

LAND USE ELEMENT

City of Sutter Creek General Plan

SUTTER CREEK GENERAL PLAN
Land Use Element

INTRODUCTION

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

DISTRIBUTION OF LAND USES

The City's proposed general distribution of land uses is shown on the General Plan Land Use Maps (Maps LU-1 and LU-3). The land use designations shown on the maps are described on Tables LU-2, LU-4 and LU-5. The required "Standards of Population Density and Building Intensity" are addressed on these tables as well as descriptions of intended uses and general standards for their development.

It should be noted that the City's Land Use Maps and descriptions are in two parts. Base and combined land use designations are shown and described on Map LU-1 and Table LU-2. The Land Use Element also has a set of overlay designations. These are shown on Map LU-3 and described on Table LU-4. The Visually Sensitive Area (VSA) and Airport Safety Area (ASA) overlay designations extend beyond the Planning Area boundary, but are not considered to be land use designations for purposes of this General Plan.

IN ADDITION TO THE GENERAL STANDARDS EXPRESSED IN EACH LAND USE DESIGNATION, ALL NEW DEVELOPMENTS MUST CONFORM TO THE GOALS, POLICIES, OBJECTIVES, STANDARDS AND GUIDELINES SPECIFIED WITHIN ALL ELEMENTS OF THE GENERAL PLAN.

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Overlay land use designations shown on Map LU-3 are intended to carry out the purpose and intent of the General Plan's Historic, Safety, and Conservation/Open Space Elements. All of the overlay designations add special requirements to the requirements contained in the area's base or combined land use designation (the designation shown on Map LU-1). Additional details concerning overlay designations can be found in the Historic, Safety and Conservation/Open Space Elements.

The following discussion of the general distribution of land use designations helps to explain the Land Use Maps (Maps LU-1 and LU-3) and Tables LU-2, LU-4 and LU-5.

The Downtown Area	The City's downtown commercial area remains generally within its pre-1994 limits. The area is given its own Downtown Commercial (DTC) land use designation which is intended to protect the district's attractive and historic qualities. This downtown area is also overlain by the Downtown Historic District overlay designation whose boundaries may extend beyond the commercial area and include parts of historic residential neighborhoods. Commercial land uses extend northward from the Downtown Commercial District including lots on both sides of Highway 49 to the City's northern limit. This area is overlaid by a Historic Corridor overlay designation which also applies some standards and project review requirements to help maintain and upgrade the City's valuable image (see Historic Element).
The Sutter Hill/Martell Area	In general, residential suburban and residential low density uses surround this downtown and Highway 49 commercial core. The major exception to this pattern is the Sutter Hill/Martell area which lies roughly one mile south of the Downtown Commercial District. The Sutter Hill/Martell area as shown on the Land Use Map (Map LU-1) contains an amount of commercial and industrially designated area almost equal to the amount of area designated for residential uses. In general, lands between the Sutter Hill/Martell area and the historic commercial and single family residential districts are considered the best area to locate more affordable medium and high density residential uses (multifamily housing). This is because these areas would have a close proximity to jobs, commerce, public services, transportation and public facilities.
Location of Future Public Facilities	The General Plan's Public Services and Facilities Element identifies the following as specific public facilities or facility expansions that will be required within the planning period. It is proposed that lands designated C-(pd) located in the Sutter Hill/Martell area should be pre-planned and developed with infrastructure to attract establishment of an industrial park and/or public facilities such as a community college. This is also an area where the Plan's Parks and Recreation Element suggests that a regional park should be established. The City will also require new, larger, City offices, a larger police department facility, another firehouse and an additional post

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office during the planning period. These are all projected to be located in or near the Sutter Hill/Martell area although City offices and the police facility could also remain centrally located near the downtown area.

The City will require a new 15-20 acre public school during the planning period. This facility is proposed to be located with development of one of the large, undeveloped land areas designated RS-(pd).

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

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

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

Planned Development Areas	The (pd), planned development, combined land use designation and the VSA, Visually Sensitive Area, overlay land use designation, are applied generally to large, presently undeveloped areas. The (pd) designation applies usually to an entire parcel. It is combined with the parcel's other base land use designation to indicate that development plans should be submitted showing how projects in these areas will conform with the General Plan's goals, policies, objectives and design guidelines. The (pd) combined designation implies flexibility in locating density and design within projects to protect the City's inherent valuable qualities. One of the most sensitive qualities is the City's visual character. Within some of the areas containing the (pd) combined designation, there are located specially defined Visually Sensitive Areas (VSAs).
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Visually Sensitive Areas VSAs are general plan overlay designations. They generally occur on large presently undeveloped parcels. Their boundaries are based upon the limit of visually sensitive lands. It is the General Plan's intent that development will not be allowed inside VSAs. This is considered a minimum requirement necessary in order to maintain Sutter Creek's rural atmosphere. In exchange for dedicating VSAs as open space, property owners will be allowed to increase density on the portions of their properties that are outside of VSAs.

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

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

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Land Use Element

LAND USE MAP - LU-1 (Page LU-5)

TABLE LU-2

**BASE AND COMBINED
LAND USE DESIGNATIONS**

BASE LAND USE DESIGNATIONS

RE	Residential Estates	<p>The "RE" designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the area. The "RE" designation is also applied to areas characterized by terrain which is less suitable for higher residential densities.</p> <p>The minimum parcel or lot size is one acre, with the size to reflect access to the site, services available, terrain, soil composition, and other environmental features. Population density and building intensity is one household and one single family dwelling per acre.</p>
RL	Residential Low Density	<p>The "RL" designation is applied to lands for residential use where higher densities than allowed by the RE designation can be supported while maintaining desired rural character.</p> <p>The minimum parcel or lot size is 1/2 acre, with the size to reflect access to the site, services available, terrain, soil, and other environmental factors. Population density and building intensity is one household and one single family dwelling unit per 1/2 acre.</p>
RSF	Residential Single Family	<p>The "RSF" designation is generally applied to lands with a full range of services available and is best suitable for subdivision development. The "RSF" designated lands are generally those regarded for standard lot size single family construction.</p> <p>The minimum parcel or lot size is 7000 square feet. The population density and building intensity is one household and one single family dwelling per 7000 square feet. Maximum lot coverage is 50%.</p>
RM	Residential Medium	<p>The "RM" designation is generally applicable to lands where smaller lot sizes consistently appear (as in the mobilehome park), or where duplex, triplex, or fourplex housing development is suitable.</p> <p>The minimum parcel or lot size for duplex development is 7000 square feet. Maximum population density and building intensity is one household, one dwelling unit per 3000 square feet of parcel or lot area (up to 15 units/acre). Maximum lot coverage is 75%.</p>
RH	Residential High	<p>The "RH" designation is generally applied to lands where multifamily housing development is preferred. Land use constraints due to soils, terrain, access, services, aesthetics, open space, or other environmental features as identified with project application processing should enter into decisions regarding density.</p> <p>Minimum parcel or lot size is 3500 square feet. The maximum allowable density and building intensity will be sixteen to twenty-nine dwelling units per acre. Maximum lot coverage is 75%.</p>
RP	Residential and Professional Office	<p>The "RP", Residential and Professional Office, designation is intended for areas where residences and professional offices or very limited, low intensity, commercial activities may be combined within one building. This land use may be applied in or near the historic downtown area where this combination of uses is somewhat historic or it may be applied to new areas of the City where very limited commercial activity and private entrepreneurs can be encouraged in buildings that also serve as a residence.</p> <p>Minimum lot size is 7000 square feet per lot. Maximum population density and building intensity is 8 households/8 housing units per acre or equivalent. Maximum lot coverage is 50%.</p>

TABLE LU-2
BASE AND COMBINED
LAND USE DESIGNATIONS
(continued)

