to reflect current State requirements	<p>The City shall focus on the following tasks to reduce emissions from the City’s operations:</p> <ul style="list-style-type: none"> • 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,

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
				as well as solar energy systems.
Implementation Measure COS-1.11.1.2	X		Added to reflect current State requirements	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	X		Added to reflect current State requirements	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	X		Added to reflect current State requirements	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.
<i>Circulation Element</i>				
Policies 4.1, 4.2, 4.3, and 4.4, Objective 4.1, Implementation Measure 4.1		X	The Hwy. 49 Bypass is now complete	Development of a Highway 49 Bypass. Policy 4.4 was removed as the content is addressed by existing Noise Policy 7.7 (renumbered to Noise Policy N-1.1.7).
Objective C-1.1	X		Added so that the existing implementation measure has an objective to support	Construction of the Easterly Bypass Collector Road
Policy C-1.1.1	X		Added so that the existing implementation measure has a policy to support	The City shall require the dedication and construction of the Easterly Bypass Collector Road
Objective C-1.2	X		Added so that the existing policy has an objective to support	The provision of traffic signals at intersections where warranted and feasible
Objective C-1.3	X		Added so that the existing policy has an objective to support	The provision of necessary street improvements, where and when appropriate, for existing streets and in new development projects
Implementation Measure 4.3a		X	Completed	Extension of Sutter-Ione Rd. to Old Route 49
Implementation Measure C-1.3.3.1	X		Added to reflect current requirements	The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy.

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Objective 4.4, Implementation Measure 4.4		X	Redundant or no longer applicable	A circulation plan and funding strategy for the Sutter Hill/Martell area should be completed. Such a project should address multi-modal and TSM opportunities as well as local street networks and improvements to the State highways crossing the area. The Circulation Element should be updated to reflect this measure.
Objective C-1.4	X		Added so that the existing policy has an objective to support	The provision of intersection improvements, where and when appropriate
Implementation Measure 4.5d		X	Completed	Relocation of the Sutter Hill Rd./Ridge Rd. intersection
Objective C-1.5	X		Added so that the existing policy has an objective to support	The provision of new streets that meet City standards, where and when appropriate
Policy C-1.5.1	X		Added to reflect current practice	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	X		Added to reflect current practice	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.
Objective C-1.6	X		Added so that the existing policy has an objective to support	Increased use of public transit
Implementation Measure C-1.6.2.1	X		Added to reflect current City review practices	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

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Objective C-1.7	X		Added so that the existing policy has an objective to support	The reduction of auto trips through delivery and conventional access to goods and services
Implementation Measure 4.7a		X	No longer necessary	Home mail delivery
Objective C-1.8	X		Added as the existing policy was not associated with an objective	Increased use of carpooling and ridesharing
Policy C-1.8.1	X		Added since the existing policy was reorganized into Implementation Measures	The City should encourage carpooling
Implementation Measure C-1.8.1.2	X		Added to reflect existing resources	The City shall work with the Amador County Transportation Commission to encourage use of carpool parking at the Sutter Hill Transit Center
Objective C-1.9	X		Added so that the existing policy has an objective to support	Increased use of staggered work hours
Objective C-1.10	X		Added so that the existing policy has an objective to support	Increased provision of bicycle and pedestrian facilities
Objective C-1.11	X		Added so that the existing policy has an objective to support	The provision of downtown parking, where appropriate
Implementation Measure 4.9e		X	No longer supported	Feasibility studies for parking meters in the central business district
Implementation Measure 4.9f		X	No longer applicable with Sutter Hill Transit Center	Park and ride lots should be provided by Caltrans
<i>Public Services and Facilities Element</i>				
Goal PS-2	X		Added to address funding	Maintain funding for services through the formation and management of a City Community Services District (CSD).
Objective PS-1.1	X		Added to address funding	The adequate provision of City services and funding to maintain adequate service levels.
Policy PS-1.1.1	X		Added to address funding	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

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Policy PS-1.1.2	X		Added to address funding	All development shall be annexed into the City Community Services District
Implementation Measure PS-1.1.2.1	X		Added to address funding	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
Objective PS-1.2	X		Added so that the existing policies have objectives to support	The adequate provision of water that keeps pace with demand and fire protection needs
Policy 5.1		X	Completed, no longer needed	The City of Sutter Creek supports piping the Amador Canal so that the County may utilize its full Mokelumne River water right.
Implementation Measure 5.1		X	No longer needed	Coordinate with AWA to revise water supply policy language
Implementation Measure 5.2		X	No longer needed	Urges AWA to complete studies and adopt adequate rates and fees
Policy 5.7		X	No longer needed	Regional provider of wastewater treatment.
Implementation Measure PS-1.3.5.1	--	--	Significant modification to Objective 5.5 to reflect current status of facilities and future strategies	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
Objective PS-1.4	X		Added so that the existing policies have objectives to support	New development that provides adequate drainage and does not exceed the capacity of the citywide drainage system
Implementation Measure 5.4		X	No longer needed	Contract the sewage system capital improvement program project to a private firm under the direction of City Council and staff
Implementation Measure PS-1.4.5.1	X		Added to reflect current City standards and requirements	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 5.7		X	Replaced by Policy PS-1.5.1 and Implementation Measure PS-1.5.1.1 as the	The City of Sutter Creek adopts within its General Plan, by reference, the goals, objectives,

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
			measure merely reiterated the objective	and programs within the County AB 939 Task Force's <i>Source Reduction and Recycling Element and Household Hazardous Waste Element</i>
Policy PS-1.5.1	X		Added to support existing Objective PS-1.5 as there was no policy previously	The City shall adopt policies for diversion of total solid waste generated by the city
Implementation Measure PS-1.5.1.1	X		Replaces the existing measure	The City shall develop and adopt policies for diversion of total solid waste generated by the city
Objective PS-1.6	X		Added so that the existing policies have objectives to support	The provision of adequate public facilities, including schools, and public recreation facilities
Implementation Measure PS-1.6.1.1	X		Added to support Policy PS-1.6.1	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-1.7.1	X		Added so that the existing implementation measure has a policy to support	The City shall assess alternative sites for a City civic center
Policy PS-1.7.2	X		Added so that the existing implementation measure has a policy to support	The City shall provide funding strategies for upgrading existing City offices and/or relocating offices to a new larger facility
Implementation Measure 5.8a		X	Replaced by more general policy PS-1.7.1	Use of Sutter Creek Elementary as a civic center
Implementation Measure 5.8b		X	Replaced by more general policy 1.7.2	Establishment of revenue plan for upgrading or relocating City offices
Objective 5.9, and Implementation Measures 5.9a and 5.9b		X	No longer applicable	Post office location and postal service
Policy 5.17		X	No longer accurate/ utilized	Officer to resident ratio
Policy PS-1.9.1	X		Added to reflect current requirements	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	X		Added to reflect current requirements	New subdivisions of five or more lots shall prepare and maintain a Fire Safe Plan.
Policy PS-1.10.1	X		Added to support the existing objective	The City shall cooperate with the Sutter Creek Fire Protection District and American Legion Ambulance Service in the

Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
				provision of prompt and adequate emergency medical service.
Implementation Measure PS-1.11.2.1	X		Added to reflect current standards and practice	Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks.
<i>Safety Element</i>				
Objectives S-1.1, S-1.2, S-1.3, S-1.4, S-1.5, and S-1.6	X		Added as no objectives were provided in the existing General Plan	The text of the objectives generalizes the subsequent policies, which are the same as the existing policies
Implementation Measure S-1.3.2.1	X		Added to reflect current concern regarding storm runoff	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	X		Added to reflect current concern regarding storm runoff	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
Policy S-1.3.4	--	--	Replaces Objective 6.2 with more general text	Reduce the extent of flooding that threatens existing developed areas within the City
Implementation Measure S-1.3.4.1	--	--	Replaces Implementation Measure 6.2 with more general text	The City shall continue to identify flood hazards and funding to correct the hazards
Policy S-1.4.6	--	--	Modifies Policy 6.4 to reflect current requirements	New roadways shall comply with City standards
Policy 6.14		X	Modified into Policy S-1.4.6 to ensure compliance with City standards as they are updated.	All new roadways should allow for two-way traffic with room for parking on at least one side
Policy S-1.4.8	--	--	Replaces Policies 6.16 and 6.17 to reflect current standards and requirements	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	X		Added to reflect current requirements	The City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City's consideration and adoption

Table 1

New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures				
Title	Add	Delete	Reason for Change	Text
Policy 6.16		X	Replaced by the current requirements in Policy S-1.4.8	Fire retardant materials should be required in the construction of homes and other valuable properties in all flammable urban-wildlife interface areas
Policy 6.17		X	Replaced by the current requirements in Policy S-1.4.8	A 30 foot perimeter cleared of hazardous brush and flammable vegetation should be maintained around all buildings in urban-wildland interface areas
<i>Noise Element</i>				
Objective N-1.1	X		Added as no objective was provided in the existing General Plan	The prevention and mitigation of exposure to unacceptable noise levels
Policy 7.8		X	No longer needed	Noise sensitive land uses located in relation to the now non-existent Amador Central Rail Line
Policies N-1.1.8	X		Added because the existing General Plan listed what are actually implementation measures as policies or objectives and the General Plan Update corrects this error, but results in the need to create policies to correspond to these re-categorized Implementation Measures	Reduce noise generated from sources outside the City's jurisdiction
Policy N-1.1.11	X		See above	Enforce the policies and standards of the Noise Element where and when appropriate
Implementation Measure N-1.1.12.1	X		Added to reflect current need	The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features
Policy N-1.1.13	X		See above	The City shall update noise regulations when appropriate
Policy N-1.1.14	X		See above	The City shall modify the Noise Element Contour Maps when appropriate
<i>Historic Element</i>				
Objective H-1.1	X		Added as there is no objective to correspond to the subsequent policies in the existing General Plan	The preservation of the historic character of the city through preservation and enhancement of historic structures, sites and districts, and archeological resources
Implementation Measure H-1.1.1.1	--	--	Objective 8.1 with extensive modification to reflect the Design	The Design Review Committee will evaluate City Staff recommendations regarding a

Table 1

New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures

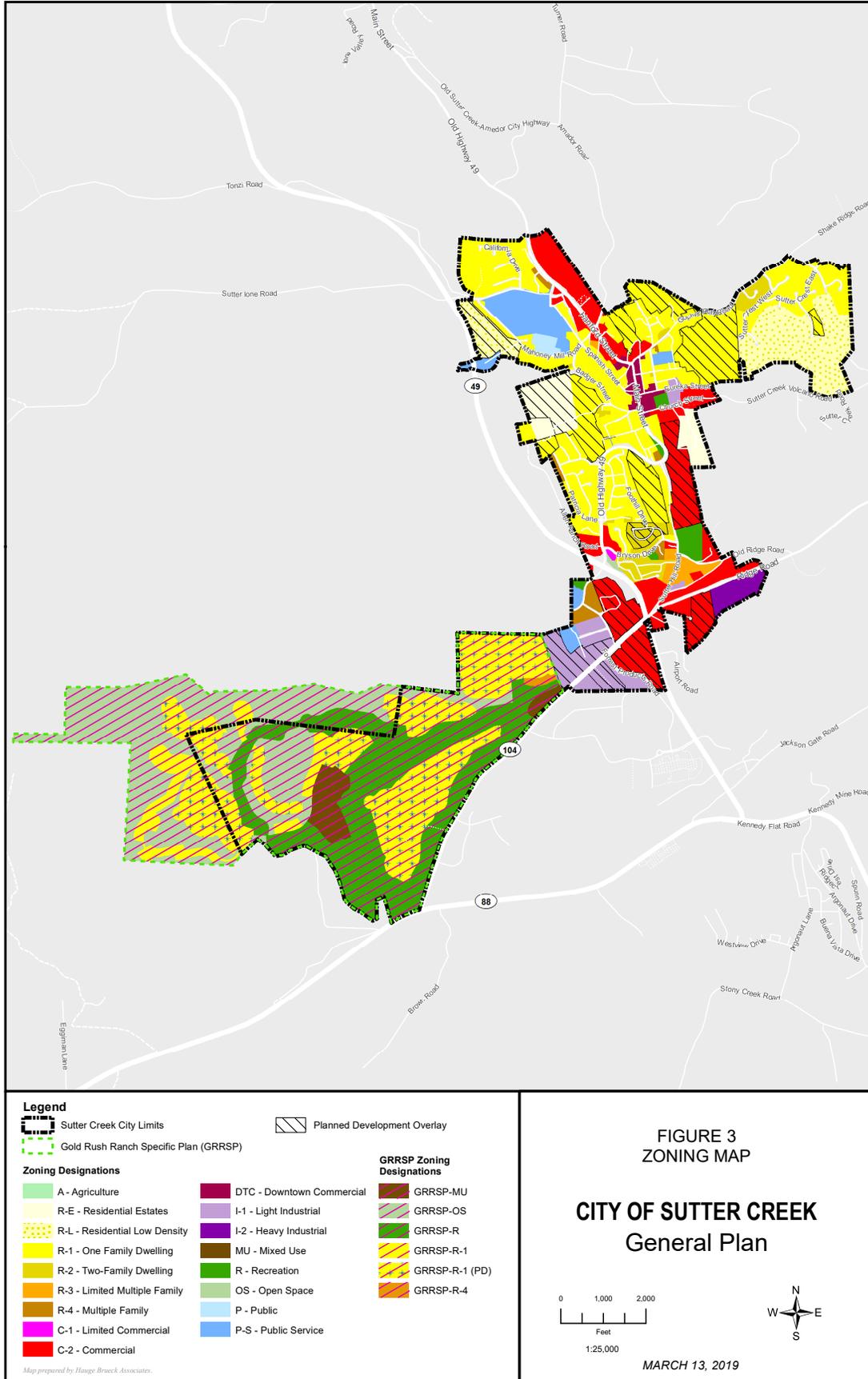
Title	Add	Delete	Reason for Change	Text
			Standards rather than just the historic district/ corridor to reflect current practice	proposed project’s conformance with the Design Standards and will either issue design clearance in concurrence with Staff recommendations, issue design clearance with modifications, or find the 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	X		Added to reflect current practice/requirements	Documentation in compliance with the State of California regulations for removing or altering historic buildings and/or sites shall be required prior to the issuance of a building or demolition permit
Implementation Measure H-1.1.3.1	X		Added to reflect current practice	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
Policy H-1.1.4	X		Added as the existing policy was reassigned as an Implementation Measure and reflects current practices/state requirements	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 Measures 8.1b, 8.2b, and 8.2d		X	Removed because they have been implemented with the adoption of the Design Standards and creation of the Design Review Committee and are no longer relevant	Inventory architectural features and styles, establish design standards, and provide the review committee with review and approval authorization for design consistency of new projects
<i>Parks and Recreation Element</i>				
Objective PR-1.1	X		Added as there is no objective to correspond to the subsequent policies in the existing General Plan	The provision of a full range of parks, recreational facilities, and walking paths.
Policy PR-1.1.2	--	--	Modification of Policy 9.1 to add precise direction/ eliminate vague text	New residential developments shall provide land and/or funding for parks and recreational facilities

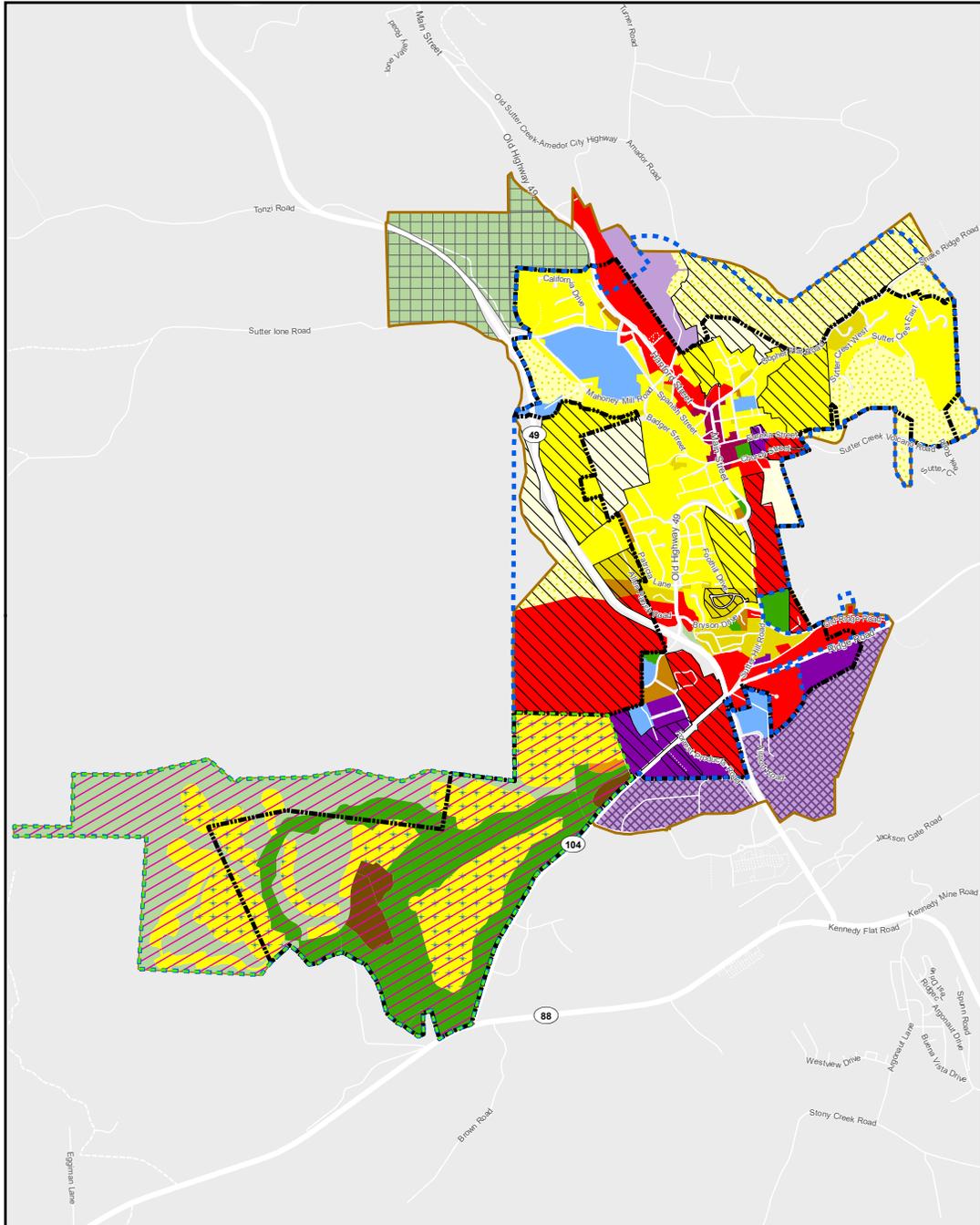
Table 1**New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures**

Title	Add	Delete	Reason for Change	Text
Implementation Measure PR-1.1.2.1	X		Added to reflect current requirements	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-1.1.4.1	X		Added to reflect current need and maximize facility use	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
Policy 9.5		X	Removed as it is not relevant	Recreational facilities at new schools
Objective 9.1		X	Removed as it is not needed	Establishment of a Parks Commission
Implementation Measure 9.1		X	Removed as it is not needed	Establishment and operations of a Parks Commission
Implementation Measure PR-1.1.7.2	X		Added to address funding and incorporation into the Development Standards	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 9.7b		X	Removed as it is no longer relevant	Participate in the Bicycle and Pedestrian Plan
<i>Environmental Justice Element</i>				
Goal EJ-1	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	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
Objective EJ-1.1	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	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	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	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	X		Added to reflect current state requirements for	The City shall consider matters of community equity and

Table 1				
New, Modified, or Deleted Goals, Objectives, Policies, and Implementation Measures				
Title	Add	Delete	Reason for Change	Text
			General Plans (Gov. Code §65302(h))	environmental justice during the public project review process
Implementation Measure EJ-1.1.1.2	X		Added to reflect current state requirements for General Plans (Gov. Code §65302(h))	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

Zoning Map changes are depicted in Figure 3: Zoning Map, and Land Use Diagram changes are depicted in Figure 4-1: LU-1 Land Use Diagram.