BASE LAND USE DESIGNATIONS

C	Commercial	<p>The "C" designation is applied to those areas of the City where retail, commercial and professional business services are preferred. Residential uses of "RH" densities may also be compatible provided that the multiple family housing design standards of the land use element and all other policies, standards and codes can be met. Application of the "C" designation is to insure the economic vitality of the City.</p> <p>Minimum parcel or lot size is 7000 square feet. Maximum population density is 16 to 29 households per acre or equivalent (34.88-63.22 persons per acre). Maximum parcel or lot coverage is 85%.</p>
DTC	Downtown Commercial	<p>The "DTC", Downtown Commercial, designation is applied to a specified area of historic downtown Sutter Creek wherein the range of commercial uses that are allowed and the way in which these uses are conducted are strictly controlled by the City's zoning ordinance, to protect the district's attractive and historic quality. This designation also allows a smaller lot size and a greater building intensity than the City's regular commercial district, which is consistent with the history of the downtown area. Single family (studio) apartments and multi-family apartments are allowed to be conducted as secondary, accessory uses customarily associated with the downtown commercial district provided parking and other concerns are adequately addressed.</p> <p>The minimum lot size is 7000 square feet. Maximum population density and building intensity is 16 to 29 households/housing units per acre or equivalent. Maximum building coverage is 95%.</p>
I	Industrial	<p>The "I", Industrial, designation is applied to those lands most suitable for manufacturing or light industrial activities. The "I" designation is to promote a varied and stable local economy. Commercial uses would generally be compatible. Where the "I" designation is combined with a "(pd)" planned development designation "light industry" is considered most appropriate and Residential High density uses could be conditionally allowed if carefully located and if the multiple family housing design guidelines of the land use element and all other policies, standards and codes can be met. Where the "I" designation stands alone, heavy industry uses shall be allowed and protected from land use conflicts.</p> <p>Minimum parcel or lot size is 7000 square feet. One caretaker family housing unit may be allowed per business in operation. Maximum population density is 16 to 29 households per acre or the equivalent (34.88-63.22 persons per acre). Maximum parcel or lot coverage is 90%.</p>
PS	Public Service	<p>The "PS", Public Service, designation is applied to those lands with a public or quasi-public use. Minimum parcel size shall be 7000 square feet; maximum lot coverage shall be 85%; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Such facilities and events may be controlled by discretionary conditional use permit. Where such facilities or events are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.88-63.22 persons per acre). Maximum lot or parcel coverage is 85%.</p>

TABLE LU-2
**BASE AND COMBINED
LAND USE DESIGNATIONS**
(continued)

BASE LAND USE DESIGNATIONS

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| R | Recreation | The "R", Recreation, designation is applied to lands where recreational facilities are to be located and protected from conflicting uses. Minimum parcel size shall be 7000 square feet; maximum lot coverage shall be 50%; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Such facilities and events may be controlled by discretionary conditional use permit. Where such facilities or events are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.88-63.22 persons per acre). Maximum lot or parcel coverage is 50%. |
| M | Mining | <p>The "M", Mining, land use designation identifies areas where potentially valuable mineral reserves may exist and where carefully controlled mining for these resources is allowed. The City is required to insure protection of such mineral reserves by state law. Any use or development of such areas within the City shall be allowed only after approval by the City of a discretionary and conditional use permit and/or a mineral resource protection plan which is prepared or reviewed by a California registered qualified geologist. Land uses allowed in "M" areas shall be limited to mineral extraction, processing, prospecting, exploration and other directly related uses. The City shall control all such activities within the City by use permit and applicable provisions of the State Surface Mine and Reclamation Act and the State Environmental Quality Act.</p> <p>Minimum parcel size in "M" designated areas is five acres. Maximum population density is one household per acre or equivalent (2.18 persons per acre) in conjunction with the (pd) combined designation. Maximum building coverage is 50%.</p> |

TABLE LU-2

**BASE AND COMBINED
LAND USE DESIGNATIONS
(continued)**

COMBINED LAND USE DESIGNATIONS

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

The General Plan uses population and land use projections based upon certain assumptions to determine what the affects of future populations will be. The General Plan's growth assumptions and projections are summarized below and on Table LU-7. These growth assumptions and projections are used throughout the Plan to determine public service and facility needs as well as social, economic and environmental concerns that need to be addressed in the General Plan and MEIR.

Growth Assumptions and Projections

1. Population growth rate will average 3.9% per year consistent with State Department of Finance (DOF) projections for the County of Amador (Report 93 p-1, April 1993). Although the City's past growth rate has been less (less than 1% per year 1980 to 1990), analysis of building sites in the City suggest the City is capable of this growth rate (see assumptions 2 and 3 which follow). Although the DOF projects that the County's growth rate will slow to 2.6% per year after 2004, it is assumed the City's will not. This is, again, because it is assumed the City will have the building sites necessary and because it is assumed that much of the County's growth will occur within incorporated cities. Assuming the 3.9% annual growth rate holds true, the City's 1994 population of 2020 (DOF Report 94 E-1), would increase 21% to 2440 in 1999 and 115% to 4330 by the year 2014.
2. The rate of growth in residential units on existing undeveloped but buildable lots or permitted multifamily housing units will be 4.5% per year. Table LU-6 shows a list of all such existing undeveloped buildable lots or multifamily dwelling units. Using this assumption, there could be 4.5% of the 540 total buildable units, or 24 units, built each year. Based on this assumption there would be 120 more housing units in the City in five years and another 360 more in 20 years. This would represent approximately 90% buildout of existing developments in 20 years.
3. The creation of additional new residential lots or units that get built will average one half percent of the number of existing dwelling units in the next five years or 5 units per year. This assumption does not mean that the City will not approve any large new development projects before 1999, rather it assumes that most projects that are approved will not become finalized, built upon or occupied before 1999. The combined number of units per year that are estimated to be built in the next five years under assumptions 2 and 3 (145 units), is fairly consistent with the average number of building permits issued in the City over the past 5 years (138 units).

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The creation of additional new units that will be built between 1999 and 2014 will be 2% of the number of existing units (24 per year). The 2% per year build out rate is used in order that the total number of housing units being created under assumptions 2 and 3 remain consistent with the projected population increase addressed in assumption #1. Under this assumption, the number of additional units that would be built between 1999 and 2014 would be 548 units. The average number of units built per year would increase to approximately 60.

4. Consistent with projected population growth, it is assumed growth in commercial and industrial development will occur at approximately 4% per year. Based upon a land use survey conducted by Central Sierra Planning Council in 1994, there were approximately 236 thousand square feet of commercial building area in the City and 64 thousand square feet of industrial building area in the City. Based on a 4% per year growth assumption, there would be 57.6 thousand more square feet of commercial development in the City by 1999 and 316.7 thousand more square feet of commercial development in the City by 2014. Based on a 4% per year growth rate there would be 10.8 thousand more square feet of industrial development by 1999 and 76 thousand by 2014.

The CSPC land use survey determined there were approximately 8 million square feet of undeveloped commercial land in City limits and approximately 700 thousand square feet of undeveloped industrial land; enough to allow the growth that is projected.

A summary of all of the above growth assumptions and projections is shown on Table LU-7. The data shows that if all assumptions hold true, the City's population and land use will roughly double in 20 years.

Growth assumptions and projections are an inexact science. This is largely why the Plan requires regular review and updating.

THE BASIS FOR GROWTH MANAGEMENT

Growth Management	General Plan Task Force #1 determined that growth management is necessary to ensure preservation of Sutter Creek's rural character. For this reason growth management policies are included within the Land Use Element. The justification for the growth management policies include the following:
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1. The Circulation Element documents that the City will experience worsening and unacceptable levels of service until the Highway 49 bypass is built. The bypass won't be finished before the year 2000. It is necessary to manage growth as a minimal mitigation of the effects of worsening traffic, especially in the downtown area, until the bypass is constructed.
2. The Public Services and Facilities Element documents that capital improvement programs and projected service costs of other (non-traffic) public facilities and services are not thoroughly quantified at this time. It is necessary to manage growth until service agency needs and projected revenues are quantified to insure that new developments are not costing public services and facilities more than they are providing in increased revenues.
3. The Safety Element documents that until certain specified public facilities or plans are developed there is a threat to public health and safety. It is necessary to manage growth until such facilities are completed and/or plans developed.
4. The Land Use, Historic, and Conservation/ Open Space Elements document that the City's rural, small town, historic values are of paramount consideration in land use planning. The Elements also document that implementing ordinances and guidelines to insure these values are protected are not yet completely in place. It is necessary to manage growth until such follow-through efforts are in place.
5. The policies do not conflict with efforts to implement the Housing Element because the General Plan encourages clustering of higher density development in (pd) designated areas which help encourage developers to provide more affordable housing and helps to avoid segregation of housing by economic groups. The Housing Element's program also includes City participation in efforts to obtain sites and provide infrastructure using in-lieu fees from developers who do not provide affordable housing.

**SUTTER CREEK GENERAL PLAN
Land Use Element**

Map LU-3 (Page LU-13)

TABLE LU-4
OVERLAY LAND USE DESIGNATIONS

VSA	Visually Sensitive Area	<p>Visually Sensitive Areas or "VSAs" are generally areas that are presently natural and undeveloped. It has been determined that these areas must be retained in their present natural and undeveloped state in order for the City to maintain its attractive and valuable small town atmosphere over time. The "VSA" designation is intended to keep these areas as open as possible in order to preserve Sutter Creek's rural atmosphere. It is also intended that VSAs will not reduce the overall allowable density on any given parcel.</p> <p>The following minimum guidelines and development criteria shall be incorporated into all land use projects involving lands on which the "VSA" overlay applies. These guidelines and criteria are deemed the minimum necessary that allow development and still protect prominent hillsides and existing skylines so as to not damage the rural scenic and natural values presently inherent to the City.</p> <ul style="list-style-type: none"> a) Development should be prohibited in all visually sensitive areas except building sites, roads and driveways may be permitted within naturally forested portions of visually sensitive areas. All such building sites, roads and driveway locations within visually sensitive areas should be shown on development plans. b) Where cluster development can occur on a portion of the property affected but outside of the VSA, dedication of the identified visually sensitive area should be required. Where properties cannot cluster development to achieve maximum density allowed by the site's underlying general plan designation, VSA requirements may not be required. c) VSAs should not be applied in areas where a number of allowable dwelling units would be eliminated. d) All heritage oaks within visually sensitive areas should be preserved. e) Other policies and guidelines specific to "VSAs" are found in the Open Space and Conservation Element.
CSGW	Creekside Greenways	<p>Creekside Greenways or "CSGWs" are intended to help meet the General Plan's goals and objectives regarding open space, riparian habitat and wetlands, water quality, flood hazards, and parks and recreation. The CSGW designation is shown on the Land Use Map overlay (Map LU-3) as a conceptual line along the presently undeveloped portions of Sutter Creek and Gopher Gulch within the planning area. As development occurs adjacent to or within each of these drainage courses, the following provisions should be made to apply.</p> <ul style="list-style-type: none"> a) Riparian lands along each creek should be evaluated in detail to determine the appropriate width of this overlay zone with any development project application or building permit involving property fronting a year round or seasonal creek. b) One of the conditions of development approval on such properties should be the dedication of the corridor within the creekside greenway zone. c) Other policies and standards specific to "CSGWs" are found in the Open Space and Conservation Element.

TABLE LU-4
OVERLAY LAND USE DESIGNATIONS
(continued)

HC	Historic Corridor <p>The historic corridor "HC" is to include important Highway 49 frontage north of the Sutter Hill area, but it is not limited to Highway 49 frontage, as shown on the Land Use Map Overlay (Map LU-3). It is understood that within the Historic Corridor is the Downtown Historic District to which additional guidelines apply. The Historic Corridor contains business buildings and homes constructed in the late-nineteenth century which are of historical significance and well maintained. Businesses and other activities catering to tourists as well as the local population are located in this corridor. Preservation and improvement of the historic qualities of the corridor are important to the City's tourist industry, a mainstay of the City's economy and it is an inherent value that residents appreciate. The purpose of the Historic Corridor is to protect and upgrade areas adjacent to old Highway 49 so that they continue to provide a pleasurable and unique cultural experience for residents and visitors as growth and development takes place. The Historic Corridor Overlay Designation is also needed to carry out the purpose and intent of the General Plan's Historic Element. Toward this effort the following guidelines should apply to areas within the "HC" overlay district in addition to the requirements of an area's base or combined land use designation.</p> <ul style="list-style-type: none"> a) All new construction or any alteration of existing buildings should maintain or improve the late-nineteenth century character of the Historic Corridor by exhibiting a visual blending or compatibility with historic structures already existing in the historic zone, especially those structures already existing which exhibit 19th century architectural style or Mother Lode era construction. b) All new construction or alterations of existing buildings may be required to conform to design standards to be established by the City that will described and show how new development can meet historic corridor values and enhance or complement the historic and rural features of the Historical Corridor. c) All new construction or alterations of existing buildings may be required to submit plans for review and discretionary and/or conditional approval of a permanent review body appointed by the City Council before said construction or alteration is allowed to take place. d) Other policies or standards specific to "HC" areas are found in the Historic Element.
DTHD	Downtown Historic District <p>The Downtown Historic District ("DTHD") overlaps the Downtown Historic Corridor and adds another layer of criteria that will govern new construction and rehabilitation or remodeling projects. The purpose of the designation is to insure that the historic integrity of downtown Sutter Creek is maintained and upgraded consistent with the General Plan's Historic Element. The following design guidelines should apply in addition to the requirements of the Historic Corridor and the given property's base land use designation (shown on Map LU-1).</p> <ul style="list-style-type: none"> a) Most buildings in the area have no street or side setbacks. New buildings should be close to the street with parking in the rear or at the side. A limited setback may be provided for a widened sidewalk or landscaping. b) Buildings should continue the vertical emphasis of existing structures. Vertical direction can be achieved by using windows, bays and other elements which are taller than they are wide and by using the strong features which split the building into vertical sections.

TABLE LU-4
OVERLAY LAND USE DESIGNATIONS
(continued)

DTHD (continued)

- c) Some buildings in this area have flat or low sloped roofs with false fronts. Others are steeply sloped hip gable roofs. Incompatible or modern forms such as shed roofs should not be used.
- d) Buildings in the downtown should be particularly rich in detail, such as windows, trim, awnings and filigree.
- e) Other policies and standards specific to the "DTHD" are found in the Historic Element.

ASA	Airport Safety Area	<p>The Airport Safety Area overlay applies to the planning boundary area of the County's airport, Westover Field. Special land use regulations are applied to this area in accordance with the <u>Westover Field Airport Land Use Plan</u> in order to comply with State law and protect public health and safety. The <u>Westover Field Airport Land Use Plan</u> designates three safety areas (the Clear Zone, the Approach/Departure Zone and the Overflight Zone). The Land Use Plan also specifies land uses that are considered compatible or non-compatible in each zone. The three areas are shown on the Land Use Overlay Map (Map LU-3). In addition, all land uses in the "ASA" must also conform to all other applicable requirements of the Airport Land Use plan including the following.</p> <ul style="list-style-type: none"> a) Any proposed structure that would penetrate any of the imaginary surfaces for Westover Field, as defined in FAR Part 77.25, is deemed to be an incompatible land use, unless either the FAA has determined that the proposed structure does not constitute a hazard to air navigation or the State Division of Aeronautics has issued a permit allowing construction of the proposed structure. b) The Amador County Airport Land Use Commission shall be notified by the proponent and/or the responsible local jurisdiction of any development proposal that could result in the erection of objects which could penetrate the airport height restrictions contained in this plan. The project proponent shall also give notice of possible obstructions to navigable airspace to the Federal Aviation Administration as required by FAR Part 77.
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Before a proposed project that would penetrate the FAR Part 77.25 imaginary surfaces can be approved by the City, the City must take action to override the ALUC determination of incompatibility. The action to override, including the required findings, is governed by the Airport Land Use Commission Law, Article 3.5 of the California Public Utilities Code.