Legend

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

Map prepared by Hange Branch Associates.

**FIGURE 4-1
LU-1 LAND USE DIAGRAM**

**CITY OF SUTTER CREEK
General Plan**

1:25,000

MARCH 13, 2019

Individual parcel updates include the following (Table 2), which reflect the existing parcel zoning and land uses on the parcel. These updates have the potential to result in 19 fewer units and 40 fewer persons should the sites be built out to the maximum extent in the future.

Table 2

Parcels with Land Use Designation and/or Zoning Changes

Map ID	Parcel	Zoning	1994 Land Use Designation	2018 Land Use Designation	Acres	Potential Unit Change	Potential Population Change
50	044020023000	I-1	C	I	0.37	-2	-4
51	044020087000	I-1	C	I	0.19	-1	-2
52	044020088000	I-1	C	I	0.48	-3	-6
48	044020025000	R-3	C	RM	1.91	-21	-45
47	044020031000	R-3	C	RM	2.00	-21	-45
46	044020028000	R-3	C	RM	0.98	-10	-21
45	044020027000	R-3	C	RM	2.42	-26	-56
44	044020026000	R-3	C	RM	0.41	-4	-9
49	044020024000	R-3	I	RM	0.52	-5	-11
53	044020104000	C-2	I	C	1.74	30	65
10	018051003000	C-2	PS	C	0.89	15	38
58	040190014000	R-1	RL	RSF	0.43	1	2
57	040190013000	R-1	RL	RSF	0.46	1	2
55	018080007501	R-1	RL	RE	1.73	-2	-4
56	018080003501	R-1	RL	RE	15.27	-8	-17
27	018320058000	R-4	RM	RH	0.06	1	2
26	018320057000	R-4	RM	RH	0.05	1	2
25	018320056000	R-4	RM	RH	0.06	1	2
24	018320055000	R-4	RM	RH	0.07	1	2
42	044020095000	R-4	RM	RH	3.88	40	86
41	044020057000	R-4	RM	RH	2.15	23	49
40	044020056000	R-4	RM	RH	1.92	20	43
28	018320059000	R-4	RM	RH	0.05	1	2
31	018251002000	R-4	RM	RH	0.36	4	9
30	018251001000	R-4	RM	RH	0.38	4	9
29	018320060000	R-4	RM	RH	0.10	1	2
23	018320047000	R-4	RM	RH	0.30	4	9

Table 2

Parcels with Land Use Designation and/or Zoning Changes

Map ID	Parcel	Zoning	1994 Land Use Designation	2018 Land Use Designation	Acres	Potential Unit Change	Potential Population Change
22	018320048000	R-4	RM	RH	0.28	3	6
54	018233002501	R-4	RM	RH	0.82	9	19
38	018332016000	C-1	RP	C	0.05	1	2
37	018332015000	C-1	RP	C	0.04	1	2
36	018332014000	C-1	RP	C	0.04	1	2
35	018332013000	C-1	RP	C	0.05	1	2
34	018332017000	C-1	RP	C	0.31	5	11
33	018332011000	C-1	RP	C	0.33	5	11
32	018010021000	R-1	RSF	RM	4.79	32	68
18	018171023000	R-2	RSF	RM	0.29	2	4
17	018171019000	R-2	RSF	RM	0.35	2	4
16	018171020000	R-2	RSF	RM	0.52	4	9
15	018112005000	R-2	RSF	RM	0.27	2	4
13	018063012000	R-3	RSF	RM	0.22	1	2
12	018063011000	R-3	RSF	RM	0.15	1	2
11	018063013000	R-3	RSF	RM	0.30	2	4
20	018010040000	R-E	RSF	RE	5.20	-19	-41
19	018010036000	R-E	RSF	RE	5.27	-20	-43
21	018010043000	R-1	RSF	RE	4.67	-18	-39
9	018036001000	C-2	RSF	C	0.19	3	6
8	018034009000	C-2 (to be changed to R-4)	RSF	RH	0.20	3	6
6	018034008000	C-2 (to be changed to R-4)	RSF	RH	0.33	5	11
5	018034001000	C-2 (to be changed to R-4)	RSF	RH	0.40	7	15
4	018033016000	C-2 (to be changed to R-4)	RSF	RH	0.10	2	4
3	018033017000	C-2 (to be changed to R-4)	RSF	RH	0.08	2	4
2	018033018000	C-2 (to be changed to R-4)	RSF	RH	0.08	2	4
1	018033019000	C-2 (to be changed to R-4)	RSF	RH	0.09	2	4
7	018034010000	C-2 (to be changed to R-4)	RSF	RH	0.21	4	9
14	018100003000	P-S	RL	PS	3.43	10	21

Table 2

Parcels with Land Use Designation and/or Zoning Changes

Map ID	Parcel	Zoning	1994 Land Use Designation	2018 Land Use Designation	Acres	Potential Unit Change	Potential Population Change
43 ¹	040030103000	P-S (to be changed to R)	C	R	10.02	-172	-368
60	018332026000	OS	DTC	OS	0.26	-5	-10
61	018332025000	OS	DTC	OS	0.12	-2	-4
62	018332027000	OS	DTC	OS	0.76	-16	-34
39	044020097000	R4 (to be changed to P-S)	RH	PS	2.88	-49	-105
63	044020097000	R4 (to be changed to R)	RH	R	1.60	-27	-58
59	N/A (Miners Bend Park)	N/A ROW (to be changed to R)	N/A ROW	R	1.07	6	12
68 ¹	018342001000	P (to be changed to R)	R	R	0.97	0	0
TOTAL:					85.92	-165	-350

Notes:

Please note that the change in dwelling unit density for the Industrial, Public Service and Recreation land uses would also result in a potential buildout reduction of over 1,500 units and 3,000 persons. This change is not reflected in the table above.

¹This is the existing Central Eureka Mine Park site.

²This is the existing Bryson Park site and requires a zoning map correction only.

Reorganization of Goals, Objectives, Policies and Implementation Measures

The General Plan Update includes the following reorganization of the goals, objective, policies, and implementation measures with no substantive change in the text, other than grammar edits, revisions to sentence structure, updates to references made in the text, and minor clarifications.

Table 3	
Reorganized Goals, Objective, Policies, and Implementation Measures	
Existing General Plan	General Plan Update
<i>Land Use Element</i>	
Goals 2.1 and 2.2	Combined into Goal LU-1
Policy 2.1	Policy LU-1.1.1
Policy 2.2	Policy LU-1.1.2
Policy 2.3	Policy LU-1.1.3 with minor edit to reference the current agricultural land use designation naming conventions.
Policy 2.4	Policy LU-1.1.4
Policy 2.5	Text is separated into Policy LU-1.1.5 and Implementation Measure LU-1.1.5.1. The text of LU-1.1.5.1 is updated to include “that the development will not have significant environmental impacts after mitigation unless the City makes findings of overriding considerations,” after “or its citizens”
Policy 2.6	Implementation Measure LU-2.1.1.1 with some clarifying text that the updates would occur as needed rather than annually, but reviews would continue to occur annually.
Objective 2.1	Policy LU-2.1.2
Objective 2.2	Policy LU-2.1.3, with minor rewording to make current “The City shall assure its subdivision code is consistent with the General Plan.”
Objective 2.3	Policy LU-2.1.4
Implementation Measure 2.3	Implementation Measure LU-2.1.4.1
Objective 2.5	Policy LU-2.1.5 with corrected references to the adopted Design Standards
Implementation Measure 2.5	Implementation Measure LU-2.1.5.1, with text edits to accurately reflect the adopted Design Standards
Goal 2.3	Goal LU-3 with text edit to reflect the current naming convention of the historic districts: “Main Street Historic District and Historic District”
Objective 2.4 and Implementation Measure 2.4	Combined into Policy LU-3.1.1, with minor text changes to indicate the City Manager, rather than a separate business ombudsman facilitate the coordination of businesses and business association to attract and retain business in Sutter Creek.
Objective 2.6	Separated into Policy LU-3.1.2 and Implementation Measure LU-3.1.2.1 with minor edits to reference the current diagram name and designation and to remove reference to Nevada City and uses in the Sutter Hill area.
Objective 2.7	Policy LU-3.1.3
Implementation Measure 2.6	Implementation Measure LU-3.1.3.1
<i>Conservation and Open Space Element</i>	
Policy 3.1	Policy COS-1.1.1 with minor sentence structure changes and move of last paragraph to Goal COS-1
Policy 3.2	Policy COS-1.3.1
Policy 3.3	Policy COS-1.3.3
Policy 3.4	Policy COS-1.3.4
Objective 3.1	Policy COS-1.4.1
Implementation Measure 3.1	Implementation Measure COS-1.4.1.1 with text updates to reflect the Conservation BMPs integrated into Volume II of the General Plan rather than the Golden Eagle Project DEIR
Policy 3.6	Policy COS-1.4.2

Table 3

Reorganized Goals, Objective, Policies, and Implementation Measures	
Existing General Plan	General Plan Update
Policy 3.7	Policy COS-1.5.1 with minor text updates to reflect current metering requirements
Policy 3.8	Policy COS-1.5.2
Policy 3.9	Policy COS-1.6.1 with minor text replacement of “prove” with “demonstrate”
Policy 3.10	Policy COS-1.6.2
Policy 3.11	Policy COS-1.6.3
Policy 3.12	Implementation Measure COS-1.7.1.1, with minor sentence structure correction
Policy 3.13	Implementation Measure COS-1.7.2.1
Objective 3.2	Policy COS-1.8.1, with an update to the text to reflect compliance with the CBC rather than UBC and maintenance of the grading ordinance rather than establishment of a grading ordinance
Objective 3.3	Policy COS-1.8.2
Implementation Measure 3.3	Implementation Measure COS-1.8.2.1 with minor change to reflect the CBC erosion controls and Conservation BMPs in Volume II of the General Plan rather than the UBC and Oak Knolls Subdivision DEIR
Policy 3.14	Policy COS-1.9.1 with minor grammar and agency name changes
Policy 3.15	Policy COS-1.9.2, with minor clarification
Policy 3.16	Policy COS-1.9.3 with a minor change to the agency name
Policy 3.17	Policy COS-1.9.4 with a minor change to the agency name
Policy 3.18	Policy COS-1.9.5
Policy 3.19	Policy COS-1.9.6, minus the first sentence due to redundancy
Policy 3.21	Policy COS-1.10.1
Policy 3.22	Policy COS-1.10.2
<i>Circulation Element</i>	
Goal 4.1	Goal C-1, with the addition of funding mechanism text, “Funding mechanisms for circulation improvements include: direct construction, mitigation fees, land exactions, and special assessment districts or Mello-Roos districts.”
Policy 4.5	Implementation Measure C-1.1.1.1
Objective 4.2	Policy C-1.2.1
Implementation Measure 4.2	Implementation Measure C-1.2.1.1, but the listed intersections have been removed
Policy 4.6	Policy C-1.3.1, with minor text change to replace “may” with “shall” and clarified payment “through direct construction, mitigation fees, land exactions, or special assessment or Mello-Roos districts.”
Objective 4.3	Policy C-1.3.2
Implementation Measures 4.3b, c, d, e, and f	Implementation Measures C-1.3.2.1, C-1.3.2.2, C-1.3.2.3, C-1.3.2.4, and C-1.3.2.5. Implementation Measure C-1.3.2.1 is revised to include the phrase “as funding is available” and Implementation Measures C-1.3.2.3, and C-1.3.2.4 are revised to include phrasing indicating that the measures should be carried out if determined “appropriate and feasible”
Policy 4.7	Policy C-1.3.3
Objective 4.5	Policy C-1.4.1
Implementation Measures 4.5 a, b, and c	Implementation Measures C-1.4.1.1, C-1.4.1.2, and C-1.4.1.3, with a minor text change to include the phrase, “as appropriate and feasible” to each of the implementation measures, sentence restructuring in C-1.4.1.1, and corrected reference to the Main Street Historic District in C-1.4.1.2.
Policy 4.8 (New Streets)	Policy C-1.5.2
Policy 4.9 (New Streets)	Policy C-1.5.3

Table 3

Reorganized Goals, Objective, Policies, and Implementation Measures	
Existing General Plan	General Plan Update
Policy 4.10 (New Streets)	Policy C-1.5.4
Policy 4.11 (New Streets)	Policy C-1.5.5
Policy 4.12 (New Streets)	Policy C-1.5.6
Policy 4.13 (New Streets)	Policy C-1.5.7
Policy 4.14 (New Streets)	Policy C-1.5.8
Policy 4.15 (New Streets)	Policy C-1.5.9
Policy 4.16 (New Streets)	Policy C-1.5.10
Policy 4.17 (New Streets)	Policy C-1.5.11
Objective 4.6	Policy C-1.6.1
Policy 4.9 (Transit)	Policy C-1.6.2 with additional text explaining ACTC and their role
Implementation Measures 4.6a, b, c, and d	Implementation Measures C-1.6.1.1, C-1.6.1.2, C-1.6.1.3, and C-1.6.1.4
Objective 4.7	Policy C-1.7.1
Implementation Measure 4.7b	Implementation Measure 1.7.1.1
Objective 4.8	Policy C-1.7.2, with minor sentence restructure
Implementation Measure 4.8	Implementation Measure C-1.7.2.1 with grammar changes
Policy 4.10 (Delivery of Goods and Services)	Policy C-1.7.3
Policy 4.11 (Ridesharing)	First sentence is Implementation Measure C-1.8.1.1 and second sentence, which is the same as Implementation Measure 4.9a (Parking), is Implementation Measure C-1.11.1.1
Policy 4.12 (Staggered Work Hours)	Policy C-1.9.1, changing “shall” to “encourages”
Policy 4.13 (Bicycle and Pedestrian Facilities)	Policy C-1.10.1 with minor grammar improvements
Policy 4.14 (Bicycle and Pedestrian Facilities)	Policy C-1.10.2
Policy 4.15 (Bicycle and Pedestrian Facilities)	Policy C-1.10.3
Policy 4.16 (Bicycle and Pedestrian Facilities)	Policy C-1.10.4
Policy 4.17 (Bicycle and Pedestrian Facilities)	Policy C-1.10.5
Policy 4.18	Policy C-1.10.6 with minor grammar improvements
Policy 4.19	Policy C-1.10.7
Policy 4.20	Policy C-1.10.8, with text added to strengthen and clarify the policy, “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 4.21	Policy C-1.10.9
Objective 4.9	Policy C-1.11.1
Implementation Measures 4.9a, b, c, and d	Implementation Measures C-1.11.1.1, C-1.11.1.2, C-1.11.1.3, and C-1.11.1.4, with minor grammar improvements, and removal of the sentence regarding the enforcement of limited time parking restriction in the historic business district from Implementation Measure 4.9b/C-1.11.1.2, as signage is already in place.
Public Services and Facilities Element	
Goal 5.1	Goal PS-1
Policy 5.2	Policy PS-1.2.1
Objective 5.1	Policy PS-1.2.2

Table 3

Reorganized Goals, Objective, Policies, and Implementation Measures	
Existing General Plan	General Plan Update
Objective 5.2	Policy PS-1.2.3
Objective 5.3	Policy PS-1.2.4, with updates to reflect the existing AWA Urban Water Management Plan.
Implementation Measure 5.3	Implementation Measure PS-1.2.4.1 with updates to reflect the existing AWA Urban Water Management Plan.
Policy 5.3	Objective PS-1.3
Policy 5.4	Policy PS-1.3.1, replacing “lines” with “infrastructure”
Policy 5.5	Policy PS-1.3.2
Policy 5.6	Policy PS-1.3.3
Policy 5.8	Policy PS-1.3.4
Objective 5.4	Policy PS-1.3.5, with removal of the reference to status of the Amador Regional Sanitation Authority contract.
Policy 5.9	Policy PS-1.4.1
Policy 5.10	Policy PS-1.4.2, changing “will generate” to “may generate”
Policy 5.11	Policy PS-1.4.3, changing “proven” to “demonstrated” and removing “substantially” in regard to overloading existing drainage.
Policy 5.12	Policy PS-1.4.4, added “detention”
Policy 5.13	Policy PS-1.4.5, removed “lanes” and revised to read “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.”
Objective 5.6	Policy PS-1.4.6
Implementation Measure 5.6	Implementation Measure PS-1.4.6.1, clarified to master “drainage” plan and added “has the potential to” add substantial storm runoff.
Objective 5.7	Objective PS-1.5, with revisions to reference AB 341 and eliminate percentages, should they again change
Policy 5.14 and 5.15	Policies PS-1.6.1 and PS-1.6.2, respectively
Objective 5.8	Objective PS-1.7
Policy 5.16	Objective PS-1.8
Objective 5.10	Policy PS-1.8.1
Implementation Measure 5.10	Implementation Measure PS-1.8.1.1 with additional text indicating facility cost calculations should be conducted “on a regular basis”
Objective 5.11	Policy PS-1.8.2
Implementation Measure 5.11	Implementation Measure PS-1.8.2.1
Policy 5.18	Objective PS-1.9
Objective 5.12	Policy PS-1.9.2 with minor text change to indicate a 10-year fire protection service plan rather than a 20-year plan, and deleted the last sentence
Implementation Measure 5.12	Implementation Measure PS-1.9.2.1 with the clarification of a 10-year, rather than 20-year, plan
Policy 5.19	Objective PS-1.10
Policy 5.20	Objective PS-1.11
Policy 5.21	Policy PS-1.11.1 with minor update
Policy 5.22	Policy PS-1.11.2 with minor grammar update and addition that above ground utilities in existing neighborhoods shall be located underground where feasible.
Policy 5.23	Policy PS-1.11.3
Policy 5.24	Policy PS-1.11.4
Policy 5.25	Objective PS-1.12
Objective 5.13	Policy PS-1.12.1