TABLE LU-4
OVERLAY LAND USE DESIGNATIONS
(continued)

FHSA
**Flood Hazard
Safety Area**

These requirements are applied to lands within the ASA overlay district, in addition to the requirements specified in the area's base or combined district. In the case of conflict, the provisions of these overlay requirements shall apply. Other policies and standards specific to the Airport Safety Area(s) may be found in the Safety Element.

The Flood Hazard Safety Area Overlay represents the areas designated by the Federal Insurance Administration (FIA) in November 1976 as identified flood hazard areas (Zone A). These are areas that the FIA believes would be inundated by the greatest flood occurrence over a 100 year period. The City has not officially adopted or endorsed FIA flood hazard boundaries. The FIA information is however incorporated into this document in an effort to serve State requirements that 100 year flood plains be identified within the General Plan because more accurate Citywide flood plain information is unavailable at the present time.

All building and planning permit applications proposing improvements within the Flood Hazard Safety Area Overlay should be designed to minimize any possible threat to life or property due to flooding. All such applications should contain an analysis of flooding potential. The City shall review all such analysis and designs and may disapprove the construction of any structures that are deemed to threaten life or significantly threaten property values due to flood hazard potential.

SUTTER CREEK GENERAL PLAN
Land Use Element

CONSISTENCY WITH OTHER PLANS

- Airport Land Use Plan Amador County's only airport, Westover Field, is located in the southeast corner of the planning area. California Public Utilities Code Section 21676 requires that the General Plan be consistent with the Airport Land Use Plan for Westover Field that has been adopted by the Amador County Airport Land Use Commission.
- The Sutter Creek General Plan is consistent with the Airport Land Use Plan. It incorporates the Westover Field Airport height restrictions, safety areas and land use compatibility criteria within the text of the General Plan's Land Use and Safety Elements. In addition, the noise contours and goals, policies and objectives of the General Plan's Noise Element as drafted are consistent with the 1990 update of the Airport Land Use Plan.
- Difference Between "Planning Area" and "Sphere of Influence" California Government Code Section 65300 specifies that a city's general plan shall address "any land outside its boundaries which, in the planning agency's judgment, bears relation to its planning". The area outside of the City's current limits that bears relation to its boundaries is called the "planning area". Both current City limits and the planning area are shown on the General Plan Land Use Maps. The planning area boundary extends beyond not only the City limits, but it also extends beyond the City's sphere of influence. The sphere of influence is determined by the Local Agency Formation Commission (LAFCO). It is generally defined as "the probable ultimate physical boundary and service area" of the City. Because this sphere of influence is determined by LAFCO and may vary from time to time, it is not shown within the General Plan.
- Overlap With County General Plan Land Use Element The City's application of land use designations to territories within the City's planning area that are within the County's jurisdiction is done for two purposes: (1) to communicate to the County the City's desires for the development of land adjacent to its boundaries, and (2) to set forth the City's intentions for the development of lands that could in the future be annexed to the City.
- A comparison between the land use designation in the City's planning area and the City's land use designations for these same areas in the County's General Plan Land Use Element reveal that there are a number of differences. A detailed listing or analysis of these differences is not warranted for the purposes of the City's General Plan Update/MEIR except in the case of lands that are designated by the County for mineral resources or under Williamson Act AG preserve contract. There are no Williamson Act

SUTTER CREEK GENERAL PLAN
Land Use Element

lands inside the planning area. In the case of mineral resource lands, the City General Plan's Open Space and Conservation Element contains provisions to assure that mineral resources will be protected and that the City will cooperate with the County in the enforcement of State Surface Mining and Reclamation Act (SMARA) regulations.

State law does not require that the City's planning area designations be consistent with the County General Plan's land use designations. Instead, the law requires that the two jurisdictions should, according to State general plan guidelines, "vigorously pursue a full understanding of the other agency's positions and be ready to negotiate on the issues". Copies of the draft Sutter Creek General Plan Update and EIR were made available for review by the County and LAFCO. Any conflicts that were not resolved prior to General Plan Update adoption will likely be negotiated when subject properties are either brought into the City's sphere of influence or limits or proposed for development. In order to protect the City from environmental impacts of large and/or rapid development near its boundaries and to uphold the integrity of the City's General Plan Update and MEIR, the

Environmental Assessment contains several policies directed toward the Amador County Planning Commission and Board of Supervisors. These policies urge the County to comply with planning law and CEQA by providing the City of Sutter Creek ample time to review and comment upon any projects in the County that could impact the City in any way. It also specifies that the County should use the assumptions, land use designations, and goals, policies and objectives of this General Plan Update when designing or analyzing projects within the City's planning area. The City may use the courts as necessary to assure these provisions are carried out.

ECONOMIC DEVELOPMENT

**Jobs-Housing
Balance**

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

SUTTER CREEK GENERAL PLAN
Land Use Element

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

**Attracting
New Business**

A commonly used method to attract new business is to hire or appoint an "ombudsman for business", one who will search out prospective businesses, help identify sites for new business, and help business projects through the permit and license process. Two agencies at the State level are available to provide assistance, the California Association for Economic Development and the State Department of Commerce's Office of Local Development. At the regional level, Central Sierra Planning Council and Economic Development District (CSPC/EDD) and the Amador County Economic Development Corporation are available. CSPC & EDD has particular experience with the State Department of Housing and Community Development's economic development block grant set aside wherein block grant funds of up to \$500,000 can be made available for increasing jobs available to low and moderate income households.

TABLE LU-5
SUTTER CREEK GENERAL PLAN
LAND USE ELEMENT
BUILDING INTENSITIES AND POPULATION DENSITIES*

GENERAL PLAN DESIGNATION	COMPATIBLE ZONING CODE CLASSIFICATION	MAX % OF LOT COVERAGE***	DWELLING UNITS PER GROSS ACRE(S)	DENSITY**** PERSONS/GROSS ACRE	MAX***** HEIGHT	COMMENTS
RE-Residential Estates	R-S	15%	1 unit/acre	2.18	35 ft.	See text.
RL-Residential Low-Density	None	15%	1 unit/1/2 acre	4.36	35 ft.	See text.
RSF-Residential Single Family	R-1	50%	6.22 units/acre	13.56	35 ft.	See text.
RM-Residential Medium Density	R-2	75%	15 units/acre	27.12	35 ft.	See text.
RH-Residential High Density	R-3, R-4 code needs amendment**	75%	16 to 29 units/acre	34.88 to 63.22	35 ft.	See text.
RP-Residential & Professional Office	None	50%	8 units/acre	17.44	40 ft.	See text.
C-Commercial	C-1, C-2	85%	16 to 29 units/acre	34.88 to 63.22	40 ft.	See text.
DTC-Downtown Commercial	None	95%	16 to 29 units/acre	34.88 to 63.22	40 ft.	See text.
I-Industrial	M-1, M-2	90%	16 to 29 units/acre	34.88 to 63.22	75 ft.	See text.
PS-Public Service	None	85%	16 to 29 units/acre	34.88 to 63.22	40 ft.	One caretaker unit per permitted use with use permit. Population density may be allowed to reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
R-Recreation	None	50%	16 units/acre	34.88	35 ft.	One caretaker unit per permitted use with use permit. Population density may be allowed to reach 250 persons/gross acre for facilities or events that involve the periodic assemblage of large numbers of people.
M-Mining	None	50%	1 unit/acre	2.18	75 ft.	See text.

TABLE LU-5 (cont.)