Table 3

Reorganized Goals, Objective, Policies, and Implementation Measures	
Existing General Plan	General Plan Update
Implementation Measure 5.13	Implementation Measure PS-1.12.1.1, with the elimination of text regarding the designation of a committee or contracted professional to work on a capital improvement program and funding strategy
Safety Element	
Goal 6.1	Goal S-1 with minor grammar/text changes
Policy 6.1	Policy S-1.1.1
Policy 6.2	Policy S-1.2.1
Policy 6.3	Policy S-1.2.2
Policy 6.4	Policy S-1.2.3
Policy 6.5	Policy S-1.2.4, replacing “tailings” with “waste materials”
Objective 6.1	Policy S-1.2.5
Implementation Measure 6.1	Implementation Measure S-1.2.5.1 with simplified text regarding record keeping of mining activities
Policy 6.6	Policy S-1.3.1 reworded and simplified to require building/permit applications for improvements within FEMA Zones A and AE to comply with the City’s flood plain management ordinance.
Policy 6.7	Policy S-1.3.2 with the addition of requiring post-development discharge rates to not exceed pre-development discharge rates.
Policy 6.8	Policy S-1.3.3, removing the word “significantly”
Policy 6.9	Policy S-1.4.1, with the replacement of “tentative subdivision maps” with “development plans, land division projects,”
Policy 6.10	Policy S-1.4.2
Policy 6.11	Policy S-1.4.3 with added clarification
Policy 6.12	Policy S-1.4.4, replacing “should” with “shall”
Policy 6.13	Policy S-1.4.5
Policy 6.15	Policy S-1.4.7
Objective 6.3	Policy S-1.4.9 with reference to the Main Street Historic District and not the Downtown Historic District
Implementation Measure 6.3	Implementation Measure S-1.4.9.1
Objective 6.4	Policy S-1.5.1
Implementation Measure 6.4	Implementation Measure S-1.5.1.1
Objective 6.5	Policy S-1.5.2
Implementation Measure 6.5	Implementation Measure S-1.5.2.1
Policy 6.18	Policy S-1.5.3, minus reference to Lincoln Mine
Policy 6.19	Policy S-1.6.1
Policy 6.20	Policy S-1.6.2, deleting “Planning Commission” and replacing “will” with “shall”
Policy 6.21	Policy S-1.6.3
Noise Element	
Goals 7.1 and 7.2	Goals N-1 and N-2
Policies 7.1, 7.2, and 7.3	Policies N-1.1.1, N-1.1.2, and N-1.1.3, respectively, with reference to the revised noise table numbers
Policy 7.4	Policy N-1.1.4
Policy 7.5	Policy N-1.1.5
Policy 7.6	Policy N-1.1.6 with minor grammar changes and clarification
Policy 7.7	Policy N-1.1.7
Policy 7.9	Implementation Measure N-1.1.8.1
Policy 7.10	Policy N-1.1.9
Policy 7.11	Policy N-1.1.10 with corrected reference to the appropriate sections of the California Vehicle Code

Table 3

Reorganized Goals, Objective, Policies, and Implementation Measures	
Existing General Plan	General Plan Update
Policy 7.12	Implementation Measure N-1.1.11.1
Policy 7.13	Policy N-1.1.12
Objective 7.1	Implementation Measure N-1.1.13.1
Objective 7.2	Implementation Measure N-1.1.14.1
<i>Historic Element</i>	
Goal [no number]	Goal H-1 with removal of “late nineteenth and early twentieth century” and to be more concise by referencing the Design Standards
Policy 8.1	Policy H-1.1.1
Policy 8.2	Policy H-1.1.2, replacing “should” with “shall” and referencing City approval, rather than Design Review Committee approval.
Policy 8.3	Policy H-1.1.3, with text changes to include knowledgeable individuals qualified to review development proposals in addition to historians and NCIC
Policy 8.4	Implementation Measure H-1.1.4.1, and addition of notification of the City
Implementation Measure 8.1a	Implementation Measure H-1.1.1.2
Implementation Measure 8.1c	Implementation Measure H-1.1.1.3
Objective 8.2	Policy H-1.1.5, with corrected reference to the historic districts
Implementation Measure 8.2a	Implementation Measure H-1.1.5.1 with reference to the Design Standards
Implementation Measure 8.2c	Implementation Measure H-1.1.5.2 with a corrected reference to the Design Review Committee rather than a Historic Design Review Committee and the historic districts rather than the Downtown Historic District
<i>Parks and Recreation Element</i>	
Goal 9.1	Goal PR-1.1
Policy 9.2	Policy PR-1.1.1
Policy 9.3	Policy PR-1.1.3, with a corrected policy reference in the Public Services and Facilities Element
Policy 9.4	Policy PR-1.1.4
Objective 9.2	Policy PR-1.1.5
Implementation Measure 9.2	Implementation Measure PR-1.1.5.1
Objective 9.3	Policy PR-1.1.6
Implementation Measure 9.3	Implementation Measure PR-1.1.6.1
Objective 9.4	Policy PR-1.1.7
Implementation Measure 9.4	Implementation Measure PR-1.1.7.1 with the additional defining text of “...containing at least 50 to 100 residential units....” to better define “large residential development projects”
Objective 9.5	Policy PR-1.1.8
Implementation Measure 9.5a	Implementation Measure PR-1.1.8.1
Implementation Measure 9.5b	Implementation Measure PR-1.1.8.2, with the addition of “wherever feasible” on “2. Filling should be prohibited”
Objective 9.7	Policy PR-1.1.9, with clarification of pedestrian “walking path” and addition of “to provide connectivity between residential communities and the downtown area”
Implementation Measure 9.7a	Implementation Measure PR-1.1.9.1 minus reference to a Parks Commission and with reference to the depiction on Figure 6-1 of the Circulation Element

9. Surrounding Land Uses and Setting:

The City of Sutter Creek is in Amador County on the west slope foothills of the Sierra Nevada. The downtown area is a registered historic landmark by the state of California. The planning area consists of 3.75 square miles, approximately 930 acres (1.5 square miles) of which are presently within the City limits. The planning area is characterized by a small valley, drained by Sutter Creek and surrounded by hills of

California oak grasslands. The surrounding vegetation also includes pine and chaparral. A complete setting is available in the General Plan Update Vol. III Setting (<http://www.cityofsuttercreek.org/planning-department.html>).

State Highway 49 runs north-south through the downtown commercial and industrial center. Surrounding the commercial core, there are residential neighborhoods and open space.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

None. Anticipated approvals by the City for the General Plan Update and zoning map amendment include certification of this IS/ND and approval by the City Council of the proposed General Plan and zoning map amendment.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.:

The City of Sutter Creek communicates project applications through the City's Planning Referral system with the Ione Band of Miwok Indians. The tribe receives project application submittals for review and comment. These comments are addressed through the project, often as conditions of approval, or other actions. Confidentiality is maintained when requested or when resources are mapped to protect area resources from scavenging.

2.1 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages. Where checked below, the topic with a potentially significant impact will be addressed in an environmental impact report.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture & Forest Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input type="checkbox"/> Geology / Soils	<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards & Hazardous Materials
<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Mineral Resources
<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance
	<input checked="" type="checkbox"/> None	<input type="checkbox"/> None with Mitigation Incorporated

2.2 CEQA ENVIRONMENTAL DETERMINATION

On the basis of this Initial Study:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Amy Gedney, City Manager
 City of Sutter Creek

 Date

2.3 EVALUATION OF ENVIRONMENTAL IMPACTS

The following environmental analysis has been prepared using the CEQA Guidelines Appendix G: Environmental Checklist Form to complete an Initial Study (IS).

CEQA requires a brief explanation for answers to the Appendix G: Environmental Checklist except "No Impact" responses that are adequately supported by noted information sources. Answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

Table 4	
CEQA Defined Levels of Impact Significance	
Impact Severity	Definition
No Impact	A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
Less than Significant Impact	"Less than Significant Impact" applies where the Project's impact creates no significant impacts based on the criterion or criteria that sets the level of impact to a resource and require no mitigation to avoid or reduce impacts.
Less than Significant Impact after Mitigation	"Less than Significant Impact after Mitigation" applies where the incorporation of mitigation measures has reduced an effect from potentially "Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
Significant Impact	"Significant Impact" is appropriate if there is substantial evidence that an effect is potentially significant, as based on the criterion or criteria that sets the level of impact to a resource. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
Source: CEQA Appendix G Environmental Checklist Form	

I Aesthetics

<p>I. Aesthetics Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Measures</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Have a substantial adverse effect on a scenic vista?</p>			<p>X</p>	
<p>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, within a state scenic highway?</p>			<p>X</p>	
<p>c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? In urbanized areas would the project conflict with applicable zoning and other regulations governing scenic quality?</p>			<p>X</p>	
<p>d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?</p>			<p>X</p>	

Discussion:

Potential impacts to aesthetics were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and the 2010 Gold Rush Ranch EIR and no additional impacts are identified. The 1994 General Plan Environmental Assessment determined that build-out of the General Plan would result in an unavoidable and significant impact to the existing visual character or quality because vacant or natural lands would be replaced with urban uses. The 1994 General Plan Environmental Assessment determined that other potentially significant impacts on aesthetic resources were mitigated to a less than significant level by General Plan policies. The 2010 Gold Rush Ranch EIR identified significant and unavoidable impacts to the City’s visual character, night sky illumination, and localized light spill and glare, and mitigation measures were adopted to address other significant visual impacts and reduce them to a less than significant level.

City aesthetics are addressed through the Design Standards and the General Plan Update includes self-mitigating policies. Compliance with the adopted Design Standards is indicated in the General Plan Update; therefore, no significant aesthetic impact would occur. The General Plan guides future development by establishing land uses and goals, objectives, policies and implementation measures in relation to overall growth, but does not propose a project or development that would specifically alter the aesthetic of the City. Any future site-specific project will be required to submit environmental documentation, including aesthetic analysis, with a planning application for design review and approval.

The General Plan Update sets forth policies and programs that, generally, enhance the visual character of the Sutter Creek planning area and work in concert with additional density and development in a manner that would support the existing character of this historical landmark. The City enforces the California Building Code (CBC) and California Codes. In 2014, the City adopted Ordinance 350, which adopts the 2013 California Building Standards Administrative Code, as well as other portions of the Title 24 of the California Code of Regulations/California Building Code and 1997 Uniform Code (International Conference of Building Officials). Design Standards were adopted in 2016. The General Plan Update does

not substantially change the content of goals, objectives, or policies regarding aesthetics, but includes changes to reflect current practices and the adopted Design Standards.

New development that may have an impact on major topographic features in the planning area, would be mitigated by grading and development standards. Policies within the Conservation and Open Space Element and Historic Element protect visual resources, including the following:

New Objectives, Policies, and Implementation Measures:

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.

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-1.3.5.1: 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.

Existing Policies and Implementation Measures (1994 General Plan):

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.

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).

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.

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-1.1.5: 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.

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.

These policies and implementation measures reduce the alteration of the landscape on each site and maintain the topography, vegetation, and visual features of the site to the extent feasible. Compliance with grading and development standards, and Design Standards would mitigate potential visual impacts and individual, focused environmental review of subsequently proposed projects would provide additional review and mitigation, if necessary, based on the location and components of those future proposals. Although General Plan projections increase the potential number of persons and housing units or other development, over existing conditions, the overall General Plan projections have decreased in the General Plan Update, and those housing units and developments would be subject to the existing Design Standards. The General Plan does not propose new uses that affect the community aesthetic or design policies or aesthetic goals that would result in a significant impact to community character.

Policy COS-1.3.2 expressly ensures new development preserves appropriate areas of existing open space, as appropriate, for habitat, passive and active recreation, and visual access and aesthetics. This maintains high quality, publicly visible areas of open space within the City to retain the rural and natural aesthetic of the community.

In addition, the General Plan Update Land Use Element maintains the VSA Visually Sensitive Area Overlay to ensure that development does not occur in areas of visual prominence and value so that the rural atmosphere is maintained. The VSA also allows for more clustered development in exchange for the protection of visually sensitive areas. Figure 4-2 in the General Plan Update (Vol I, Chapter 4) identifies the VSA areas within and adjacent to the City limit.

Land Use Element Policy LU-1.1.2, which was included in the 1994 General Plan, encourages in-filling and discourages leap-frog or strip commercial development.

New sources of lighting would be subject to City Design Standards as well as California Building Code standards. The 1994 General Plan Environmental Assessment identifies lighting and glare as a significant and unavoidable impact as a result of a general increase in development over the 20-year planning period; however, the growth projections under the General Plan Update are substantially less than the planning period projections in the 1994 General Plan as those projections have not been met to date and remain below the current 2040 projections. The addition of stricter lighting standards and design guidelines to reduce light pollution, continued implementation and enforcement of the Design Standards, as promoted in the General Plan Update, would reduce lighting impacts. As stated previously, subsequent projects would need to demonstrate compliance during the review period prior to approval. No new or increased impact would result from the General Plan Update as compared to the existing General Plan.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

II Agriculture and Forest Resources

II Agriculture and Forest Resources: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the CA Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the CA Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the CA Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA Resources Agency, to a non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in PRC section 12220(g), timberland (as defined by PRC section 4526) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion:

The City of Sutter Creek is not located on designated agricultural or forest lands. Potential impacts to agriculture were thoroughly analyzed in the 1994 CEQA analysis for the Sutter Creek General Plan and no additional impacts are identified. No new policies in relation to agriculture are proposed in the General Plan Update. The General Plan Update Land Use Element designates 13 land use classifications, and agriculture or harvestable forest land are not one of the designations. This General Plan update does not alter policies concerning farmland or forest land and no additional impacts are identified from those described in the 1994 General Plan CEQA Environmental Assessment. There is no Prime or Unique Farmland or Farmland of Statewide Importance in the City. There are no active Williamson Act contracts within the City limit, although there are active contracts adjacent to the City within the City's eastern Planning Area/Sphere of Influence, adjacent to residential low density and estate designated parcels and commercial designated parcels. No change to the land use designation occurs in this area, so no impact would occur as a result of the General Plan Update.

Environmental Analysis: *No Impact.*

Required Mitigation: **None.**

III. Air Quality

III. Air Quality – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Are significance criteria established by the applicable air district available to rely on for significance determinations?	Yes: X		No:	
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions, such as objectionable odors, adversely affecting a substantial number of people?			X	

Discussion:

Potential impacts to air quality were thoroughly analyzed in the 1994 General Plan Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR and no additional impacts are identified, as the General Plan Update does not propose a specific development or project that would alter the air emissions in the area. The General Plan does not set emissions limits or conflict with State or Federal air emissions standards. The General Plan Update sets air quality goals, objectives, policies, and implementation measures. Future construction and City growth are associated with construction and permanent emissions resulting from increased vehicle trips and energy use, the General Plan Update does not propose actual buildout or projects that would substantially increase air emissions or conflict with Amador County Air Pollution Control District air quality plans or regulations. The 1994 General Plan Environmental Assessment determined that continued growth in local housing stock would exacerbate current air quality conditions, particularly for ozone, and would contribute to cumulative effects. These effects could be mitigated through the Amador County Air Pollution Control District enforcing industrial emissions standards, monitoring, and providing advisory or regulatory provisions. Significant and unavoidable ozone precursor and PM₁₀ air emissions from vehicle trips and construction were identified in the 2010 Gold Rush Ranch EIR, and mitigation measures were adopted to address other significant air impacts and reduce them to a less than significant level. It should be noted that the land use designation and zoning changes result in an overall reduction in projected growth within the City.

The City of Sutter Creek is located in the Amador Air District, which is in the central portion of Mountain Counties Air Basin. The California Air Resources Board (ARB) monitors ambient air quality monitoring in Amador County. The County is classified as a non-attainment area for ozone. The ARB monitoring station in Jackson indicates ozone levels have exceeded the current Federal standard for ozone since the station was established in 1992; however, monitoring shows a decreasing trend in the number of days above

the standard, with only five days occurring in 2016 (CARB, 2017, <https://www.arb.ca.gov/adam/topfour/topfourdisplay.php>). The ARB research has demonstrated that in the Foothill region, exceedances for ozone are overwhelmingly due to transport from the San Joaquin and Sacramento Valleys.

The General Plan Update Conservation and Open Space Element does not include any substantive changes to the air quality policies and retains the existing policies and implementation measures from the existing General Plan. An air quality objective has been added since the 1994 General Plan did not include an objective specific to air quality. Although Amador County is a non-attainment area for ozone, the General Plan promotes energy efficiency and includes the following objectives and policies in regard to air quality:

Existing Policies and Implementation Measures (1994 General Plan):

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.

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.

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.

New Objectives, Policies, and Implementation Measures:

Objective COS-1.6: Increased air quality

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

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.

As stated in Policy COS-1.6.2, the Circulation Element includes policies and implementation measures that would reduce mobile air emissions, such as those related to transit, pedestrian and bicycle use. Policies encouraging non-motorized transportation, carpooling, transit use, and traffic reduction promote reduced air emissions. These include:

Existing Policies and Implementation Measures (1994 General Plan):

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-1.6.2: 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.

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.

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.

Implementation Measure C-1.8.1.1: The City shall encourage commercial development projects and employers to provide reserved parking spaces and vans for use by employees who carpool.

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.

New Objectives, Policies, and Implementation Measures:

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.

Policy C-1.8.1: The City should encourage carpooling.

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.

In addition, the mixed-use land use designation supports areas of mixed residential and commercial development. Such mixed-use areas are conducive to decreased auto dependency. The policies of the General Plan Update would not produce or encourage air emissions or odors or cause a significant change from the existing land uses in the City so as to cause a significant increase in development and associated air emissions from what was established in the existing General Plan.

The land use designations also ensure that conflicting land uses are not positioned adjacent to each other to result in conflict, such as those due to odors or large concentrations of emissions. Industrial uses are primarily located adjacent to commercial uses near the edge of the City limit so that they are not within residential areas. The General Plan Update also revises the Industrial land use designation to remove high density residential from the area, allowing only one caretaker unit per industrial operation, or the equivalent of approximately six units per acre. This reduces the potential for conflict between residential uses and

industrial operations and also reduces the overall potential dwelling unit growth in the area, as associated air emissions from household uses and vehicle travel.

Based on California Department of Finance growth rates, growth projections for the City in 2040 estimate 33 additional housing units and 378 additional people from the existing estimate of 1,374 units and 2,588 people. This is a reduction in the growth projections of the 1994 General Plan, which estimated a population of 5,224 persons by 2030. If Gold Rush Ranch is fully developed in this period, the projection would increase by approximately 1,500 units and 3,000 people; however, the impacts of Gold Rush Ranch were addressed in the 2010 EIR and mitigation has been adopted to offset air emissions impacts associated with the development. Zoning and General Plan land use designation changes on 63 parcels would potentially result in 165 fewer dwelling units and 350 fewer persons, which would not significantly adversely affect air quality.

Any future site-specific project will be required to submit environmental documentation with a planning application. Future construction would be subject to the Amador Air District Rule 218 Fugitive Dust Emissions and would need to demonstrate compliance with air emissions levels with control measures, such as those mitigation measures listed in the 2010 Gold Rush Ranch EIR. Future projects would also need to comply with the Design Standards, including standards for solar energy, energy efficient design, Title 24 energy efficiency requirements, and wood burning devices.

Since the General Plan actively self-mitigates and seeks to reduce air emissions through promotion of energy conservation, design, and alternative transportation, and requires new developments to mitigate for air impacts, no significant impact is anticipated with the implementation of the General Plan Update.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

IV. Biological Resources

<p>IV. BIOLOGICAL RESOURCES: Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Measures</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?</p>			<p>X</p>	
<p>b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?</p>			<p>X</p>	
<p>c) Have a substantial adverse effect on federally protected wetlands including, but not limited to, marsh, vernal pool, coastal, etc., through direct removal, filling, hydrological interruption, or other means?</p>			<p>X</p>	
<p>d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?</p>			<p>X</p>	
<p>e) Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?</p>			<p>X</p>	
<p>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>			<p>X</p>	

Discussion:

Potential impacts to biological resources were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and the 2010 Gold Rush Ranch EIR. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that the General Plan would result in significant and unavoidable impacts because the urban growth allowed by the General Plan will reduce the actual numbers of native plants and native animal species and possibly increase the numbers of other animal species. The 1994 Environmental Assessment for the Sutter Creek General Plan found that other potentially significant impacts on biological resources were mitigated by General Plan policies. No additional impacts are identified.

The General Plan update sets forth various policies and programs to protect biological resources and does not significantly impact biological resources. Growth projections indicate new development and population growth will occur in Sutter Creek, although at a slower rate than projected by the 1994 General Plan. While the growth projections indicate an increase in the total number of persons and dwelling units/development

over the planning period, which may result in a decrease in total habitat area, any future site-specific project will be required to submit environmental documentation with a planning application. Furthermore, the proposed land use designation changes increase the total acreage of Open Space in the City by 1.14 acres:

Existing Policies and Implementation Measures (1994 General Plan):

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.

New Objectives, Policies, and Implementation Measures:

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.

Sutter Creek is located in the "upper Sonoran" or "foothill" life zone. Lists of specific plant and animal species common to the planning area are found in the 1994 Environmental Assessment for the Sutter Creek General Plan. The California Department of Fish and Wildlife (CDFW) commented that "the [1994 General] Plan has the potential for increased impacts to oak woodlands, grasslands, riparian habitat and wetlands. The habitats are experiencing increased pressure from development as California's population grows and are therefore becoming increasingly rare. As a result, many fish and wildlife species dependent on these habitats as part of their life requirements are in danger of local extirpation."

The U.S. Fish and Wildlife lists the following threatened species for the Sutter Creek area: California red-legged frog (*Rana draytonii*), California tiger salamander (*Ambystoma californiense*), Delta smelt (*Hypomesus transpacificus*), Ione Manzanita, (*Arctostaphylos myrtifolia*), and Valley elderberry longhorn beetle (*Desmocercus californicus dimorphus*). Migratory birds are also present in the City (USFWS, 2019, <https://ecos.fws.gov/ipac/>).

Oak woodland loss is a concern in Sutter Creek, and in response to this concern, the City has adopted a tree ordinance and has drafted an Oak Woodland and Rare Plant Management Plan and Conservation Best Management Plan to protect oak woodlands, riparian and wetland habitat, and habitat for protected species such as bats, migratory and nesting birds, Valley elderberry longhorn beetle, and special-status reptile and amphibian species (See General Plan Update Volume II).

The Creekside Greenways land use designation (CSGWs) identified on the Land Use Map Overlay (General Plan Figure 4-2 and Table 4-2) are intended to help define and protect as yet undeveloped riparian areas. The CSGW boundaries and standards are not a full assessment of wetlands or riparian areas that exist in the planning area, and individual projects must continue to assess their effects upon wetlands and riparian habitats as well as other fish and wildlife values on a project-by-project basis.

CDFW advises that the General Plan discuss zoning alternatives that will minimize environmental impacts to fish and wildlife habitats, such as cluster housing, open space areas, and dedicated buffers around riparian strips and wetlands. The Open Space and Conservation Element sets forth policies that outline protections for vegetation, wildlife, fisheries and associated habitats. In addition, the Joint Housing Element promotes second units (Policy H-1.3 and Program H.1-3) and clustered housing (Sutter Creek Program H-4), which will minimize new disturbance to biological resources. Volume II of the General Plan includes the Conservation Best Management Practices and Oak Woodland Management Plan Requirements and Rare

Plant Management Plan. Both of these documents address sensitive habitat avoidance, protection, and restoration/mitigation applied at the project level, with particular attention on oak woodlands, protected bird, bat, reptile, and amphibian species, protected waters and riparian habitat, and valley elderberry longhorn beetle.

The General Plan update includes the following new Objectives, Policies and Implementation Measures to protect biological resources:

New Objectives, Policies, and Implementation Measures:

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

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

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.
- The quality of stormwater discharges shall be the same or better than the quality of pre-construction stormwater discharges.

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

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-1.5.2.1: New development projects should use plants on the California Native Plant Society's Calscape list of plants native to Sutter Creek.

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

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.

Implementation Measure COS-1.9.6.2: New developments affecting oak 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:

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.

The General Plan Update maintains the following existing policies and implementation measures from the 1994 General Plan. These policies ensure the protection of fish and wildlife resources, wetlands, riparian habitat, and native oaks:

Existing Policies and Implementation Measures (1994 General Plan):

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.

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-1.4.1: 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.

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

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.

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 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;
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

The General Plan update adds “Open Space” to the list of land use designations, and increases the amount of land within this designation by 1.14 acre. The existing and additional objectives, policies, and implementation measures protect habitat that may be affected by new development in the City. With each new project analyzed for biological impacts prior to approval, subsequent growth in the area will continue to be monitored, and site-specific biological impacts assessed and addressed.

The Land Use Element of the General Plan addresses biological resource protection directly through flexible zoning alternatives, which are intended to protect biological resources as Sutter Creek grows. The Land Use Element seeks to focus new development within the City to preserve the adjoining rural areas (Objective LU-1.1). The Land Use Element also maintains the Creekside Greenways land use overlay to protect undeveloped riparian land along portions of Sutter Creek and Gopher Gulch. Changes to the land use designations and/or zoning on 63 affected parcels increases Open Space or designated natural area parkland in the City.

Since the General Plan establishes policies to ensure biological resources are protected and state and federal regulations are enforced, and requires future projects to analyze and mitigate impacts to biological resources, the General Plan Update does not result in significant impacts to biological resources, and serves to further protect these resources as the City grows.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

V. Cultural Resources

V. CULTURAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c) Disturb any human remains, including those interred outside of dedicated cemeteries?			X	

Discussion:

Potential impacts to cultural resources were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 GRR EIR and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that impacts on cultural resources were mitigated to a less than significant level by General Plan policies.

The Historic Setting of the area can be found in General Plan Update Volume III Setting. The General Plan Update sets forth various policies and implementation measures to maintain the historic, cultural, and prehistoric resources in Sutter Creek and ensure that the appropriate information regarding such resources is provided to local and state organizations/agencies with oversight on such resources. The goals objectives, policies, and implementation measures in the Historic Element promote the protection and preservation of historic, cultural, and prehistoric resources and do not adversely impact these resources. Any future site-specific project will be required to submit environmental documentation and mitigation if needed with a planning application per Policy COS-1.1.1. Letters were sent to the Native American Heritage Commission and the Ione Band of Miwok Indians on May 24, 2017 in accordance with AB 52 (PRC Section 21080.31) and SB 18 (Government Code Section 65652.3). No response has been received to date.

The City of Sutter Creek downtown is a registered historic landmark by the State of California. State Historic Building Codes apply to state and federally-designated, as well as locally-designated, buildings. The City has specific Design Standards for the Historic District.

The updated Land Use Element maintains the Historic Corridor overlay and the Downtown Historic District overlay to protect these resources and maintain the historic character of the City. The land use designation and/or zoning changes on the 63 affected parcels do not affect these overlays.

Changes to the Historic Element primarily consist of the removal of completed Implementation Measures regarding the development of Design Standards and reorganization. The Historic Element contains the following objectives, policies, and implementation measures to protect cultural resources and avoid resource impacts. It should be noted that 1994 General Plan Objective 8.1 (Implementation Measure H-1.1.1.1) has been extensively modified to reflect the adopted Design Standards and is therefore listed as a new implementation measure. While other existing policies and implementation measures have been slightly modified, they have not been extensively changed to be considered “new”:

Existing Policies and Implementation Measures (1994 General Plan):

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-1.1.1.2: 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.

Policy H-1.1.2: Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved wherever 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-1.1.4.1: 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.

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.

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.

New 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.

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 Commissions disapproving the applications.

Implementation Measure H-1.1.1.4: Documentation in compliance with the State of California regulations for removing or altering historic buildings and/or sites shall be required prior to the issuance of a building or demolition permit.

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.

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.

The Joint Housing Element includes Sutter Creek Program H-9 regarding historically significant structures that provides rehabilitation and adaptive reuse of structures. The General Plan Historic Element sets forth clear goals, policies and programs for the protection and preservation of historic and cultural resources. Along with the continuation of the existing goals, objectives, policies, and implementation measures, with the exception of those implementation that have already been completed and are proposed for removal, the updated Historic Element: requires major development proposals to submit historic/cultural resource data and project impacts to the NCIC, historians, and knowledgeable historians and individuals for comment (Implementation Measure H-1.1.3.1); requires documentation for altering historic buildings prior to issuance of a demolition permit (Implementation Measure H-1.1.1.4); and requires developments to notify the City and appropriate parties/agencies if historic or prehistoric discoveries are made onsite during construction (Policy H-1.1.4). Additionally, the Land Use Element sets forth the Historic Residential Combining Zone ordinance to preserve existing residential structures (constructed prior to 1920) as a community resource. In 2006, Ordinance 316 amended Municipal Code Chapter 2.40 establishing regulations for the preservation and protection of old and historical buildings in the City. Future projects are subject to site-specific environmental review and Historic Element Policies that require historical site review and require discretionary development projects to include conditions for inadvertent discoveries continue to have a beneficial impact on these resources. Changes to the land use designations would not affect the potential for future site development or increase the potential for impacts to cultural and historic resources; therefore, no additional impact would occur as a result of the General Plan Update.

Future development within Sutter Creek would not result in the interference with any object, building, structure, site, area, place, or record that the City determines to be historically or culturally significant, as modification of historic structures, development of unoccupied sites, or other such changes would require analysis of the action in relation to the history of the site or structure, or presence of cultural resources or uses, or prehistoric resources on the site, and mitigation if needed. Future projects will need to conduct site specific analysis for impacts to cultural resources and mitigation measures, if needed, will be required to be implemented to protect those site-specific resources.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VI. Energy

VI. ENERGY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion:

Pacific Gas & Electric provides both natural gas and electric energy to the City. Electricity and natural gas are received via electrical transmission and pipelines, while gasoline and diesel fuel are imported from outside the County by various oil companies via truck. As traditional sources of energy become depleted, the importance of energy conservation, developing alternate options, and methods of power generation becomes more important. Pacific Gas & Electric, which supplies electrical energy and natural gas to the city, has implemented a number of objectives and policies intended to reduce per capita energy consumption.

The City's Design Standards also address energy efficiency through structural design. Section 2.3.3.c addresses the use of common entries, which can contribute to energy efficiency, rather than multiple exterior doorways. Sections 5.6.2 and 5.6.4 encourage the use of windows, skylights or similar natural-light producing products to reduce lighting energy consumption. Section 5.6.8 states, "All lighting shall meet applicable energy codes...(and) Lighting reduction and energy-efficient timer systems shall be required after normal business hours except for lighting that is mandated for general safety and security." The General Plan requires compliance with the Design Standards and therefore promotes these energy efficiency requirements.

Additionally, the City has developed objectives, policies, and implementation measures to address energy conservation. The Conservation and Open Space Element includes the following objective, policies, and implementation measures regarding energy conservation.

Existing Policies (1994 General Plan):

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.

New Objectives, Policies and Implementation Measures:

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

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.

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.

The City of Sutter Creek currently enforces the California Building Code and City Design Standards. Compliance with these codes and standards enforces the policies and programs that support energy conservation associated with new development.

Land use designation or zoning changes on the 63 affected parcels, changes to the Industrial dwelling unit density, and addition of an Open Space land use designation in the Land Use Element do not result in energy impacts. These actions reduce the amount of potential development in the City, and therefore reduce the potential for energy consumption. The Open Space land use may help to reduce energy consumption. The General Plan mitigates energy impacts through the Conservation and Open Space policies and implementation measures above, particularly where the City actively seeks to improve efficiency and decrease consumption on existing uses and facilities, and promotes the use of renewable energy.

The General Plan does not propose a specific development or project other than the goals, objective, policies, and implementation measures and adjustments to the land use designation map. Any future site-specific project will be required to submit environmental documentation with a planning application, as stated in Objective COS-1.1 and Policy COS-1.1.1 in the Conservation and Open Space Element. Since the General Plan requires new development to comply with energy saving programs and standards, the General Plan actively promotes energy conservation.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VII. Geology and Soils

<p>VII. GEOLOGY AND SOILS:</p> <p>Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Measures</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Strong seismic ground shaking? Seismic-related ground failure, including liquefaction? Landslides?</p>			<p>X</p>	
<p>b) Result in substantial soil erosion or the loss of topsoil?</p>			<p>X</p>	
<p>c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?</p>			<p>X</p>	
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?</p>			<p>X</p>	
<p>e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?</p>			<p>X</p>	
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>			<p>X</p>	

Discussion:

The Sutter Creek planning area is located within the Sierra Nevada Geomorphic Province. Geologic formations around Sutter Creek are predominately of the Amador Group to the west, the Mariposa Formation to the north and east, and the Mehrten Formation to the southeast. Area soils consist entirely of the Auburn-Exchequer association, characterized by very shallow to moderately dry rocky or gravelly soils in material from metabasic rocks and metasedimentary slate and schist. Most soils in the planning area are rated as having moderate to very severe erosion potential. A geologic setting is provided in General Plan Update Volume III Setting. Potential impacts to geology and soils were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, which determined that potentially significant impacts on geology and soils were mitigated to a less than significant level by General Plan policies, and no additional impacts are identified.

The Conservation and Open Space Element includes the following objective, policies, and implementation measures to protect soils, avoid erosion, and maintain geologic features; many of which were included in the existing 1994 General Plan. Policies, objectives and implementation measures have been added to further address resource conservation, preservation, grading and slopes, which provide additional direction regarding development consistent with the Design and Improvement Standards.

Existing Policies (1994 General Plan):

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.

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.

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

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 CBC Appendix J. 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.

New Objectives, Policies and Implementation Measures:

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.

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.

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.

Objective COS-1.8: Protection of soils.

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.

Geologic and seismic hazards are inherent to development in California. Objectives, policies and implementation programs are clearly outlined in the Safety Element and address mitigation of fault rupture, strong ground motion, liquefaction, and unstable soils. All impacts will be reduced, mitigated or avoided through implementation of policies, programs, and standard engineering techniques. The Safety Element includes the following objectives, policies, and implementation measures regarding seismic and other geologic safety; none of which are new policies or implementation measures:

New Objectives, Policies and Implementation Measures:

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

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.

Existing Policies (1994 General Plan):

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-1.2.3: 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.

The Historic Element also addresses preservation of unique geologic features and paleontological resources, which are further implemented through the adopted Design Standards.

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-1.1.4: 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.

In regard to wastewater and septic systems, the Public Services and Facilities Element require new development projects to provide sewage infrastructure that connects to the City's sewage collection system. The Municipal Code lists unbuildable parcels and parcels that currently operate septic systems (5 parcels) (Municipal Code Title 14, Table 14.04.240). If a future project were to propose a septic system, that project must demonstrate the parcel is capable of supporting such a system and that the parcel is sufficiently distant from sewer services per Municipal Code Section 14.04.020 (Sewer Connection Mandatory).

Existing Policies (1994 General Plan):

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.

The City of Sutter Creek currently enforces the California Building Code, City Design Standards and City Grading Standards. Compliance with these codes and standards enforces the policies and programs that support soil protection and erosion control associated with new development.

Land use designation and/or zoning changes on the 63 affected parcels, changes to the Industrial dwelling unit density, and addition of an Open Space land use designation in the Land Use Element do not result in geologic impacts. The General Plan Update results in less potential development and development density. The Open Space land use, which increases by 1.12 acres due to mapping updates, may help to preserve unique geologic features. The General Plan mitigates geologic impacts through the Conservation and Open Space and Safety Element policies and implementation measures above. Policies such as S-1.1.1 and S-

1.2.1 ensure new development is safe from geologic hazards, and Implementation Measures COS-1.3.3.1 and COS-1.8.1.2 ensure new development does not cause erosion or other soil impacts.

The General Plan does not propose a specific development or project other than the goals, objective, policies, and implementation measures and adjustments to the land use designation map. Any future site-specific project will be required to submit environmental documentation with a planning application, as stated in Objective COS-1.1 and Policy COS-1.1.1 in the Conservation and Open Space Element.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

VIII Greenhouse Gas Emissions

VIII. GREENHOUSE GAS EMISSIONS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion:

An increase in greenhouse gas emissions would be considered significant if the project would obstruct implementation of any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing GHG emissions. This standard of significance approach for analysis of climate change impacts is generally supported by the California Air Resources Control Board (Preliminary Draft Staff Proposal - Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act, October 2008).

Global climate change is caused in part by release of man-made emissions of GHGs into the atmosphere through the combustion of fossil fuels and other activities, such as deforestation and land-use change. According to the California Energy Commission (CEC), GHG emissions are attributable to human activities associated with industrial/manufacturing, utilities, transportation, residential, and agricultural sectors as well as natural processes (CEC 2006). Climate change is a global problem, and GHGs are global pollutants, unlike criteria air pollutants (such as ozone precursors) and toxic air contaminants that are primarily pollutants of regional and local concern. Because GHG emissions have long atmospheric lifetimes, GHGs are globally mixed and persist in the atmosphere longer than criteria pollutants such as ozone; therefore, GHG emission reduction strategies can be effectively undertaken on a global scale whereby the mitigation of local GHG emissions can be offset by distant GHG reduction activities.

The City of Sutter Creek conducted a community-wide greenhouse gas emissions inventory and greenhouse gas emissions inventory for government operations (2005). The community-wide inventory found that contributors to community emissions included transportation (47% of total emissions), Residential (30%), Commercial and Industrial (20%), and Waste (3%). The greenhouse gas emissions inventory for government operations found that the City vehicle fleet is the sector resulting in the highest emissions (41%), with gasoline as the most emitted source (57%).

The government operations inventory stated that the City has implemented several measures that result in greenhouse gas reduction achievements. These include:

- Change out of light bulbs in City facilities to compact fluorescent light bulbs (where applicable).
- Reduced fuel consumption due to staff reductions.
- Employee participation in local ride-share program.
- Proactive recycling program (paper, plastic, aluminum).
- Overall employee energy awareness (turning lights and equipment off when not in use).
- Lower thermostat levels and installation of thermostat lock boxes on community used facilities.

The community-wide and government operations inventories recommended that future development projects prepare and implement greenhouse gas emissions reductions plans and implement feasible construction-related and long-term emission reduction strategies consistent with the Mitigation Monitoring and Reporting Program for the Gold Rush Ranch EIR. Such strategies may include:

- Oak tree replacement;
- Neighborhood electric vehicle lanes;
- The use of recycled water on the golf course and landscaping;
- Exceeding Energy Star energy ratings in homes and facilities;
- Public transportation accessibility; and
- Reduction of light pollution.

Significant and unavoidable cumulative greenhouse gas emissions and long-term regional ozone precursor emissions impacts were identified in the 2010 Gold Rush Ranch EIR. Since GHG regulations were not established in 1994, the existing General Plan does not include goals, objectives, policies, or implementation measures regarding GHGs. The General Plan Update rectifies this discrepancy by including GHG within the Conservation and Open Space Element goals and through the following new objective, policies, and implementation measures:

New Objectives, Policies and Implementation Measures:

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 participation in the voluntary CALGreen water-efficiency measures, installing rainwater catchment or greywater systems.

The General Plan Update also includes the following energy conservation objectives, policies and implementation measures, of which ensure that new development maximizes energy efficiency to reduce energy related GHG emissions:

Existing Policies (1994 General Plan):

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.

New Objectives, Policies and Implementation Measures:

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

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.

Maintaining the inventory of oak trees and other vegetation also helps to offset increases in GHG emissions, and the General Plan Update addresses oak woodland and other habitat loss through the following:

Existing Policies (1994 General Plan):

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-1.9.6.3: 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.