GENERAL PLAN DESIGNATION	COMPATIBLE ZONING CODE CLASSIFICATION	MAX % OF LOT COVERAGE***	DWELLING UNITS PER GROSS ACRE(S)	DENSITY**** PERSONS/GROSS ACRE	MAX***** HEIGHT	COMMENTS
(pd) Planned Development	SP code needs amendments	--	--	--	--	May combine with any other general plan designation, implies special requirements, see text.
VSA-Visually Sensitive Area (Overlay)	None	--	--	--	--	May combine with any other general plan designation, implies special requirements, see text.
CSGW-Creekside Greenway (Overlay)	--	--	--	--	--	May combine with any other general plan designation, implies special requirements, see text.
HC-Historic Corridor (Overlay)	--	--	--	--	--	May combine with any other general plan designation, implies special requirements, see text.
DTHD-Downtown Historic District (Overlay)	--	--	--	--	--	May combine with any other general plan designation, implies special requirements, see text.
Airport Safety Areas (Overlay)	--	--	--	--	--	May combine with any other general plan designation, implies special requirements, see text.
Flood Hazard Safety Area (Overlay)	--	--	--	--	--	

- * This chart is for general planning purposes. Additional details, provisions and exceptions are contained within other elements of the general plan and within City codes.
- ** Density requirements are inconsistent.
- *** Lot coverage includes accessory buildings and structures. It also includes driveways, roads and parking areas.
- **** Population density calculated using 2.18 persons per households for residential uses, based upon 1990 Census.
- ***** Maximum height applies to buildings and not structures. Details regarding height of structures are contained in City codes.

TABLE LU-6
SUTTER CREEK GENERAL PLAN
ANALYSIS OF EXISTING BUILDABLE
LOTS AND/OR UNITS
JANUARY 1, 1994

<u>New Developments, Final Maps and Planning Permits Approved</u>	<u>Unbuilt Lots/Units</u>	<u>Avg. Density</u>
Sutter Crest Estates (SFR)	16	1.15 SFR/ac
Mesa De Oro (SFR)	28	4.64 SFR/ac
Crestview Estates Unit 1 (SFR)	38	2.25 SFR/ac
Sutter Glen (17 duplex)	34	4.86 duplex units/ac
Gold Quartz Terrace (4 SFR & 1 duplex)	6	4.44 SFR/and 11.61 duplex /ac
Sutter Vista Apartments	<u>50</u>	24.27 units/ac
	Subtotal	<u>172</u>
Estimate of SFR and Duplex Units That Can Be Built in City, Outside Above Listed Developments NOT REQUIRING A PLANNING PERMIT (Ministerial)	<u>55</u>	Varies
	Subtotal	<u>227</u>
<u>New Developments, Final Maps and Planning Permits Not Approved</u>		
Gold Quartz Apts. (Apartments require site plan)	30	29 units/ac
Sutter Crest East (50 SFR, 12 duplex, requires final map)	62	0.37 SFR/ac 2.9 duplex units/ac
Estimate of Other MF Units That Can Be Built on RM & RH Sites (require site plans)	40	Varies
Crestview Estates, Units 2 & 3	55	2.32 units/ac
Oak Knolls	<u>91</u>	1.98 SFR/ac
	Subtotal	<u>278</u>
	Total	<u>505</u>

TABLE LU-7

**GROWTH PROJECTIONS
CITY OF SUTTER CREEK**

Residential

<u>Category</u>	<u>1994 Base Year</u>	<u>1999 Totals</u>	<u>Intermediate Year 2000</u>	<u>2014 Totals</u>
Number of Dwelling Units	925	1,040	1,075	1,505
Vacancy Rate	1%	3%	3%	3%
Population	2,015	2,219	2,281	3,358
Growth Rate	1.9% /year		2.8% / year	
Persons per Dwelling Unit	2.2		2.3	
Number of New Dwelling Units from <u>Existing Projects</u>	15 per year average	75	7 per year average	105
Number of New Dwelling Units from <u>Future Projects</u>	8 per year average	40	22 per year average	330

Non-Residential

<u>Category</u>	<u>1994 Base Year</u>	<u>Annual Increase</u>	<u>Annual Rate</u>
Retail Commercial	212,000 sq. ft.	8,000 sq. ft.	3.8%
Office/Professional	65,600 sq. ft.	1,400 sq. ft.	2.1%
Industrial	128,000 sq. ft.	2,000 sq. ft.	1.6%
Institutional	150,800 sq. ft.	2,200 sq. ft.	1.5%

SUTTER CREEK GENERAL PLAN
Land Use Element

GOALS, POLICIES, OBJECTIVES, IMPLEMENTATION MEASURES AND GUIDELINES

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

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

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

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

SUTTER CREEK GENERAL PLAN
Land Use Element

GOALS	<p>GOAL 2.1: Allow the City to grow and prosper while protecting existing neighborhoods and the existing quality of life that is the essence of Sutter Creek. The existing quality of life includes the City's rural small town atmosphere, its historic qualities, and its current level of public services and facilities.</p> <p>GOAL 2.2: The scenic and natural beauty of the existing skyline, prominent hillsides and riparian corridors in the City and surrounding planning area as well as other topographically sensitive features shall be protected by requiring the use of creative land development designs that transfer density and construction to less sensitive areas.</p> <p>GOAL 2.3: Improve the local economy by retaining and developing jobs and revenues through tourism and related services in the Downtown Historic District and Historic Corridor and through orderly development of the Sutter Hill/Martell area with non-polluting commerce and industry.</p>
Land Use Standards and Guidelines	<p>There are standards, guidelines and policies contained in all nine elements of the General Plan that will effect the design of new land use developments in the City. The standards and guidelines of the Land Use Element that are applied generally and Citywide are contained on Tables LU-2 and LU-4. The City has, in addition, developed more specific land use design guidelines to be applied to multifamily residential developments (buildings containing more than one dwelling unit), to all high density residential and commercial projects, and to commercial and industrial developments in the Sutter Hill/Martell area. These guidelines are shown on the Tables numbered LU-7, LU-8 and LU-9.</p>
Policies	<p>POLICY 2.1: Growth management is necessary in order to preserve Sutter Creek's existing quality of life. When project applications are being considered for acceptance under the provisions of Government Code Section 65943 and the City's permit procedures, General Plan consistency should be evaluated. If the project proposal is not consistent, the applicant should be advised that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Included in this evaluation should be a comparison of the project's proposed population density and building intensity with the growth assumptions and policies of this plan.</p> <p>POLICY 2.2: "In-filling" is encouraged and leap-frog development or strip commercial development is discouraged.</p> <p>POLICY 2.3: The City of Sutter Creek desires that the County of Amador allow only large parcels and agricultural uses outside of the City's planning area north of State Route 104/Ridge road. The appropriate County land use designation for these areas should be "A-G" (Agricultural-General) and "A-E-20" (Agricultural-Estates-20 acre minimum parcel size). The County should</p>

SUTTER CREEK GENERAL PLAN
Land Use Element

remain informed of the City's VSA overlay designations and not allow parcelization that would be inconsistent with the intent of the VSA designation.

POLICY 2.4: No urban development should be allowed on lands within the City's planning area that are designated RE(pd), RL(pd) and RSF(pd) unless or until such lands become annexed to the City.

POLICY 2.5: The City shall only annex those lands which can be developed in accordance with the City's General Plan, are fiscally sound additions to the City and which can be adequately served by municipal facilities (or acceptable alternative). Prior to the annexation of lands to the City, the 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, and that the project will conform to the goals, policies, and standards of the General Plan.

POLICY 2.6: The City Planner shall provide annual reports to the Planning Commission on the status of the General Plan and the progress in carrying out its policies, objectives, and implementation measures and mitigation monitoring program. This annual report could precede an annual "State of the City" budget report to insure funding is budgeted appropriately each year to implement and maintain the General Plan. The City Planner shall annually update the General Plan's land use data and assumptions concerning growth and development as well as the General Plan's goals, policies, objectives, standards and programs.