New Objectives, Policies and Implementation Measures:

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.

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.

The Transportation Element also includes policies and implementation measures that provide for alternative transportation and reduced vehicle trips, which reduces GHG vehicle emissions.

Existing Policies (1994 General Plan):

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. 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.

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.

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.

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.

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.

New Objectives, Policies and Implementation Measures:

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.

Buildout of the General Plan, which is full development of each parcel to the limits of the land use designation on each parcel, would result in less than 10,000 residential units and a population of approximately 20,000. Full buildout is not anticipated within the planning period of the Project; however, new development and population can contribute to additional greenhouse gas emissions due to new mobile-source emissions, additional energy consumption, and use of wood-heating appliances. In addition to the policies encouraging GHG emissions reductions through design, energy efficiency, and circulation improvements, the 2014 Joint Housing Element includes energy and natural resource conservation programs that would reduce non-mobile residential emissions both in new and existing residential units (Programs H-3.2, H-3.3, and H-3.4). Zoning and General Plan Land Use Diagram changes would result in fewer potential units and population, thereby reducing potential emissions levels.

The General Plan does not propose a specific development or project other than the goals, objective, policies, and implementation measures and adjustments to the land use designation map. Any future site-specific project will be required to submit environmental documentation with a planning application, as stated in Objective COS-1.1 and Policy COS-1.1.1 in the Conservation and Open Space Element. If an individual project would result in significant GHG emissions, the project would be required to assess these emissions and provide mitigation, such as the GHG emissions reduction plan mitigation established in the Gold Rush Ranch EIR.

With the reduction in mobile and non-mobile GHG emissions resulting from the implementation of the Project, implementation of the Project would not obstruct plans for reducing GHG emissions, but would support plans for reducing GHG emissions. Reductions in project-generated GHG emissions associated with individual development projects would vary, depending on factors such as the site design and location, and proximity to local services. Implementation of the General Plan Update will benefit GHG emissions reductions.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

IX. Hazards and Hazardous Materials

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a Project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion:

Potential hazards, including hazardous or toxic materials, were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, which determined that potentially significant impacts on hazards and hazardous materials were mitigated to a less than significant level by General Plan policies, and no additional impacts are identified. The General Plan update does not make substantive modifications

to the General Plan policies concerning hazards and hazardous materials.

Review of the California Department of Toxic Substances Control (DTSC) Envirostor database shows seven listed cleanup sites within the City: Knight Foundry (Voluntary Cleanup), Old Eureka Mine (Voluntary Cleanup), Central Eureka Mine (State Response Site with Land Use Restrictions [certified] on 13 acres with mine tailings, a nearly complete Voluntary Cleanup at Site 3, and an Active Voluntary Cleanup at the Minehead Site), the Gold Rush property (Voluntary Cleanup – addressed in the Gold Rush Ranch EIR), South Eureka Mine (Voluntary Cleanup with Site Restrictions [certified]), and Lincoln Mine Center (Voluntary Cleanup), and one completed Evaluation site, which consisted of various areas within Sutter Creek and Jackson that were monitored by the DTSC in relation to mining contaminants (arsenic and mercury). There are also four leaking underground storage tank sites in the City (auto mechanic/gas station sites, Amador High School, and a private residence) and one spill/leak site at the Old Eureka Mine and Salvage Yard. There are no Federal Superfund sites in Sutter Creek (DTSC, 2019). The Allen Ranch Tailings site and Highway 49 Bypass voluntary cleanup site are located outside the City limit but within the Planning Area. There are no active mines in the City and no large-scale Industrial operations producing hazardous materials. Sutter Creek is located in a moderate to high fire hazard severity zone. Westover Field is located southwest of the City. Most of the City is located within Airport Safety Area 3, in which most land uses are allowed with restrictions on certain industries or outdoor amphitheaters, and a small portion of the northeast City is in Safety Area 2 where uses such as parks, business, and industry are allowed but restricts high density or uses associated with large populations such as hospitals, stadiums, and hotels.

The General Plan Update Safety Element addresses emergency evacuation, hazardous materials, and wildland and urban fires with the following objectives, policies, and implementation measures:

Existing Policies (1994 General Plan):

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

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.

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.

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.

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

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 Council 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.

New Objectives, Policies and Implementation Measures:

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

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.

Although some of the measures have been updated so that the language reflects current practice or plans or references the correct agencies, these are relatively the same policies that were included in the 1994 General Plan, with small adjustments to maintain the correct references. These objectives, policies, and implementation measures work to avoid hazards or threats to safety within the City and reduce the potential for impacts.

The General Plan Update modifies the land use designation on 63 parcels, including reassigning parcels to and from industrial uses; however, these industrial uses are not located adjacent to schools or increase the potential for hazardous releases near schools. Land use designation changes from industrial to residential occur on one parcel, which is zoned residential. This alteration simply refines the current land use designation on the affected parcels to reflect parcel-based mapping and would not place residential uses

within an industrial area. The other land use designation changes involving industrial land change commercially designated land into industrial land on three parcels totaling just over one acre. Land currently designated Industrial (1.74 acres) is reassigned as commercial. Both of these changes are consistent with the zoning applied to the parcels and refine the land use designation mapping to more accurately reflect parcel-level data. The changes do not locate new industrial land in closer proximity to residential or other sensitive uses. Likewise, these adjustments would not place new residential or other sensitive uses within closer proximity to Westover Field. The Land Use Diagram identifies Residential Low Density uses in the portion of Airport Safety Zone 2 that intersects the City. Approximately 5 estate-sized residences currently exist in this area. Future development of this area would need to comply with the Airport Land Use Plan for Westover Field prior to approval. The zoning map amendment on the eight parcels that would be rezoned from C-2 to R-4 would not result in a change that would increase potential safety hazard as the uses allowed in zone R-4 are also allowed in C-2. The other eight parcels amended on the zoning map reflect a change to open space, recreation, or public service uses that would not be affected by or create hazardous releases or situations.

The Circulation Element does not propose any roadway changes that would affect the existing emergency access and evacuation route system or procedures.

New development under General Plan buildout would need to be consistent with the land use designation. Any future site-specific project will be required to submit environmental documentation with a planning application to ensure consistency with the General Plan and applicable safety regulations, and to ensure persons or structures are not exposed to hazards Policy COS-1.1.1. The environmental review process for subsequent development will ensure new projects are not located on hazardous sites and do not pose a hazardous threat to existing land uses.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

X. Hydrology and Water Quality

X. HYDROLOGY AND WATER QUALITY: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impeded sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would: <ul style="list-style-type: none"> i) Result in substantial on- or offsite erosion or siltation; ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) Impede or redirect flood flows? 			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion:

Potential impacts to hydrology and water quality were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, 2010 Gold Rush Ranch EIR, and the 2014-2019 Joint Housing Element IS/MND. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that there was a cumulative impact for water quality, water supply, and flooding and that potentially significant impacts on water quality, groundwater, stormwater, drainage, and mudflows were mitigated to a less than significant level by General Plan policies and actions by other agencies. No additional impacts are identified from those described in the 1994 Environmental Assessment for the Sutter Creek General Plan.

Flood hazard is identified in the General Plan and the City has adopted the FEMA flood hazard boundaries. 2010 FEMA Map 06005C0343F identifies flood hazard area A and AE along Sutter Creek and a small segment of Zone X (0.2% chance of annual flood). Map 06005C0340F identifies flood hazard area A and

AE along a segment of Sutter Creek, with the remainder of the area in Zone X, while Map 06005C0575F, which addresses the Gold Rush Ranch Specific Plan Area, indicates this area is entirely within Zone X. Tanner Reservoir, located southeast of the City, is not considered a flooding threat should the dam break. The Safety Element of the 1994 General Plan addresses flooding and includes a Flood Hazard Reduction Plan. The General Plan Update to Safety Element retains policies related to compliance with the City's flood plain management ordinance, control of peak flow runoff, review of County projects for flood hazard, and identification and correction of flood hazards:

Existing Policies (1994 General Plan):

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-1.3.3: 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.

New Objectives, Policies and Implementation Measures:

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

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.

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.

The Sutter Creek Hydrological Area is part of the Middle-Sierra Hydrological Unit. The City of Sutter Creek is drained by Sutter Creek itself and a system of seasonal tributaries and drainage swales and gulches, which eventually lead to Sutter Creek. There is no large-scale development of groundwater resources in the planning area.

The Conservation and Open Space Element sets forth objectives, policies and implementation measures for the protection of water quality and the required use of best management practices (BMPs). No existing objectives, policies, or implementation measures related to hydrology or water quality were removed. New objectives, policies, and implementation measures in regard to hydrology and water quality include the following:

Existing Policies (1994 General Plan):

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 plan and design standards should address cumulatively significant organic and inorganic pollutants.

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

Policy COS-1.5.1: The City supports the current 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.

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.

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.

New Objectives, Policies and Implementation Measures:

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.

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.

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-1.5.2.1: New development projects should use plants on the California Native Plant Society's Calscape list of plants native to Sutter Creek.

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.

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-1.8.1.1: 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.

Stormwater, water provision, and hydrology are addressed in the Public Services and Facilities Element. The General Plan Update is self-mitigating in that the policies and implementation measures in the General Plan Update are designed to protect hydrological resources and maintain water quality. Actions that would harm water resources or hydrology are not proposed.

Existing Policies (1994 General Plan):

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-1.2.4: 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.

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.

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.

New Objectives, Policies and Implementation Measures:

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

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.

Additionally, an existing implementation measure in the Parks and Recreation Element addresses uses within the creekside greenway areas, which also protect water quality and the hydrology of these areas.

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;
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

Any future site-specific project will be required to submit environmental documentation with a planning application (Policy COS-1.1.1). Runoff, flooding, and drainage pattern changes are subject to the site-specific design of future projects. Buildout has the potential to increase runoff and demand on storm drainage systems; however, as stated in the Public Services and Facilities Element, new projects are required to submit development designs and review for impacts on the area hydrology, water quality, and runoff systems. Future projects would need to mitigate for runoff to avoid impacts regarding storm drainage and flooding. Likewise, proposed developments would need to comply with the City's Design Standards and Improvement Standards to ensure drainage is adequate and flooding will not occur that would affect the structure or the quality of surface waters.

No impacts to groundwater are expected because there are no large underground storage basins and there are no large-scale developments of groundwater resources in the planning area. The City of Sutter Creek is currently and has historically been served by surface water. There is no risk of inundation from seiche or tsunami.

The proposed zoning and land use designation mapping changes would not result in hydrology or water quality impacts.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XI. Land Use and Planning

XI. LAND USE AND PLANNING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion

Potential impacts to land use were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR.

Any future site-specific project will be required to submit environmental documentation with a planning application.

The General Plan Land Use Element and Zoning Ordinance provide the framework within which development may take place. There are 13 land use designations and one combined land use designation, and six overlay land use designations. In addition to the Planned Development combined land use designation, the Land Use Element land use designations include Residential Estates, Residential Low Density, Residential Single Family, Residential Medium, Residential High, Mixed Use, Commercial, Downtown Commercial, Industrial, Public Service, Recreation, Open Space, and Gold Rush Ranch Specific Plan. The General Plan Update removes the “Mining” land use designation from the City limits, although it is retained for the greater planning area, adds an “Open Space” land use designation, and replaces the “Residential and Professional Office” with “Mixed Use,” although this is primarily a name change only. The added text regarding the Open Space designation is as follows:

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

No development of housing, commercial structures or population is associated with Open Space. There are no open space areas dividing the community. Open Space is located outside the City limit on the City-owned mitigation parcels and at the gateway area at the intersection of Highway 49 and Old Highway 49.

The Land Use Element outlines the permitted residential uses in each of these designations along with the compatible zoning code, maximum lot coverage, maximum building density, assumed population density and height limitations (Table 4-3). No substantial changes were made to this table, except for the addition of open space, resulting in a small decrease in potential development, and the residential density change for the Industrial, Public Service, and Recreation land use designations from high density to one caretaker unit per operation, which reduces potential buildout units by over 1,500 units and buildout population by over 3,000 persons. In addition, the Gold Rush Ranch Specific Plan land uses were also added to this table and Table 4-1. The Industrial, Public Service, and Recreation land use designations in Table 4-1 are revised so that high density residential of 16 to 29 units per acre (Industrial and Public Service) or 16 units per acre

(Recreation) is reduced to one caretaker unit per operation or lot, or approximately up to six caretaker units per acre if each operation occupies the minimum lot size of 7,000 square feet. This is the equivalent of approximately 12.84 persons per acre. This change correctly reflects housing densities for areas where significant residential use is incompatible with industrial operations and may lead to land use conflicts, or is a conflicting use of land that does not reflect the intended use of the parcel as either Industrial, Public Service, or Recreation. By limiting residential uses to caretaker units, which is a compatible use with such operations, the potential for land use conflicts is reduced, residential safety improved, and the land is used as intended by the General Plan, resulting in an overall beneficial change.

Updates to the Land Use Element include the addition of objectives and goals to maintain the regulatory framework within the element, such as where there was no existing objective or goal for the policies. The Land Use Element Update includes the following new goals, objectives, policies, and implementation measures:

New Goals, Objectives, Policies and Implementation Measures:

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

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.

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-2.1.2.1: 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.

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.

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

The General Plan Update revised the Land Use Diagram (Figure 4-1) as a result of the new GIS-based mapping system. The previous mapping was not parcel based, showing a broader scale. Digitizing resulted in the refinement of land use designation on 62 parcels within the City limit (See Figure 4-1 below). Each of these parcels was reviewed and the land use designation was updated based on this review of the parcel location, zoning, and existing uses onsite. The majority of adjustments were in regard to refining the current designation on a parcel from one residential type to another, although adjustments were also made to recognize existing recreation and open space areas, and refining land uses to commercial or industrial to reflect the current zoning and use of the parcel. This results in a change to the existing mapping and results in the potential development of 165 fewer housing units and a potential population decrease of 350 persons; which is further reduced by the decrease in the allowable residential units in the Industrial, Public Service, and Recreation land use designations, resulting in an overall decrease in the potential number of housing units and persons in the City.

The changes to the land use designations on these 62 parcels does not result in land use conflicts as the updated parcel uses are consistent with the existing zoning and/or reflect the existing use of the site and adjacent lands. Industrial uses are located adjacent to Commercial areas and Residential High and Medium density land uses are located near Commercial areas and Public Service lands, such as the transit center. Lands redesignated as Residential Estate are located adjacent to existing Residential Estate or Residential Low or Residential Single Family parcels. None of the land use designation changes on the affected parcels result in an incompatible designation with the surrounding area. Rather than conflict with an adopted land use plan, these changes improve consistency between the various land use plans and regulations.

Eight parcels currently designated Residential Single Family (RSF), but zoned C-2 would be changed to Residential High Density (RH) in the General Plan and rezoned to R-4 (Multiple Family Dwellings), which is the compatible zone for RH. RH and R-4 allow the same residential density as the existing Commercial zoning. This change alters the land use designation on these eight parcels from one residential use type to another residential use type, reflecting some of the existing housing onsite (townhomes), limiting the non-residential uses allowable, yet maintaining the same density allowance in the zoning code. The change from RSF to RH increases the potential development density on these eight parcels from 6 units per acre to 16 to 29 units per acre; however, these eight parcels have a combined acreage of only 1.48 acres, with the northernmost four parcels occupying a total of 0.35 acre and the four parcels immediately north of Spanish Street occupying a total of 1.13 acres. The lots range in size from 0.08 acre (approximately 3,485 square feet) to 0.398 acre (approximately 17,337 square feet), with lot size, coverage limitations (up to 75% coverage), and height limits (40 ft.) limiting the ultimate number of units that could be developed per parcel. The smaller parcels could only accommodate one unit, while the largest parcel could accommodate between 4 and 8 units. This would not result in a significant increase of units or population. These parcels are located between lands designated as Residential Single Family and Commercial; therefore, the Residential High Density designation and R-4 zoning would serve as an appropriate transition between moderate density single family housing and high density commercial land uses. The zoning map amendment would not result in impact as the same type of residential uses under zone C-2 would be permitted, yet many commercial uses beyond home occupations would not be allowed and the lot coverage, lot size, and setbacks would be slightly more stringent. While the land use designation would be altered through the adoption of the General Plan Update, the zoning map amendment would require a separate approval by the City Council. Although the zone change does not result in a substantial change in development since the land uses and densities are

generally the same, the change conflicts with the current zoning applied to the parcels and a zone change is required for a less than significant impact to occur.

Another eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the parcel on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to both P-S (Public Service) and R (Recreation) to reflect the current uses of these parcels. Changing the zoning on these parcels from P-S to R results in no significant change to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas. These changes would not result in use conflicts, community division, or other issues related to land use or land use plans

The General Plan Update does not propose uses or transportation route changes that would physically divide the community. The City has an Oak Woodland Management Plan Requirements and Rare Plant Management Plan and Conservation Best Management Practices, which are integrated into the General Plan (See Volume II). The policies and implementation measures in the General Plan Elements, such as Implementation Measures COS-1.9.6.1 and COS-1.9.6.2, support the Management Plan and Practices and do not conflict with their implementation:

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.

Implementation Measure COS-1.9.6.2: New developments affecting oak 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.

There are also numerous policies in the General Plan related to the implementation of the Design Standards and the Improvement Standards, which are integrated into Volume II of the General Plan. The Land Use Element addresses these standards include the following existing policy and implementation standard:

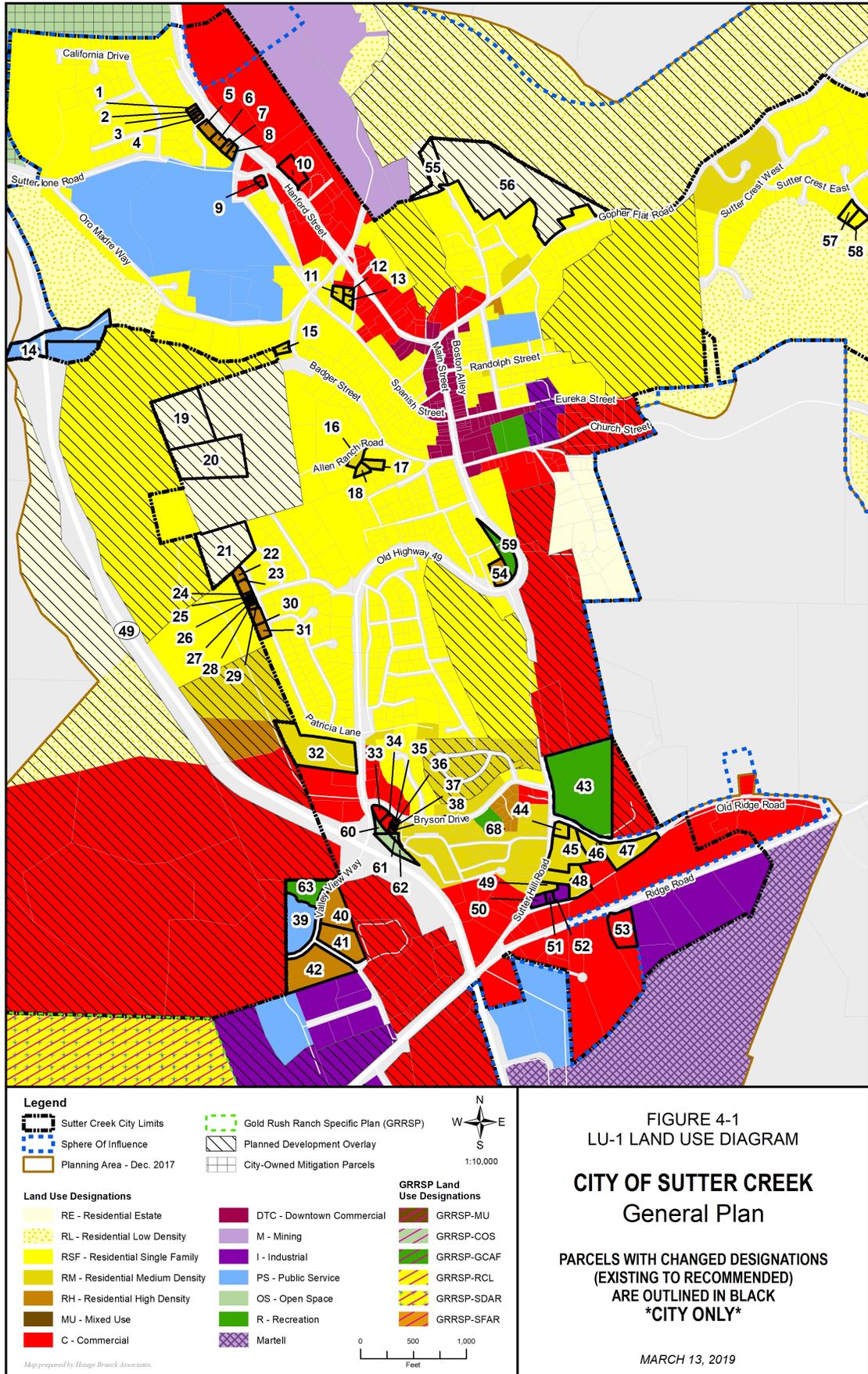
Policy LU-2.1.5: The City shall upgrade the City of Sutter Creek Improvement Standards and maintain the Design Standards (both documents are located in General Plan Volume II) to be consistent with the City's General Plan.

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.

To ensure consistency between the General Plan Update and the zoning map, the City of Sutter Creek Planning Commission recommends adoption of the General Plan Update and the change to the zoning on the 16 affected parcels to the City Council. The City Council will adopt the General Plan Update and approve the zoning change, amending the zoning map. This is a beneficial action to address existing inconsistencies between the zoning map, land use diagram, and actual uses. With adoption by the City Council, the General Plan Update will replace the existing General Plan in accordance with State requirements to periodically update and maintain the General Plan.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**



XII. Mineral Resources

XII. MINERAL RESOURCES: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion:

Potential impacts to mineral resources were thoroughly analyzed in the 2012 General Plan Update IS/MND and 2010 Gold Rush Ranch EIR and no additional impacts are identified. Although mineral resources exist within the area, which corresponds with the rich mining history of Sutter Creek, there are no existing operations. The Sutter Creek planning area is located within Mineral Resource Zones 2b (gold) and 3a (limestone and other deposits) as shown on Figure 2-1 in General Plan Volume III Setting. The 1984 California Division of Mines and Geology Mapping of the Sutter Creek quadrangle show mineral resource zones surrounding the City, but no significant designations within the City. The land use diagram (LU 4-1) shows one area designated for mining outside the City limit. There are no lands designated as Mining within the City limit.

The General Plan Update maintains the Mining Land Use Designation, although there are no mining operations currently within the City limit. The Mining designation persists within the greater planning area outside the City limits, as shown on Figure 4-1, and those mining areas are not affected by the General Plan Update and have not been altered, removed, or redesignated to another land use. Objective COS-1.7 through Implementation Measure COS-1.7.2.1 address and protect mining land and operations in the planning area:

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

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.

General Plan policies related to mining, as well as the City's Mineral Resource Management Program, are retained and remain in effect. The General Plan update does not significantly impact mineral resources. The land use designation and zoning changes do not affect land designated or zoned for mining. Any future site-specific project will be required to submit environmental documentation with a planning application. Future development in Sutter Creek would occur on land designated for residential, commercial, industrial, or public service use and would not be located on land designated as Mining. Lands within the planning area outside the City that have been identified as mineral lands are zoned accordingly; however, these areas are outside of the City and are not within the City limit. The General Plan update will not result in a loss of mineral resources or change to mineral resource operations.

Environmental Analysis: *Less than Significant.*

Required Mitigation: **None.**

XIII. Noise

<p>XIII. NOISE:</p> <p>Would the project result in:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Measures</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?</p>			<p>X</p>	
<p>b) Generation of excessive groundborne vibration or groundborne noise levels?</p>			<p>X</p>	
<p>c) For a Project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels?</p>			<p>X</p>	

Discussion:

Potential noise impacts were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that build-out of the General Plan would result in an unavoidable and significant impact due to increased noise levels because of increased population, but did not specifically discuss groundborne vibration or noise levels. Significant and unavoidable cumulative traffic noise impacts were identified in the 2010 Gold Rush Ranch EIR and mitigation measures were adopted to address other significant noise impacts and reduce them to a less than significant level. No additional noise impacts are identified.

General Plan Volume III Setting provides a noise setting for the City and illustrates noise exposure in Figures 6-1 and 6-2. Primary noise sources in Sutter Creek include Highway 49 and Ridge Road. Westover Field is also a source of noise of levels equal to or greater than the roadways, but is not used at the same frequency or consistency as Highway 49 and Ridge Road.

The General Plan Update relies on General Plan policies to reduce potential groundborne vibration and noise to a less than significant level. The updated Noise Element consists primarily of reassigning policies as implementation measures and creating an objective and policies to correspond to those existing implementation measures to maintain the correct sequence of goals, objective, policies and implementation measures. These new objectives and policies require the prevention and mitigation of unacceptable noise, reduction of noise from sources outside the City, enforcement of noise standards, maintaining and updating noise policies, and modification to Noise Element Contour Maps when appropriate. The Noise Element includes a new Implementation Measure N-1.1.12.1, which states, “The City shall revise the design standards for collector and arterial city streets to incorporate noise attenuation features.” This would not result in an adverse noise impact.

Changes to the land use designations (reduction in the allowed unit density for Industrial, Public Service, and Recreation land uses, reclassification of residential professional as mixed use and the addition of open space) would not result in increased noise levels. In addition, refinement of the land use designation and/or zoning on 63 parcels reflects the existing uses or limitations on the site and does not result in new potential for increased noise or incompatible uses based on noise emissions. The refinement of land use designations or zone on the 63 parcels also does not place sensitive uses closer to the existing airfield or increase human risk in relation to airport noise. Likewise, the elimination of high density residential use from the Industrial land use designation, allowing only one caretaker unit per operation, also reduces noise incompatibility between industrial and residential uses and does not place high volumes of sensitive residential units in areas of higher noise levels. Zoning changes on the 16 affected parcels would not result in new noise impacts and reduces the potential for high volume noise in residential areas.

The General Plan does not propose new development or specific projects, such as major roadway relocations or industrial operations that have the potential to increase noise levels in sensitive areas. Projected growth under the General Plan Update indicates a slower rate of growth than was anticipated by the 1994 General Plan. Current population and development do not meet the anticipated 2014 levels. The General Plan provides a framework for future development and does not prevent growth, which can increase noise levels; however, future site-specific projects will be required to submit environmental documentation with a planning application. The existing noise standards and the layout of land use designations and zoning designations are designed to avoid noise conflicts, and the General Plan guides the enforcement of such standards.

The Noise Element sets forth self-mitigating goals, objectives, policies, and implementation measures that ensure that all areas of the City of Sutter Creek are free from excessive noise and that appropriate maximum levels have been adopted for residential, commercial, and industrial areas. The City ensures land uses are compatible with the related noise characteristics of those uses and noise sources are reduced to the extent possible. These policies and implementation measures include:

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.

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.

The General Plan Update actively enforces noise limits and requires new projects to address noise levels to ensure compliance. The General Plan update does not propose relaxation of noise standards or increased noise levels, nor does it conflict with the City's Noise Ordinance. As future development occurs, noise levels within the City or parts of the City may cumulatively increase; however, the noise limits may not be exceeded and this is accomplished through enforcement of the General Plan and Noise Ordinance as projects are proposed and developed.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

XIV. Population and Housing

XIV. POPULATION AND HOUSING: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion:

Potential impacts to population and housing were thoroughly analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2014-2019 Joint Housing Element IS/MND. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that build-out of the General Plan would result in an unavoidable and significant impact since General Plan policies would alter the present location, distribution, and growth rate of the human population of the planning area. No additional impacts are identified.

The 2014-2019 Joint Housing Element sets forth various housing policies and programs to assist in providing housing for low- and moderate-income households and does present significant impacts to population or housing. The Regional Housing Needs Assessment requires 10 new housing units within the City of Sutter Creek. The addition of ten housing units would support housing stock requirements and would not substantially alter the existing population. Any future site-specific project will be required to submit environmental documentation with a planning application. The General Plan Update does not propose any changes to the Housing Element adopted in 2015.

The General Plan Land Use Element and Zoning ordinance provide the framework within which development may take place. The City of Sutter Creek has incorporated growth projections and growth management policies into the General Plan in order to ensure the preservation of the community’s rural character. However, the City does not have any growth management programs that limit the number of residential units that can be built beyond the zoning and density limits for each parcel. The City has one policy in the General Plan that references growth management. Policy LU-1.1.1, a new policy in the Land Use Element, states: “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.” The Land Use Element also addresses growth projections in new 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.”

General Plan Update Volume I, Chapter 2 Setting, provides a population and housing unit update along with growth and buildout projections. The California Department of Finance estimates 1,374 housing units in the City in 2016 and a 2016 population of 2,588 persons (California Department of Finance, May 2016) with an annual population growth rate of 0.6% and housing growth rate of 0.09%. Based on this rate, there would be 33 additional housing units and 378 additional people in the City or a year 2040 total of 1,407 units and 2,966 persons. By comparison, the 1994 General Plan projected a population of 5,224 persons by 2030, which is significantly higher than current projections. Projections for full buildout of the General Plan indicate approximately 10,000 dwelling units and 20,000 people in the City. It should be noted, the California Department of Finance estimates indicate a population of 2,505 in 2017 and 2,479 in 2018, resulting in 1% decrease in population between 2017 and 2018. Additionally, they estimate 1,395 housing units in the City in 2018 and 1,384 units in 2017. Compared with the estimates for 2016, this indicates roughly 10 units are constructed per year (January 2018). Although they estimate population decreases, the housing unit estimate is forecasted to continue increasing. Full buildout would not occur within the planning period of this General Plan Update based on current growth rates and trends. Sutter Creek has a total inventoried capacity of 1,839 unbuilt lots/units (See General Plan Update Volume III, Table 1-1). Therefore, there is adequate development capacity to serve the projected growth needs of the planning period. The General Plan Update will not result in displacement of existing residents, but will facilitate adequate housing for the City residents.

Although the General Plan Update refines the land use designation or zoning on 63 parcels, this change is a result of the more accurate parcel-based mapping system, as compared to the existing broad-scale mapping system. Most of the land use designation changes increase the overall number of residentially designated parcels or revise the the land use designation from one residential land use to another residential land use. A slight reduction in commercial land use acreages and a slight increase in Residential High Density land use acreages results in no significant change in the amount of housing that can be constructed. Land use designation and zoning changes would result in potentially 165 fewer units or 350 fewer residents, although many of these changes reflect an existing inconsistency between the zoning and land use designation or the existing use on the parcel, such as a park or open space, and would require redevelopment of these developed parcels at the maximum development density. In addition, the removal of high density residential land uses from the Industrial, Public Service, and Recreation land use designations decreases potential population growth. These changes do not displace dwelling units or populations as no existing dwelling units would be removed by the General Plan. The changes reflect existing conditions and zoning and maintain the compatibility of uses in the City.

The land use designation on eight of these parcels changes from Residential Single Family (RSF) to High Density Residential (RH) and requires a zoning change from C-2 Commercial to R-4 Multiple Family Dwellings. The difference in allowed units and population between the C-2 and R-4 zones is negligible as they allow the same type of dwelling units with nearly the same development limitations in terms of coverage, setback and height. The change in land use designation from RSF to RH would slightly increase the potential number of units allowed on a parcel, but it is important to note that these eight parcels comprise a total of 1.48 acres, with most of the parcels being too small to accommodate more than one unit. The increase in potential housing units would be negligible, particularly since these parcels are developed. The remaining eight zoning map changes reflect existing park and open space areas in the City, including changing the zoning on the Bryson Park and Central Eureka Mine sites from P-S (Public Service) to R (Recreation), changing the Miner's Bend Park site mislabeled as right-of-way to R (Recreation), changing the zoning on three parcels at the intersection of Highway 49 and Old Highway 49 from P-S (Public Service) to OS (Open Space), and changing the parcel on the north side of Valley View Way, (the park and ride lot and passive recreation area), from R-4 (Multiple Family) to both P-S (Public Service) and R (Recreation) to reflect the current uses of these parcels. Changing the zoning on these parcels from P-S to R results in no significant change to the allowed use density, except the amount of allowed coverage and structure height is reduced. Changing the zoning from P-S to OS limits development to maintenance structures and

very limited coverage, while changing zoning from R-4 to P-S and R results in less dense development potential and reduces the allowed coverage and building intensity. In each of these remaining cases, these changes reflect corrections or updates to reflect the actual use of the site as existing recreational, public service, or open space areas.

The change in allowable residential units under the Industrial, Public Service, and Recreation land use designations would not conflict with the adopted Housing Element. While the Housing Element (Housing Element Appendix B) recognizes that residential uses are currently allowed in these three land use designations, the analysis of vacant land availability in regard to meeting the Regional Housing Needs Allocation (RHNA) does not include lands designated as Public Service, Recreation, or Industrial (Appendix C Tables 79A and 79B). The Housing Element indicates a portion of one of the parcels in the vacant land inventory is Industrial; however, this parcel is the Pinewoods West apartment site and no Industrial designation is associated with this parcel, as it is RH. No other parcels in the vacant land inventory are identified as Industrial, Public Service, or Recreation. Therefore, limiting residential use on the lands designated Industrial, Public Service, and Recreation would not affect the City's ability to meet the RHNA numbers and would pose no significant conflict with the Housing Element.

Most of the parcels on which a land use designation and zoning change are proposed are not included in the Housing Element vacant land inventory (Housing Element Appendix C Tables 79A and B), and changes to the parcel designation and zoning on these parcels would not affect the Housing Element or the City's ability to meet the RHNA. Two of the parcels are listed in the vacant land inventory tables (044020095000 and 04420057000); however the zoning (R-4) and land use designation (RH) listed for these parcels in the Housing Element vacant land inventory are the same as what is being proposed (R-4/RH) and the 1994 land use designation of RM was not recognized in the Housing Element vacant land inventory, resulting in no conflict with the Housing Element or ability of the City to meet the RHNA.

The General Plan Update does not propose a specific development project. Any future site-specific project or proposed development will be required to submit environmental documentation with a planning application, identifying impacts to housing and population. The General Plan Update does not propose specific updates to the circulation system, services, or utilities that would encourage an influx of development into the area. The improvements to the circulation system, services, and utilities address existing deficiencies in the City or are planned to occur as needed when capacity or other thresholds are reached. The General Plan guides future growth in the City and provides for adequate housing area and associated population growth.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XV. Public Services

<p>XV. PUBLIC SERVICES</p> <p>Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Measures</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p>Fire protection?</p>			<p>X</p>	
<p>Police protection?</p>			<p>X</p>	
<p>Schools?</p>			<p>X</p>	
<p>Parks?</p>			<p>X</p>	
<p>Other public facilities?</p>			<p>X</p>	

Discussion:

Potential impacts to public services, including fire protection, medical aid, police protection, schools, parks and maintenance of public facilities, were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, which determined that potentially significant impacts on public services were mitigated to a less than significant level by General Plan policies and actions by other agencies. The 2010 Gold Rush Ranch EIR also addresses impacts from that development on public facilities and services. General Plan Volume III Setting provides information on the City’s public services. Significant and unavoidable impacts to fire protection, police protection, schools, parks and other public facilities were identified in the 2010 Gold Rush Ranch EIR and mitigation measures were adopted to address other significant public services impacts and reduce them to a less than significant level. No additional impacts to public services are identified.

Public Services and Facilities are addressed in the Public Services and Facilities Element, Safety Element, and Parks and Recreation Element. The Public Services and Facilities Element adds policies regarding development of a community services district, removes those policies and implementation measures that have already been implemented or are no longer necessary, such as measures related to wastewater treatment or postal service, but maintains many of the policies and implementation measures from the 1994 General Plan, with small text adjustments to address provisions for a new school site, civic center, and City offices. The policies and implementation measures address police and fire protection, city offices, schools, and emergency medical services. These existing policies and measures include maintenance of safety plans and funding strategies. New policies and implementation measures regarding annexation in to the

Community Facilities District to ensure new developments are adequately served by first responders. New goals, objectives, policies, and implementation measures that ensure the provision of adequate services and funding for those services include the following:

New Goals, Objectives, Policies and Implementation Measures:

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

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:

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

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

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-1.7.1: 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.

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.

In the Safety Element, Policy S-1.4.6 ensures adequate roadway design for fire equipment access, Policy S-1.4.7 requires vehicular access within 150 feet of a structure, and Policy S-1.4.8 requires buildings in the urban-wildland interface to comply with California Department of Forestry and Fire Protection recommendations on defensible space. New Implementation Measure S-1.4.8.1 requires the City, in cooperation with the Fire Protection District, shall prepare a Fire Safe Plan for the City's consideration and adoption. The remaining policies and implementation measures in relation to fire safety and protection in the Safety Element are the same as the existing policies and implementation measures.

The Parks and Recreation Element adds policies and implementation measures to reflect current development requirements for new parks and recreational facilities. The following are new policies and implementation measures in the updated Parks and Recreation Element:

New Policies and Implementation Measures:

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.

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.

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.

These policies that require new development to pay their fair-share or build new parks within their development relieve the potential increase in demand associated with new development to avoid impact. The General Plan is self-mitigating to ensure that future growth does not impact public services without mitigation. In addition to the new policies and implementation measures listed above, the General Plan maintains the following to ensure adequate service is provided in the City:

Existing Policies (1994 General Plan):

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

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.

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-1.9.2: 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.

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.

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.

The land use designation or zoning changes on the 63 parcels that were refined based on parcel-based mapping and the removal of high density residential from the Industrial land use designation do not result in additional new development potential that has not already been addressed by the existing General Plan environmental documentation or the 2010 Gold Rush Ranch EIR; therefore, no new impacts are anticipated as a result of these changes.

Although buildout of the General Plan has the potential to impact demand on public services and facilities, new projects must pay fees to support their fair share of continued operation or expansion of these services. Any future site-specific project will be required to submit environmental documentation with a planning application and pay the appropriate fees prior to development approval.

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.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None**

XVI. Recreation

<p>XVI. RECREATION</p> <p>Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Measures</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?</p>			<p style="text-align: center;">X</p>	
<p>b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?</p>			<p style="text-align: center;">X</p>	

Discussion:

Impacts to recreation were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR, and no additional impacts are identified. The Parks and Recreation Element lists the existing park and recreation facilities in and near the City. The City of Sutter Creek operates approximately 196 acres of parklands including several playgrounds, a ball field, picnic facility, community meeting areas, educational/historic parks, and natural area parks, some of which is planned and not yet fully implemented, and some of which is open space serving passive recreation. There are approximately 17 acres of developed parks or recreation use facilities, 179 acres of open space or natural area park, and 1 acre of planned parks. There are also additional recreation facilities operated by the Amador County Unified School District and the Italian Benevolent Society, as well as two future neighborhood parks to be developed for the Crestview II and Golden Hills subdivisions.