**Objectives
and
Implementation
Measures**

OBJECTIVE 2.1: The City shall update the zoning code and the zoning map to conform to the General Plan.

IMPLEMENTATION MEASURE 2.1: Table LU-5, "Building Intensities Population Densities", generally shows the new zones that are needed and generally those that need amendment. The City should reduce minimum lot sizes in areas where "in-filling" is desirable and services and facilities (including traffic circulation) are adequate. Target date: before 1997

OBJECTIVE 2.2: The City shall update and amend its subdivision code to be consistent with the General Plan.

IMPLEMENTATION MEASURE 2.2: The subdivision ordinance should be amended to include design policies and guidelines which are consistent with those contained within the updated General Plan. The new Subdivision Code should also contain and/or reference the General Plan's planned development (pd) guidelines and criteria. Target date: before 1997

OBJECTIVE 2.3: The land use data base of the General Plan shall be maintained.

IMPLEMENTATION MEASURE 2.3: Existing land use data and projections that were collected in developing this Land Use Element should be put on a computer spreadsheet and maintained as building permits, planning permits, and new developments are approved and/or constructed. The building inspector and planning department shall work together to assure that the land use data base is maintained. This data base is important to the long term maintenance of the General Plan and the evaluation of individual projects pursuant to Policies 2.1 and 2.6. Target date: before 2000 and ongoing.

OBJECTIVE 2.4: The City Council should appoint a "business ombudsman" to attract new business and retain existing business in Sutter Creek.

IMPLEMENTATION MEASURE 2.4: The purpose of the "business ombudsman" would be to develop and actively pursue an economic development strategy that will encourage non-polluting business and industry to locate in the Sutter Hill/Martell planning area and to assist communication between businesses and all City offices, local service agencies, the Council and the Planning Commission not to create exceptions or "loopholes" in City requirements but to explain to and assist businesses in meeting such requirements. The ombudsman should be provided an administrative budget and be required to report on a quarterly or semi-annual basis regarding activities, progress and expenditures. Target date: before 2000 and ongoing.

OBJECTIVE 2.5: The City shall upgrade its "improvement standards" document or develop a "design guidelines" document to include and be consistent with design guidelines found within the City's General Plan.

IMPLEMENTATION MEASURE 2.5: The City's "improvement standards" document is primarily an engineering document and it 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 insure its consistency with the General Plan. It is also possible the City would want to develop a "design guidelines" document as a volume to be maintained separately from the "improvement standards" document. The results of this effort could provide the development community with one manual regarding how to design projects for the City of Sutter Creek. Target date: before 2000

OBJECTIVE 2.6: The City should plan for the development of campus-like industrial developments with low rise buildings and landscaped or natural open spaces in the industrial park where shown on the land use map as I-SP. The City should implement facilities plans to finance the provision of municipal facilities and services to the industrial park. The City should establish a research and development zone similar to that used by Nevada

SUTTER CREEK GENERAL PLAN
Land Use Element

City which can be applied to appropriate industrial areas. Lands in or near the Sutter Hill commercial/industrial area should also be designated for a college campus, schools and other public services uses. Target date: before 2005

OBJECTIVE 2.7: The City shall consider expansion of the DTC - Downtown Commercial Area.

IMPLEMENTATION MEASURE 2.6: The City should undertake a study to determine the feasibility of expanding the DTC area. Factors to consider include: demand for additional retail space; types of uses appropriate for the downtown area; traffic circulation and parking; and maintaining viability of the existing DTC area. Target date: before 2000

TABLE LU-8

DESIGN GUIDELINES TO BE APPLIED TO
ALL MULTIFAMILY RESIDENTIAL DEVELOPMENTS

1. Apartments and affordable housing are appropriate along arterial roads and public transit routes, lands near commercial centers and major public institutions, and as a buffer between the Sutter Hill commercial/ industrial area and single family neighborhoods.
2. Cluster developments should generally include condominiums, townhouses, half-plexes or small lots and could be allowed in planned developments throughout the City.
3. Setback and open space requirements may vary between multifamily developments in multifamily zones and those used to accomplish the objectives of clustering in other zones.
4. Multifamily developments should blend with some aspects of other historic buildings in the City and not be architecturally incompatible with the neighborhoods in which they are located.
5. Multifamily housing projects should generally consist of smaller multiple buildings rather than a few large multifamily buildings.
6. Buffering, including fences, landscaping, berming, and/or open space should be required between adjacent multifamily projects and single family developments along common boundaries.
7. In multifamily residential developments, usable private and common open space should be provided. Private open space should be directly accessible from the unit. Common open space should be readily accessible from all buildings and should be integrated with the on-site pedestrian circulation system.
8. On- and off-site pedestrian access to shopping should be included in all multifamily developments wherever possible.
9. Multifamily developments including 10 or more units should provide transit facilities (bus stops, etc.) unless an adequate facility exists within 1/4 mile.
10. Trash collection areas should be screened, enclosed, and accessible but located a suitable distance away from dwelling units to avoid noise and disturbance during early morning trash collection hours.
11. To prevent unwarranted noise or light, no parking should allow the front of parked cars from within 15' of the front of a living unit except where parking spaces may be located in carports or garages under or attached to the apartment or unit.
12. All apartments should have laundry facilities which are not available to the general public. The standard should be one washer and one dryer per 6 dwelling units.
13. With all multifamily dwelling projects involving 10 or more units recreation facilities for the use of the residents should be included in the project design.

TABLE LU-9
**DESIGN GUIDELINES TO BE APPLIED TO ALL HIGH DENSITY
RESIDENTIAL AND COMMERCIAL DEVELOPMENTS**

1. Landscaping and usable open space should generally constitute at least 15% of development in commercial zones, 10% of developments in industrial zones, and 25% of developments in multifamily residential zones except in the historic corridor.
2. Site layout should adequately provide for storage and utility functions including trash containers, propane tanks, utility transformers and other mechanical equipment and general storage. All utility functions including trash containers, propane tanks, utility transformers and other mechanical equipment and general storage shall be screened from public view.
3. Landscaped areas should be provided in front of the screen if it is within 20' of the street. The screening must be designed so that the area being fenced or screened is not visible through the screen. Open chain link fences will not meet this requirement.
4. The design of fencing, trash enclosures and similar accessory site elements should be compatible with the architecture and color of the main buildings. Fences should be no higher than necessary to perform their desired function and should not reduce traffic visibility.
5. Landscaping design should maximize the retention of existing vegetation. All added landscaping should harmonize with the retained existing vegetation.
6. To the maximum extent feasible, plants native to the Sutter Creek area which do not require much irrigation should be used for landscaping.
7. When native species are unavailable or inappropriate, exotic species should be selected which blend with the Sutter Creek environment, are adapted to a dry climate, require little maintenance and will not invade surrounding areas displacing native species.
8. All parking areas should be landscaped. This should include perimeter landscaping and interior islands. There should be a minimum of a 10' buffer between parking areas and adjacent residential property lines. Fencing or suitable vegetative screening shall be provided between parking lots and residential property. All vegetative buffer strips should include pedestrian crossings to minimize safety and maintenance concerns. Whenever possible, parking areas should be placed at the side or back of a building. If a parking lot is within 20' of a street property line, a landscaped strip at least 5' wide should be provided between the parking and the street.
9. Drainage lanes should be in wide landscaped swales or underground pipes or a combination of both. Open concrete or rock ditches will not be allowed in most cases.
10. Design guidelines based upon the City's historic architecture referenced in the General Plan's Land Use and Historic Elements should be applied to all commercial and multifamily developments outside of the Sutter Hill area.

TABLE LU-10
DESIGN GUIDELINES TO BE APPLIED TO THE
SUTTER HILL COMMERCIAL/INDUSTRIAL AREA

1. The main concern in the building siting should be the best functional arrangement to serve the needs of the business. Customer service, vehicle and material flow patterns, potential conflicts between different operations and expansion potential should all be evaluated in designing and approving a site design.
2. No specific architectural style or treatment is favored over any other, but the following principles should be applied. Large, plain buildings should be made more visually interesting by projections and substantial dimensional offsets. Long walls of one material should be varied by the use of strong vertical accent materials. Architectural details on very large structures should have the same proportions to the mass of the building that smaller buildings would use. This architectural technique is intended to reduce the apparent scale of the building to the more residential scale of most of Sutter Creek's buildings.
3. Buildings should be sited to present their most attractive face to the street. Loading docks should be located at the rear of the building. Any vehicle entrances to the building should also be located to the rear. Buildings should be sited to serve as screens for outdoor storage and work areas.
4. Landscaping should be concentrated along street frontages and next to building walls facing the street. Any areas not used for buildings, parking, loading, zones and other purposes should be put into landscaping. At least 10% of the total site area should be landscaped in industrial zones and 15% of the area landscaped in commercial zones. Earth mounds are encouraged within planting areas.
5. All apartments should have laundry facilities which are not available to the general public. The standard should be one washer and one dryer per 6 dwelling units.
6. With all multifamily dwelling projects involving 10 or more units, recreation facilities for the use of the residents should be included in the project design.

CONSERVATION AND OPEN SPACE ELEMENT

City of Sutter Creek General Plan

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

INTRODUCTION

Statutory Requirements State law requires that all general plans shall contain a conservation element and an open space element. The Sutter Creek General Plan addresses the requirements of both in one combined element (also permissible under the law).

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

The requirements for open space elements are put forth in Government Code Section 65560 (et. seq.) and Public Resources Code Section 5076. In requiring open space elements, the State government has found "That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods (Government Code Section 65561(c))." State law defines open space as "Any parcel or area of land or water which is essentially unimproved and devoted to an open-space use" defined as follows (Government Code Section 65560):

- (1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lake shores, banks of rivers and streams, and watershed lands.
- (2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

- (3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lake shores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable oil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Section 65303 of the Government Code allows that a "General plan may...address any other subjects which, in the judgment of the legislative body, relate to the physical development of the county or city." Section 65301(c) states "The degree of specificity and level of detail of the discussion of each such element shall reflect local conditions and circumstances." The law also provides that the jurisdiction may provide the format or the arrangement of the elements within which it chooses to address the State requirements (Government Code Section 65301(a)).

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

This element clarifies and implements most policies and objectives concerning conservation and open space that are listed in the City's previous 1982 General Plan. This element also addresses many of the environmental concerns regarding the impacts of growth that are listed in the environmental assessment section of this General Plan/Master Environmental Impact Report.

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

Open Space
Surface and Groundwater Resources
Water Conservation

SUTTER CREEK GENERAL PLAN Conservation and Open Space Element

Air Quality
Geology and Mineral Resources
Soils, Erosion Control and Grading
Vegetation, Wildlife and Fisheries
Energy Conservation

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

OPEN SPACE

The City's
Open Space
Network

The City's open space network is defined in the Land Use Element and the Parks and Recreation Element. Its components include visually sensitive areas and creekside greenways, which are identified on Map LU-3 and explained on Table LU-4 in the Land Use Element. The network will also include a system of yet-to-be-designed trails and/or linear parkways that are called for in the Parks and Recreation Element. The network will also include private and public open space required by the design standards shown in the Land Use Element (Tables LU-2 and LU-7 through LU-9). This network is considered the minimum necessary to assure that the City's valued rural character is maintained. The open space network, defined by mapped land use designations, development guidelines and policies also help to achieve the conservation objectives discussed within the following sections of this text.

City's
Definition
of Open
Space

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

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

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

SURFACE AND GROUNDWATER RESOURCES

Surface Waters

- The Natural Drainage The City of Sutter Creek is drained by Sutter Creek itself and a system of seasonal tributaries and drainage swales and gulches, all of which eventually lead to Sutter Creek. Sutter Creek is considered as having year-round flows except that two recent events have reduced flows such that, in the summer months, the Creek has been reduced to a trickle. These factors include (1) the drought which between 1985-86 and 1991-92 produced approximately 65% of annual average rainfall and (2) a diversions of water upstream. The City has formed a task force to try and take action regarding upstream diversions.
- The upstream diversion pertained to a water rights application filed by Mace Meadows Golf Course. A recent agreement has been reached between the golf course, the California Regional Water Quality Control Board and the Sutter Creek Task Force concerning the diversion of creek water.
- State and Federal Controls The planning area is within the San Joaquin planning basin of the Central Valley Regional Water Quality Control Board (CVRWQCB). This Board is charged with enforcing water quality standards in the area. They will monitor development projects through the environmental review process and they can require restrictions of existing facilities to control discharge into surface waters to preserve water quality. The CVRWQCB and the City are required to comply with provisions of the Federal Clean Water Act which has an objective of restoring and maintaining the physical, chemical, and biological integrity of the nation's waterways.
- Water Quality The City's 1982 General Plan reported that the water quality in the Sutter Creek system is considered excellent. Recent summertime reduction of flows may be increasing the concentration of pollutants, however. The most concerning of these is organic matter.
- Organics include eroded soils, fertilizers and similar materials which can disturb the levels of oxygen in the Creek and thereby degrade its ability to support native life forms including fish. Eroded soils and nutrients require oxygen to decompose robbing it from the water. Increased nutrient levels also stimulate the growth of algae which robs oxygen and changes the stream's clarity.
- Urban runoff also produces inorganic pollutants such as herbicides, pesticides, metals, salts, oils, grease and rubber.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

Although the CVRWQB has not monitored Sutter Creek in the recent past, a water quality engineer for the Board has suggested that the cumulative effect of new developments in the City and upstream could cause the steady degradation of water quality in Sutter Creek unless citywide plans and/or standards are put into place. Such plans or standards should include provisions to minimize the amount of organic and inorganic material reaching Sutter Creek.

**City Efforts
To Control
Pollution**

The City presently controls drainage and erosion concerns for major development projects through individual project review under California Environmental Quality Act (CEQA) requirements. There is no citywide water pollution control plan. There is little or no control of erosion on home construction or other individual small projects.

The City Engineer is drafting drainage standards to be applied to all new developments. The General Plan's Public Service and Facilities Element calls for the establishment of a citywide master drainage plan which should address water pollution as well as drainage concerns. The section concerning soils, erosion control, and grading calls for the adoption of a grading ordinance which will also significantly reduce surface water degradation concerns.

**Department of
Fish & Game
and Army
Corps**

The California Department of Fish and Game and the U.S. Army Corps of Engineers are required to oversee projects that directly affect riparian and wetland environments. These environments are plant communities associated with surface water. These are addressed under the heading "Vegetation, Wildlife and Fisheries" in a section which follows.

Groundwater

There are no large underground storage basins and there is no large scale development of groundwater resources in the planning area. The City is currently and has been traditionally served by surface water.

**Groundwater
Resources**

The draft EIR on the Golden Eagle project reports that "While not common to the project vicinity, some individual wells have been drilled into the weathered bedrock and limited fracture zones with varying success. These wells are typically drawing from within fractures of the Black Rock Slate which is found primarily to the east of Highway 49. West of Highway 49, the rock type becomes predominantly greenstone with an associated decrease in water capacity. According to Amy Hunt of Cal Tech Drilling, wells drilled near Amador High School have given mixed results with highest yields produced from deeper (greater than 200 ft.) fractures. It has been their experience that wells in proximity to the contact between Black Rock Slate and the greenstone increase the chances of locating a groundwater source (p. 11-2)."

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

WATER CONSERVATION

Although the Public Services and Facilities Element identifies water needs as being met over the 20 year planning period, the method for meeting this need, piping the Amador canal, is costly and it does not necessarily address the longer term (beyond 20 to 40 years). Statewide impacts of lingering drought are also a concern. Water conservation is a method to extend available water supplies for all of these reasons. Water conservation practices can also reduce sewage flows, a need addressed in the Public Services and Facilities Element.