The Parks and Recreation Element includes updates to policies and implementation measures to reflect current City requirements for park development or funding under new residential development proposals. The General Plan requires new residential development to fund or create five acres of parkland per 1,000 residents. Any future site-specific project will be required to submit environmental documentation with a planning application, and new park funding/development will result in accordance with the size of the residential proposal, thereby increasing the overall number of parks or park acreage in the City. The General Plan Update also includes a policy and implementation measure to coordinate with the Amador County Unified School District about recreational facilities available for public use when not being occupied by school functions. Although the General Plan Update plans for future growth, the policies and implementation measures in the General Plan ensure that new developments provide their fair share contribution to increasing recreational opportunities to offset potential increases in recreation demand. Reference to the creation of a parks commission have been removed as the City Planning Commission will oversee parks and trails creation for new development and the City will develop City-wide standards and funding mechanisms for neighborhood parks to be included in the City’s Development Standards.

New Objectives, Policies, and Implementation Measures:

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.

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.

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.

The Parks and Recreation Element retains the following objectives, policies, and implementation measures:

Existing Policies (1994 General Plan):

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-1.1.3: 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.

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.

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.

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.

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-1.1.8.2: Dedication of creekside greenways is a requirement contained in the Land Use Element that applies to new development 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;
4. The destruction of riparian vegetation should be prohibited except for flood control and public health and safety reasons.

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.

The General Plan does not propose to construct specific park or recreation facilities. Any future site-specific park or recreation project or park associated with a proposed development will be required to submit environmental documentation with a planning application. Implementation Measure PR-1.1.2.1 is self-mitigating in that it requires new development to provide or fund a fair share of parkland in proportion to the anticipated population of the development, thereby ensuring adequate park space and avoiding over-demand. Furthermore, Implementation Measure PR-1.1.7.2 includes the establishment of a funding mechanism for ongoing park maintenance. The Parks and Recreation Element of the General Plan sets forth policies and programs to improve and maintain a full range of parks and recreational facilities, resulting in a beneficial recreational impact.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XVII. Transportation

<p>XVII. TRANSPORTATION:</p> <p>Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Measures</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?</p>			<p>X</p>	
<p>b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p>			<p>X</p>	
<p>c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>			<p>X</p>	
<p>d) Result in inadequate emergency access?</p>			<p>X</p>	

Discussion:

Potential impacts to transportation were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 Gold Rush Ranch EIR and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that build-out of the General Plan would result in an unavoidable and significant impact to existing transportation systems, no impact to air traffic, and did not address emergency access, although emergency access impacts are found to be less than significant in the 2012 IS/MND. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that other potentially significant impacts on traffic hazards, applicable plans, ordinances, policies, or congestion management plan were mitigated to a less than significant level by General Plan policies. Significant and unavoidable impacts in regard to increased motor vehicle trips on area roadways, contributing to an unacceptable traffic operations on some roadway segments and intersections were identified in the 2010 Gold Rush Ranch EIR. The Gold Rush Ranch EIR also identified transportation impacts specific to development design such as parking, internal circulation traffic, and roadway and pedestrian/bicycle facility design; however, mitigation measures were adopted to mitigate these impacts to a less than significant level.

The City has adopted Traffic Impact Study Guidelines, which are included in General Plan Volume II, Section 9 and the 2017 Amador Countywide Pedestrian and Bicycle Plan is included in Section 10. Per the Traffic Impact Study Guidelines, impacts are considered significant if the project:

- Degrades operations from an acceptable LOS (based on RTP policy or General Plan policies to an unacceptable level; or
- Increases delay at an unsignalized intersection operating at an unacceptable level by five or more seconds and the intersection satisfies the MUTCD peak hour volume warrant for traffic signal installation; or
- Increases delay at a signalized intersection operating at an unacceptable level by five or more seconds; or
- Increases the volume-to-capacity ratio on a roadway segment operating at an unacceptable level by 0.05 or more; or
- The project is inconsistent with planned bicycle/pedestrian/transit facilities within the study area.

2017 Caltrans Traffic Volumes for Highway 49 near the Highway 104 interchange show annual average daily traffic was between 14,800 and 17,800 on each side of the intersection (Caltrans, 2017).

The Circulation Element of the General Plan contains goals, objectives, policies and implementation measures that are designed to provide a balanced circulation system for the City of Sutter Creek. The updated Circulation Element will not create new impacts to circulation, traffic, emergency access, air traffic patterns, parking or alternative transportation, but will serve to address the City's needs in these areas to maintain acceptable service, circulation, and access. Some objectives, policies, and implementation measures have been removed as the improvement has been completed/implemented, such as the Highway 49 Bypass, extension of Sutter-Ione Rd., relocation of the Sutter Hill Rd/Ridge Rd. intersection, home mail delivery, and development of a park and ride lot, or are no longer supported, such as conducting feasibility study for parking meters in the central business district.

The majority of changes to the Circulation Element involve removal of implementation measures that have been completed, such as the Highway 49 Bypass and Sutter Hill Transit Center, and the addition of objectives where none existed previously to maintain the hierarchy of goals, objectives, policies, and implementation measures. The Circulation Element update adds four new implementation measures to reflect current practice, and one policy to address the use of a Plan Line, as opposed to the remaining new policies added to maintain an not added to maintain the appropriate objective/policy/implementation measure hierarchy, none of which would create negative transportation impacts:

New Policies and Implementation Measures:

Implementation Measure 1.3.3.1: The City shall review and update the City of Sutter Creek Capital Improvement Program and Funding Strategy.

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.

Implementation Measure 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 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.

The remaining objectives, policies, and implementation measures address circulation, roadway improvements, transit, ridesharing, delivery, staggered work hours to relieve congestion, bicycle and pedestrian facilities, and parking. Promotion of ridesharing, transit, pedestrian and bicycle facilities, and staggered work hours improve the circulation system by offering alternative transportation opportunities and reducing traffic.

Emergency Evacuation is addressed in the Safety Element. Policy S-1.4.6 requires new roadways to comply with City Standards, and Policy S-1.4.7 requires vehicle access within 150 feet of structures. These are not new requirements, but are maintained in the General Plan Update to ensure that emergency access is

maintained in the City. New projects are reviewed for compliance with roadway and access standards established in the City's Design Standards and Municipal Code. The Safety Element also seeks to minimize possible threat to life or property through evacuation and emergency preparedness. Policies S-1.5.1, S-1.5.2 and S-1.5.3 request upgrade of the County's Emergency Management Plan, coordinated interagency drills, and individual emergency plans and drills within major developments and large commercial or industrial operations.

Changes to the land use designations and zoning would not result in impacts to traffic and circulation as these changes reflect current uses on the affected parcels or maintain consistency with the parcel zoning or land use limitations. Overall buildout projections would decrease from the refinement of land use designations or zoning on the 63 affected parcels, which is further reduced by the residential density changes for the Industrial land use designation. No new housing or mapping changes are proposed within the vicinity of Westover Field. Operations at Westover Field would not affect new land uses, nor does the General Plan Update propose uses that would affect air transit. The General Plan Update and Land Use Diagram do not propose any changes to the roadway requirements or layout in the City. The replacement of Residential Professional (RP) land uses with a Mixed Use (MU) designation promotes housing within an area of existing services to reduce vehicle trips and encourage pedestrian, bicycle, and transit use.

Buildout of the General Plan has the potential to increase vehicle activity on area roadways over current conditions, resulting in increased traffic activity. The General Plan Update includes self-mitigating Implementation Measures to monitor and respond to new development and increases in traffic. Implementation Measure C-1.1.1.1 requires new development between Ridge Road and Shake Ridge Road to dedicate and construct a collector road. Implementation Measure C-1.2.1.1 requires the City to review intersections that have met the standard warrants for signals, with signalization to be installed when justified. Other implementation measures require improvements on specific streets, such as sidewalks, widening, realignment, turn lanes, and other improvements. General Plan policies also require new development to construct major and minor collectors to serve the area (Policy C-1.5.2). Policy C-1.3.1 requires new development to conduct independent traffic analysis and pay for improvements to the circulation system as needed, including updating the citywide traffic model and Circulation Element if warranted. Future development projects will be subject to the following policies and implementation measures to achieve or maintain reduced dependence on vehicles and improve the transportation system.

Existing Policies (1994 General Plan):

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.

Policy C-1.3.1: New development projects that have a potential to exceed the growth assumptions contained in the Land Use Element 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-1.5.2: 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-1.5.5: 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.

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-1.6.2: 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.

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.

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-1.10.4: 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.

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.

Any future site-specific project will be required to submit environmental documentation with a planning application and address impacts to traffic based on the proposed development design and features (Policy COS-1.1.1). Projects are required to mitigate based on their impact, implement improvements, and pay proportional fees for roadway maintenance. The General Plan Update is self-mitigating in that it identifies areas in need of improvement or funding, requires plans for the improvements and maintenance of the transportation system, and requires future projects to address and mitigate transportation impacts as discussed above.

Implementation of these measures and compliance with the listed policies ensures that future growth in the City does not result in circulation demands that exceed the system capacity without appropriate mitigation. In addition, the land use designation or zoning changes for the 63 parcels that were updated and for the Industrial land use designation do not result in additional new development potential that has not already

been addressed by the existing General Plan environmental documentation or the 2010 Gold Rush Ranch EIR, and results in decreased population and housing projections; therefore, no new impacts are anticipated.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XVIII. Tribal Cultural Resources

XVII. TRIBAL CULTURAL RESOURCES:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Has a California Native American Tribe requested consultation in accordance with Public Resources Code Section 21080.3.1(b)?	Yes: X		No:	
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?			X	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?			X	

Discussion:

Potential impacts to cultural resources were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan and 2010 GRR EIR and no additional impacts are identified. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that impacts on cultural resources were mitigated to a less than significant level by General Plan policies.

The Tribal Cultural Setting of the area can be found in General Plan Update Volume III Setting. The General Plan Update sets forth various policies and implementation measures to maintain the cultural resources in Sutter Creek and ensure that the appropriate information regarding such resources is provided to local tribes with oversight on such resources. The goals objectives, policies, and implementation measures in the Historic Element promote the protection and preservation of cultural resources and do no adversely impact these resources. Any future site-specific project will be required to submit environmental documentation and mitigation if needed with a planning application per Policy COS-1.1.1.

The City includes the Ione Band of Miwok Indians on the City review through the project application referral package review process prior to Planning Commission review of projects. This allows for early review by the Ione Band of Miwok Indians to identify potential project conflicts with tribal cultural resources and to require avoidance, conditions, or other mitigating actions to avoid impacts.

Letters were sent to the Native American Heritage Commission and Randy Yonemura, Cultural Committee Chair of the Ione Band of Miwok Indians on May 24, 2017 in accordance with AB 52 (PRC Section 21080.31) and SB 18 (Government Code Section 65652.3). No response has been received to date.

The land use designation and/or zoning changes on the 63 affected parcels do not increase potential impact on these resources, as these parcels were already designated for development, a number of parcels are redesignated for open space or other low-development intensity recreation use, and most of the parcels are already developed.

The Historic Element contains the following objectives, policies, and implementation measures to protect tribal cultural resources and avoid resource impacts:

Existing Policies and Implementation Measures (1994 General Plan):

Policy H-1.1.2: Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved wherever 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-1.1.4.1: 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.

New 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.

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.

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.

Future projects are subject to site-specific environmental review and tribal consultation and mitigation measures, if needed, will be required to be implemented to protect those site-specific resources. Changes to the land use designations would not affect the potential for future site development or increase the potential for impacts to cultural resources; therefore, no additional impact would occur as a result of the General Plan Update.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XIX. Utilities and Service Systems

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new water or wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider that serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion:

Potential impacts to utilities and service systems were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, the 2010 Gold Rush Ranch EIR and the IS/MND for the 2015 Joint Housing Element. The 1994 Environmental Assessment for the Sutter Creek General Plan determined that there was a cumulative impact for solid waste and that potentially significant impacts on utilities were mitigated to a less than significant level by General Plan policies and actions by other agencies. No additional impacts to utilities are identified. The General Plan Volume III Setting discusses existing service systems in the City.

The General Plan Update addresses utilities within the Public Service and Facilities Element, which includes goals, objectives, policies, and implementation measures regarding water and sewer service, storm drainage, solid waste, and utility systems. New projects are required to demonstrate service connections and capacity, provide for utility infrastructure within the development, pay their fair share of fees toward utility system capacity and other upgrades, and demonstrate that design and grading do not impact the storm drain system. Changes to the Public Services and Facilities Element include the addition of missing objectives or policies, which were not included in the existing General Plan, and removal of implementation measures that are no longer needed or applicable, as well as the addition of a Community Services District to address funding. The following new goals, objectives, policies and implementation measures are added to reflect current practices:

New Goals Objectives, Policies, and Implementation Measures:

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

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.

Implementation Measure PS-1.3.56.1: 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.

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

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.

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.

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.

The General Plan Update does not propose a specific development project or planned development. It is unknown when, where, or to what extent new development may occur in the City; however, it can be anticipated that buildout will require additional water, wastewater, solid waste, energy and telecommunications utilities. Changes to the land use designations and land use diagram or zoning map would not result in an adverse impact as these changes are proposed to refine the designations per parcel-based mapping data, and correct inconsistencies between the land use designation and zoning on the selected parcels or inconsistencies between the existing use and land use designation. The changes to the land use designation or zoning on the 63 parcels do not result in a significant change of potential units (-165 units) or population (-350 persons) that would affect long-term demand or capacity. Reduction of allowable housing units in the Industrial land use designation reduces potential demand. Any future site-specific project will be required to submit environmental documentation with a planning application, and must demonstrate that adequate utility service, based on the size and demands of the project, is secured.

The adequacy of public facilities, services and infrastructure to accommodate planned residential growth through the end of the Housing Element planning period (June 30, 2019) is discussed in the 2014-2019 Joint Housing Element. Wastewater service is discussed in page B-13. The City of Sutter Creek owns and

operates a sewage treatment plant, treating wastewater from Amador City, Sutter Creek, and County Service Area 4 (in the Martell area). The plant is permitted to process approximately 480,000 gallons per day (gpd) and was operating at 300,000 gpd in 2013, leaving an available capacity of 180,000 gpd. This capacity is adequate to serve pending tentative maps and infill developments for 166 units, but cannot accept additional projects without capacity expansion. The Gold Rush Ranch project would increase sewer capacity with construction of a new facility; however, the project has not progressed and capacity increases have not been funded. New residential developments proposed for annexation into the city are required to provide for sewer facilities including lift stations and pipes to meet their demands and/or pay an impact fee, and they are required to construct all internal sewer distribution system improvements associated with their projects (See Objective PS-1.11). New development will be required to fund eventual wastewater treatment facilities expansion since the treatment plant will ultimately require expansion.

The Amador Water Agency (AWA) provides water service in Sutter Creek. The AWA provides potable and raw water to the City of Sutter Creek via the Tanner water treatment plant. As discussed on page B-9 of the 2014-2019 Joint Housing Element, housing sites in the city have adequate access to water services. New development is required to construct all internal water distribution system improvements to support their projects.

Objective PS-1.12 requires the following, “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;” therefore buildout projects will be responsible for funding utility expansion and ensuring utility service demand does not outpace capacity prior to development. Since the General Plan Update does not propose actual development, but guides development and requires new development to demonstrate utility service availability, no significant impact would occur as a result of the General Plan Update, particularly since the land use changes would result in an overall development decrease.

It should be noted that Policy C-1.5.6 addresses stormwater runoff, “Road sections shall have curbs and gutters or alternative drainage facilities adequate for receiving stormwater runoff from roadway surfaces...” The City’s adopted Improvement Standards also address stormwater infrastructure requirements.

The General Plan Update is self-mitigating through implementation of comprehensive planning and the following objectives, policies and implementation measures for new projects:

Existing Policies (1994 General Plan):

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-1.3.1: 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.

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.

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.

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-1.11.1: 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 should shall be located underground where feasible.

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.

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.

New Objectives, Policies, and Implementation Measures:

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

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 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-1.11.2.1: Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications networks.

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.

Implementation of these measures and compliance with the listed policies ensures that future growth in the City does not result in utility demands that exceed the service system capacity without appropriate mitigation. In addition, the land use designation or zoning changes on the 63 parcels that were refined and for the Industrial land use designation do not result in additional new development potential that has not already been addressed by the existing General Plan environmental documentation or the 2010 Gold Rush Ranch EIR; therefore, no new impacts are anticipated.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XX. Wildfire

XX. WILDFIRE:	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
Is the Project located in or near state responsibility areas or lands classified as high fire hazard severity zones?	Yes: X		No:	
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion:

Sutter Creek is located in a moderate fire hazard severity zone, with small pockets of high fire hazard severity zones. Potential impacts to wildfires were analyzed in the safety and hazards sections of the 1994 Environmental Assessment for the Sutter Creek General Plan, the 2010 Gold Rush Ranch EIR and the IS/MND for the 2015 Joint Housing Element. The 1994 Environmental Assessment for the Sutter Creek General Plan and the 2015 Joint Housing Element IS/MND did not identify a significant impact specific to wildfire as a result of plan implementation. The 2010 Gold Rush Ranch EIR identified significant impacts related to wildfire hazard, specifically in terms of evacuation and emergency response. Mitigation for this area included development of emergency vehicle access routes, emergency service provider override on gates, and preparation of a fuels management program and coordinated wildland fire emergency response plan, which reduced wildfire impacts to a less than significant level. No additional impacts related to wildfire are identified. The General Plan Volume III Setting discusses Wildfire in Section 5.5 and recognizes potential wildfire risk in the City and mentions the need for looped water systems, which are included in Safety Element Policy S-1.4.3.

The General Plan Update Safety Element addresses wildfire and emergency evacuation with the following objectives, policies, and implementation measures:

Existing Policies (1994 General Plan):

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

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.

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.

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.

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

New Objectives, Policies and Implementation Measures:

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

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.

Although some of the measures have been updated so that the language reflects current practice or plans or references the correct agencies, these are relatively the same policies that were included in the 1994 General Plan, with small adjustments to maintain the correct references. These objectives, policies, and implementation measures work to avoid wildfire hazards or threats within the City and reduce the potential for impacts.

The Public Services and Facilities Element also addresses fire protection through the following to ensure adequate service is available:

Existing Policies (1994 General Plan):

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-1.9.2: 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.

New Objectives, Policies and Implementation Measures:

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.

In relation to the land use and growth within a moderate wildfire risk area, the Land Use Element includes 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.”

The Conservation and Open Space Element addresses development in sloped areas, slope stability, and other such hazards:

Existing Policies (1994 General Plan):

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.

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.

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.

New Objectives, Policies and Implementation Measures:

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.

The General Plan Update modifies the land use designation or zoning on 63 parcels; however, these changes do not increase the potential for wildfires. The zoning map amendment on the eight parcels that would be rezoned from C-2 to R-4 would not result in a change that would increase potential wildfire hazard as the uses allowed in zone R-4 are also allowed in C-2. The other eight parcels amended on the zoning map reflect a change to open space, recreation, or public service uses that would not increase the risk of wildfire.

The Circulation Element does not propose any roadway changes that would affect the existing emergency access and evacuation route system or procedures.

New development under General Plan buildout would need to be consistent with the land use designation. Any future site-specific project will be required to submit environmental documentation with a planning application to ensure consistency with the General Plan and applicable safety regulations, and to ensure persons or structures are not exposed to wildfire hazards or increase the wildfire risk in the area (Policy COS-1.1.1). Projects would also be reviewed in accordance with the City’s Development Standards (Policy COS-1.2.1). The environmental review process for subsequent development will ensure new projects do not increase the risk of wildfire or wildfire threat to existing land uses.

Environmental Analysis: *Less than Significant Impact.*

Required Mitigation: **None.**

XXI. Mandatory Findings of Significance

XXI. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Measures	Less Than Significant Impact	No Impact
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

The environmental analysis for the General Plan update supplements the 1994 Environmental Assessment for the Sutter Creek General Plan, which identified the following significant and unavoidable impacts:

- Reduced actual number of native plants;
- Reduce number of some native animal species and increased number of others;
- Incremental increase in noise;
- Additional light and glare;
- Development of presently vacant or natural lands;
- Alteration of the present location, distribution, and growth rate of human population in planning area;
- Reduction of available housing; and
- Unacceptable circulation levels of service until Highway 49 Bypass is completed.

The Gold Rush Ranch Specific Plan EIR found the following significant and unavoidable impacts of the Gold Rush Ranch Specific Plan Project:

- Adverse physical impacts to the environment associated with the provision of new or physically altered government facilities in to maintain acceptable service ratios, response times, or other

performance objectives for fire protection, police protection, schools, parks or other public facilities;

- Increased motor vehicle trips on area roadways that will contribute to unacceptable traffic operations on roadway segments and intersections within the Project study area;
- Increased regional ozone precursor and PM₁₀ emissions;
- Permanent change to the existing visual character of the Gold Rush Ranch development area as viewed from offsite; and
- Increased night sky illumination and localized light spill and glare.

No additional significant impacts to the environment are identified from those described in the 1994 Environmental Assessment for the Sutter Creek General Plan or 2010 Gold Rush Ranch Specific Plan EIR. New Implementation Measures encourage the use of native plants, protection and restoration of oak woodlands and other sensitive habitats, require compliance with the adopted Design Standards which protect the aesthetic and historic quality of the City, and compliance with other local, state, and federal requirements to protect the natural environment and public safety. The Highway 49 Bypass has been completed.

The the 1994 Environmental Assessment for the Sutter Creek General Plan found that cumulative impacts of the General Plan are:

- Decreased water quality in Sutter Creek and its tributaries;
- Degraded regional air quality;
- Incremental increase in the rate of use of water supplies and energy supplies;
- Increased regional traffic;
- Increased demand for regional organized sports facilities;
- Increased solid waste disposal demands for region;
- Alteration of the present location, distribution, and growth rate of human population in the region;
- Increased storm flows and peak runoff; and
- Cost of maintaining adequate services in a number of service areas exceeds available revenues.

The Gold Rush Ranch Specific Plan EIR found that cumulative impacts of the Gold Rush Ranch Specific Plan Project are:

- Long-term increased motor vehicle trips on area roadways and intersections that will contribute to unacceptable traffic operations on roadway segments and intersections within the Project study area;
- Increased greenhouse gas emissions;
- Increased long-term regional ozone precursor emissions;
- Increased traffic noise levels potentially exceeding adopted noise standards; and
- Increased night sky lighting (light pollution).

No additional cumulative impacts to the environment are identified from those described in the 1994 Environmental Assessment for the Sutter Creek General Plan or Gold Rush Ranch EIR.

The General Plan update identifies new goals, objectives, policies and implementation measures, refines the land use designation on 62 parcels to more accurately reflect parcel-level data, revises the Industrial land use designation to eliminate high density housing, and adds Open Space land use designation in accordance with current regulations. Although the Land Use Diagram allocates a land use for each parcel in the City, the General Plan and zoning map amendment do not propose or approve any physical development, nor does it result in a substantive change to the land use designation, land use designation map, or zoning code and map that would allow a substantial increase in the overall development of the City.

The land use designation changes result in an overall decrease in the total number of dwelling units and persons at buildout, an increase in open space and recreation areas, and the elimination of high density housing from Industrial, Public Service, and Recreation designations, which further results in an overall decrease. The zoning map amendment does not increase density or the total number of dwelling units on the 16 affected parcels. In addition, the growth projections for the City do not result in a significant increase over the projections in the 1994 General Plan. Because the cumulative growth is not expected to exceed the projections of the 1994 General Plan, no new impact is anticipated.

The establishment of goals, objectives, policies and implementation measures that result in benefits to the environment through use restrictions, planned improvements, increased analysis at each project level with sufficient mitigation to address site-specific impacts would not result in significant impacts. The text of these goals, objectives, policies and implementation measures self-mitigates and protects the City from environmental degradation, service capacity impacts, and other adverse effects. This Initial Study determined that there would be no impact cumulatively considerable or associated with the potential to degrade the quality of the environment, affecting plants or animals, eliminate important examples of the major periods of California history or prehistory, or result in adverse effects on human beings either directly or indirectly.

The adoption of the General Plan Update and zoning map amendment do not invoke, to a significant level, any of the Mandatory Findings of Significance. The General Plan does not have impacts beyond those that were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, 2012 General Plan Update IS/MND, 2015 Joint Housing Element IS/MND or 2010 Gold Rush Ranch EIR for its planning period.

The General Plan is a collection of goals, objectives, policies, and implementation measures designed to guide development in Sutter Creek and ensure the quality of life is maintained. Because these goals, objectives, policies, and implementation measures are implemented over the long-term (i.e., 20 years) and are applicable to all programs and projects over this period, they are inherently cumulative in nature.

As described above, projects permitted through the General Plan would require project-level environmental review and would be required to comply with applicable federal, state, and city regulations, including protections for human health and safety. Therefore, implementation of the General Plan would not create a substantial direct or indirect adverse effect on human beings. The General Plan update does not have cumulative or environmentally degrading impacts beyond those that were analyzed in the 1994 Environmental Assessment for the Sutter Creek General Plan, 2012 IS/MND, 2015 IS/MND or 2010 EIR.

Environmental Analysis: *Less than Significant Impact.*

List of Mitigations: None.

Mitigation Monitoring: None.

3.0 LIST OF PREPARERS AND REFERENCES

3.1 Lead Agency:

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3.2 Environmental Consultant:

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Anders Hauge – Project Manager

Christy Consolini

Amador County Transportation Commission

Cindy Engel, GIS Coordinator

3.4 References:

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APPENDIX A

Comment Letters on the 2017 Draft and Responses

The following comment letters were received during the circulation period December 11, 2017 through February 24, 2018:

1. Central Valley Regional Water Quality Control Board, Stephanie Tadlock – 1/19/18
 2. Foothill Conservancy, Tom Infusino – 1/22/18
 3. Gary Reinoehl – 1/22/18
 4. Governor’s Office of Planning and Research – 3/1/18
-

Letter 1 CVRWQCB

Response to Comment Letter 1:

No response is necessary as no comment on the IS/ND or General Plan was presented in the letter. No development projects are proposed. As stated in the analysis, projects proposed subsequent to the General Plan would require environmental review and would need to apply for permits based on the size, components, timing, and other characteristics specific to those proposals and will be referred to the CVRWQCB.

Letter 2 Tom Infusino, Foothill Conservancy

Response to Comment Letter 2:

The testimony comments received during the January 22, 2018 Planning Commission Meeting address the proposed General Plan Map and the General Plan Update text. No comments made in the testimony address the IS/ND. The comments received and summarized below were provided to the City for consideration.

Comments on the updated General Plan Map suggest the following changes:

1. Do not designate the area west of the Highway 49 bypass as residential in order to utilize the area as a fire break.
2. The commercial development in the Sutter Hill area should be considered for a different use that does not produce additional traffic.

Response: The City does not wish to make these changes to the General Plan Map.

The testimony also included four suggested changes to the General Plan Update text:

3. Adopt an inclusionary housing ordinance or policy such as established in the City of Jackson, so that housing can be provided for a full spectrum of residents and to facilitate future annexation of the Gold Rush Specific Plan Area.
Response: General Plan Appendix A Future Considerations has been modified to include evaluation of inclusionary housing in the future.
4. Include a policy to mitigate the conversion of agricultural land and develop an agricultural conservation easement program.

Response: Since there is no land use designation specifically for agriculture within the City, there is no need for a mechanism to create agricultural easements outside Williamson Act contracts. Other policies in the General Plan address agricultural land maintenance.

5. Adjust Implementation Measure LU-1.1.5.1 to read, “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 **environmental or** economic impact on the City or its citizens, and that the project will conform to the goals, policies, and standards of the General Plan.”

Response: Implementation Measure LU-1.1.5.1 has been revised as follows: “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.”

6. Consider defining “should” in the glossary as “should – a modifier indicating that an action must be taken unless there is evidence beyond a reasonable doubt that the action is not legal, not technically achievable, or not financially feasible.” Or, replace the words “may” or “should” with “shall.”

Response: The City Council has agreed the definition of “should” in the Glossary will be revised as follows: “Should – Meaning what is expected, or obligatory, except where there may exist valid reasons, in particular circumstances, to not implement an item or action after carefully weighing and understanding the implications.”

Letter 3 Gary Reinoehl

Response to Comment Letter 3:

The comments primarily address the objectives, policies, and implementation measures in the General Plan Update Historic Element that are referenced in the IS/ND.

Comment 3-1 suggests Objective H-1.1 (Historic Element page 10-3) cannot be accomplished with the supporting policies and implementation measures as written.

Response: Comment noted. This is not a comment on the IS/ND analysis.

Comment 3-2 requests that Policy H-1.1.4 and Implementation Measures H-1.1.1.4 and H-1.1.3.1 (Historic Element page 10-4), be altered per subsequent comments in the letter.

Response: Please refer to Response to Comments 3-6 through 3-17.

Comment 3-3 indicates that CEQA Checklist item V.a “Will the project cause a substantial adverse change in the significance of a historical resource defined in 15064.5?” on IS/ND page 47 incorrectly concludes that the General Plan Update would have a less than significant impact because the implementation measures do not ensure protection.

Response: It is unclear from this comment why it would be unjustified. No further explanation is provided beyond disagreement with the statement, and no further response can be provided.

Comment 3-4 addresses IS/ND paragraph 2, sentence 3 on page 47 of the December Draft IS/ND. This sentence indicates the objective, policies, and implementation measures in the Historic Element do not adversely impact historic, cultural, and prehistoric resources, and the comment states this conclusion is unjustified given the implementation measures provided.

Response: No evidence is presented as to inadequacies of the implementation measures, and the comment represents an opinion. See below for revisions to some of the policies and implementation measures.

Comment 3-5 addresses sentences 5 and 6 of paragraph 2 on page 47 of the December Draft IS/ND, which state that letters were sent to both the Native American Heritage Commission and Randy Yonemura of the Ione Band of Miwok Indians and that no response to those letters has been received. This comment indicates that letters are merely an initial attempt at consultation and consultation is not complete until telephone calls and in-person meetings are conducted, if needed.

Response: This comment is incorrect. Tribal consultation requirements and best practices under AB 52, presented by Terrie Robinson, General Counsel for the Native American Heritage Commission, state that Lead Agencies must notify tribes of the proposed project and request consultation. If the tribe does not respond, then consultation can be deemed complete. The NAHC states that “for purposes of AB 52, ‘consultation’ shall have the same meaning as provided in SB 18 (Government Code Section 65352.4).” The quoted text of Section 65352.4 in the comment states that consultation should be respectful, should recognize confidentiality, and should seek agreement. Likewise, SB18 does not require an endless effort to conduct meetings. Tribes are given 90 days to respond, at which point no further action is needed if no response is received. It does not state that telephone calls and meetings are required if a tribe does not respond, only if the tribe has responded that they would like to discuss the Project. The City will respond to tribes who have indicated they would like additional information, provide comment, or request additional consultation, but no further action is needed until a response is received.

Comment 3-6 addresses Implementation Measure H-1.1.1.1 referenced on page 48 of the IS/ND and located on page 10-4 of the General Plan Historic Element. The comment suggests rephrasing the implementation measure to remove the word “constructed” since historic buildings cannot be newly constructed.

Response: In consideration of this comment, Implementation Measure H-1.1.1.1 has been revised as follows, and which results in no significant environmental impact or change in analysis: “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”

Comment 3-7 asks whether Design Review Committee actions can be overruled by the Planning Commission or City Council, and requests the text if Implementation Measure H-1.1.1.1 be revised to accurately reflect the process by which the committee has authority and the process by which they can be overruled.

Response: See the additional text changes to Implementation Measure H-1.1.1.1 regarding the Design Review Committee and the associated review process, above. The Design Review Committee can be overruled by the Planning Commission and City Council, as the City Council maintains its authority as the final deciding body. While the Design Review Committee reviews alteration of historic buildings in the City, the Planning Commission and City Council also provide oversight through discretionary review and the CEQA review process. Specific review processes for projects are not detailed in the General Plan as they can be refined or altered, which would then require an amendment to the General Plan in order to rectify the change in text and document the

new procedures and process. Implementation Measure H-1.1.1.1 as currently written in and analyzed in the IS/ND does not mean the General Plan Update would result in an impact or that projects would result in impacts or that the General Plan allows the Planning Commission and City Council to disregard the Design Review Committee without reason. The IS/ND analyzes the General Plan Update, not future projects in the City. Since the General Plan Update is not proposing a development action, the existence of Implementation Measure H-1.1.1.1 in itself does not create an impact or allow for adverse impacts to occur. The IS/ND is clear that future projects are subject to individual evaluation of impacts. If CEQA documentation or application review revealed an impact to a historic building, then those impacts are required to be addressed through mitigation measures and conditions of approval required for the project. Should the Design Review Committee make a decision that could cause an impact, the Planning Commission and/or City Council could mitigate the impact through the project review process and require additional action as a condition of approval. No additional detail to Implementation Measure H-1.1.1.1 in regard to the process by which the committee has authority or can be overruled, other than the changes shown above, is recommended.

Comment 3-8 concurs with Implementation Measure H-1.1.1.3 referenced on page 48 of the IS/ND and located on page 10-4 of the General Plan Historic Element and states this measure would greatly benefit the City.

Response: Comment noted.

Comment 3-9 requests that Implementation Measure H-1.1.1.4 provide a citation of the specific state laws and regulations that apply.

Response: Specific laws are not referenced since a change to the laws would then require an amendment to the General Plan should future laws be introduced or existing laws amended, renamed, retitled, etc. The General Plan indicates in Volume I Chapter 3 pages 3-2 through 3-3 that the City will comply with federal and state laws and regulations as part of the implementation of the General Plan, including the National Register of Historic Places, and Public Resources Code Sections 21083.2, 5097.5, and 5024.1 (archaeological and paleontological resources), as well as the Native American Graves Protection and Repatriation Act.

Comment 3-10 asks that other types of resources beyond historic buildings and sites, such as structures or objects, be included in Implementation Measure H-1.1.1.4. Comment 3-11 indicates Implementation Measure H-1.1.1.4 should also include building permits, rather than just demolition permits, and recommends the word “demolition” be removed.

Response: In consideration of these comments, Implementation Measure H-1.1.1.4 has been revised as follows, and which results in no significant environmental impact: “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.”

Comment 3-12 states that documentation of resources does not always mitigate an impact to a less than significant level and that the IS/ND should state there may be significant impacts.

Response: The IS/ND is very clear that future projects would need to be evaluated under CEQA. Potential impacts of a specific project would be addressed and mitigated in the CEQA evaluation for that project. This IS/ND evaluates whether the changes to the General Plan goals, objectives, policies, and implementation measures and the land use mapping create impacts. The General Plan itself does not cause an impact to a historic resource as it does not propose to alter any buildings. The last paragraph of the cultural resources analysis in the IS/ND (2017 Draft page 49) states, “Future development within Sutter Creek would not result in the interference with any object, building, structure, site, area, place, or record that the City determines to be historically or culturally

significant, as modification of historic structures, development of unoccupied sites, or other such changes would require analysis of the action in relation to the history of the site or structure, or presence of cultural resources or uses, or prehistoric resources on the site, and mitigation if needed. Future projects will need to conduct site specific analysis for impacts to cultural resources and mitigation measures, if needed, will be required to be implemented to protect those site-specific resources.”

Comment 3-13 calls for an expansion of participants under Policy H-1.1.3 to include “other knowledgeable participants,” other than just “qualified local historians” and claims the policy is more restrictive than CEQA which allows anyone to comment on major developments. The comment also claims the use of and/or allows for exclusion of NCIC or local individuals from the process.

Response: It is important to understand that these policies do not replace CEQA or allow for major development to occur without CEQA. The public would still maintain their right to comment on major developments. This policy is an additional action to CEQA that would allow NCIC or qualified historians or people who have true knowledge of the City’s history and resources to provide input on projects and preliminary proposals outside of the CEQA process. Policy H-1.1.3 is revised as follows: “Policy H-1.1.3: The North Central Information Center at Sacramento State University and/or 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.”

Comment 3-14 suggests a text change to Implementation Measure H-1.1.3.1 to replace “qualified local historians” with “other individuals”.

Response: The implementation measure allows for a review process for NCIC and historians outside the CEQA process where all may comment. This does not limit who can comment on major development proposals, but ensures adequate time for historians and the NCIC to provide their input. Since the measure allows both parties to comment, the word “or” has been struck. Also, the purpose is to obtain meaningful local historian insight on a project, and not the public’s opinions, so the word “other individuals” is too vague. To include a wider range of historians, Implementation Measure H-1.1.3.1 has been revised as follows, and which results in no significant environmental impact: “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.”

Comment 3-15 states that Policy H-1.1.4 is too vague and should directly address the process that must occur if a discovery is made.

Response: Although the process is defined in the associated implementation measure (Implementation Measure H-1.1.4.1), the following revision to Policy H-1.1.4 is made, which results in no significant environmental impact: “**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.”

Comment 3-16 states that there are instances when the developer may be required by other laws to contact specific offices when human remains are discovered and those requirements should be added as a new implementation measure.

Response: Policy H-1.1.4 states that development projects shall notify relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities and Implementation Measure H-1.1.4.1 indicates that discretionary development project approvals shall contain the condition that evidence of historic or prehistoric occupancy discovered during grading

or building will result in an immediate halt to such activities and the prompt notification of the City, the Chairperson, Jackson Rancheria, and NCIC and State Office of Historic Preservation. The General Plan avoids listing specific regulations or processes by title or section to avoid further amendment of the General Plan whenever new laws are made, existing laws are changed, or section of code is renumbered. The General Plan indicates in Volume I Chapter 3 pages 3-2 through 3-3 that the City will comply with federal and state laws and regulations as part of the implementation of the General Plan. Future projects would remain subject to those laws and regulations, such as contacting the County Coroner if human remains are found, and it is not necessary to list every federal or state law or regulation in the General Plan, particularly to avoid constant amendment when these laws and regulations are changed.

Comment 3-17 states that Policy H-1.1.5 is beneficial to the City.

Response: Comment noted.

Letter 4 Governor's Office of Planning and Research

Response to Comment Letter 4:

This letter is simply the form letter sent by OPR at the conclusion of the comment period. The letter from the CVRWQCB (Letter 1) was included; however, no other letters or comments were included in OPR's submittal. No response is needed.