**City and
Water Agency
Conservation
Efforts**

General Plan Task Force #3 has recommended that the City work with the Amador County Water Agency (ACWA) to convert existing non-metered service to metered service as a means to regulate and promote water conservation. The ACWA is presently requiring water meters on all new hookups. The State has required the City to adopt a water efficient landscape ordinance.

Other water conservation measures currently in practice include State requirements for low flow toilet and shower fixtures in all new construction, and a reduction in street sweeping operations.

AIR QUALITY

Roxanne Keith, Deputy Air Pollution Control Officer of the Amador County Air Pollution Control District (APCD) has provided information used in the following discussion.

**Ozone,
A Potential
Problem**

The City of Sutter Creek is located in the Amador County Air Pollution Control District which is in the central portion of Mountain Counties Air Basin. The California Air Resources Board (ARB) has been doing ambient air quality monitoring in Amador County for the past two years. To the present time, the County has not violated the Federal standard for ozone. This indicates that the County is classified as attainment for the Federal standard for ozone. The ARB research has demonstrated that in the Foothill region, exceedances for ozone are overwhelmingly due to transport from the San Joaquin-Sacramento Valleys.

Ozone is produced primarily by automobiles and industry. Levels above the standard can affect certain individuals such as the young, the elderly, people with asthmatic conditions and athletes exercising vigorously. Excessive levels can cause eye and nose irritations in all people. Ozone also impacts trees and vegetation.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

APCD Must Regulate Industry	<p>The Amador County APCD is responsible for enforcing emission standards upon industrial operations in the Sutter Creek area. At the present time the District has issued permits for filling stations in the City as well as industrial uses in the Sutter Hill/Martell area and does not consider these to be problem air pollution sources. Under Federal law, any industrial activity intending to locate in or near the City would have to provide that the air pollution they might generate would not exceed existing standards.</p> <p>Existing, non-industrial emission sources identified in the Sutter Creek area include fireplaces and woodstoves, vehicular traffic, household heating, dust from construction, roads or natural sources, and the burning of trash or garden refuse. The APCD requires burn permits for non-residential burning of natural vegetation. No APCD permit is required for those residents desiring to burn paper or lawn and tree clippings.</p>
Temperature Inversion Conditions	<p>Ozone and carbon monoxide (from automobile and woodstoves) may be a particular concern in the Sutter Creek valley when air is stagnant or temperature inversions occur. A temperature inversion is a meteorological condition wherein the air is still and a layer of warm air traps cooler air and pollutants in the valley bottom. The Air Resources Board is currently monitoring the City of Jackson which experiences similar conditions. It is possible that results of the Jackson study could affect air pollution control requirements in Sutter Creek in the future.</p>
20 Year Projected Outlook	<p>The APCD has commented that projected growth of the City and region during the 20 year planning period will likely cause restrictions similar to those imposed upon woodstoves to be extended to fireplaces. (The building department presently enforces the current requirement that woodstoves meet EPA standards.) Also, over the long term, air pollution concerns will lead to increased pressure to reduce traffic congestion and implement transportation systems management measures such as increased use of transit services, ridesharing, bicycles, etc. (see Circulation Element). Open burning of trash and vegetation may also be controlled as complaints are expected to increase with population and density.</p>
Wildman Mine Odor Problem	<p>Sutter Creek has been declared non-attainment for the State's hydrogen sulfide standard. This is due to a unique situation wherein hydrogen sulfide is emitted intermittently from the inactive Wildman Mine located near Gopher Flat Road and Highway 49. It is believed that when groundwaters are flowing between the Wildman and other mines in the area through the underground network of shafts, the interaction of the water with the ores causes the release of hydrogen sulfide. The standard that is exceeded is considered a nuisance standard, not a health standard. Solutions to the problem have not yet been studied and the California Air Resources Board has not yet pressed for resolution. The resultant "rotten egg" smell can be noticed for several blocks around the mine at its worst level.</p>

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

GEOLOGY AND MINERAL RESOURCES

**The Area's
Geology**

"The Sutter Creek planning area is located within the Sierra Nevada Geomorphic Province, a large block of the earth's crust which has broken free to the east and tilted westward. The rocks of the Sierran block consist of a bedrock complex and a superadjacent series of much younger sedimentary and volcanic rocks. The bedrock complex is characterized by highly folded and metamorphosed volcanic and sedimentary rocks of the Paleozoic and Mesozoic ages, mainly the Calaveras formation. Overlying the Calaveras Formation are undeformed beds of sedimentary and volcanic rocks of the tertiary age; these comprise the superadjacent series."

"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. The Amador Group is from the Jurassic Age and consists of metamorphosed volcanic rock, basic schist, metaandesite and conglomerate. The Mariposa Formation is also from the Jurassic Age and includes slate and greywacke. The Mehrten Formation is made up of andesite breccia and conglomerates and dates from the Pliocene Era."

**The Mother
Lode**

"The area is also within the zone famously known as the Mother Lode. The Mother Lode is part of a fissure system located within the Melones Fault zone, where numerous quartz veins and gold ore bodies are known to exist. Sutter Creek is located on a branch of the Mother Lode known as the Gold Thrust, one of the richest in the entire system. Famous mines in the area include the three Eureka mines to the south of the City which together produced nearly 40 million dollars in gold. Ore was mined down to 4965 feet, in the case of the Central Eureka, through Mariposa slate, graywacke, and greenstone. These were found in the Cosumnes and Logtown Ridge members of the Amador Group."

**Mining in
Sutter Creek**

"Other productive mines in the Sutter Creek area include the Wildman, Mahoney, and Lincoln which eventually were combined under the name of Lincoln Consolidated. Together they yielded \$7.2 million in gold."

"Between Sutter Creek and Amador City, ore has been found at the fault contact of the Logtown Ridge metaandesite and Mariposa slate. Veins north of the Wildman Mine were up to 45 feet wide near the surface."

The previous discussion of the area's geology and mining history was derived from the California Division of Mines publication titled Geologic Guidebook Along Highway 49 - Sierra Gold Belt, the Mother Lode Country (1948) as summarized in the City's previous 1982 General Plan.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

The Lincoln Mine Project In 1993, permit applications were conditionally approved by Amador County to reopen operation of the Lincoln Mine. The project is proposed to include an underground mine which will mine from an "ore zone" located 400 to 800 feet beneath the City on lands designated "M-SP" on the General Plan Land-Use Map (Map LU-1). Ore will be conveyed to an outdoor milling operation on lands outside of but adjacent to the planning area.

Requirements To Recognize and Protect Valuable Minerals Section 2762 of the State Surface Mining and Reclamation Act of 1975 (SMARA) requires jurisdictions that are underlain by valuable mine deposits to do the following:

(1) Recognize mineral information classified by the State Geologist and transmitted by the board.

(2) Assist in the management of land use which affect areas of statewide and regional significance.

(3) Emphasize the conservation and development of identified mineral deposits.

(b) Every lead agency shall submit proposed mineral resource management policies to the board for review and comment prior to adoption.

(c) Any subsequent amendment of the mineral resource management policy previously reviewed by the board shall also require review and comment by the board.

(d) Prior to permitting a use which would threaten the potential to extract minerals in an area classified by the State Geologist as an area described in paragraph (3) of subdivision (b) of Section 2761, the lead agency may cause to be prepared an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. The results of such evaluation shall be transmitted to the State Geologist and the board.

The California Division of Mines and Geology on August 1, 1984, provided to the City of Sutter the Mineral Land Classification of the Sutter Creek 15' Quadrangle. The document is hereby incorporated by reference. Within the document Sutter Creek is shown to have "known mineral deposits where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high. Those lands within the Planning Area which have been designated as mineral lands by the California Division of Mines and Geology are depicted in Table COS-1. Table COS-2 provides an explanation of each classification.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

Table COS-1
MINERAL CLASSIFICATION MAP

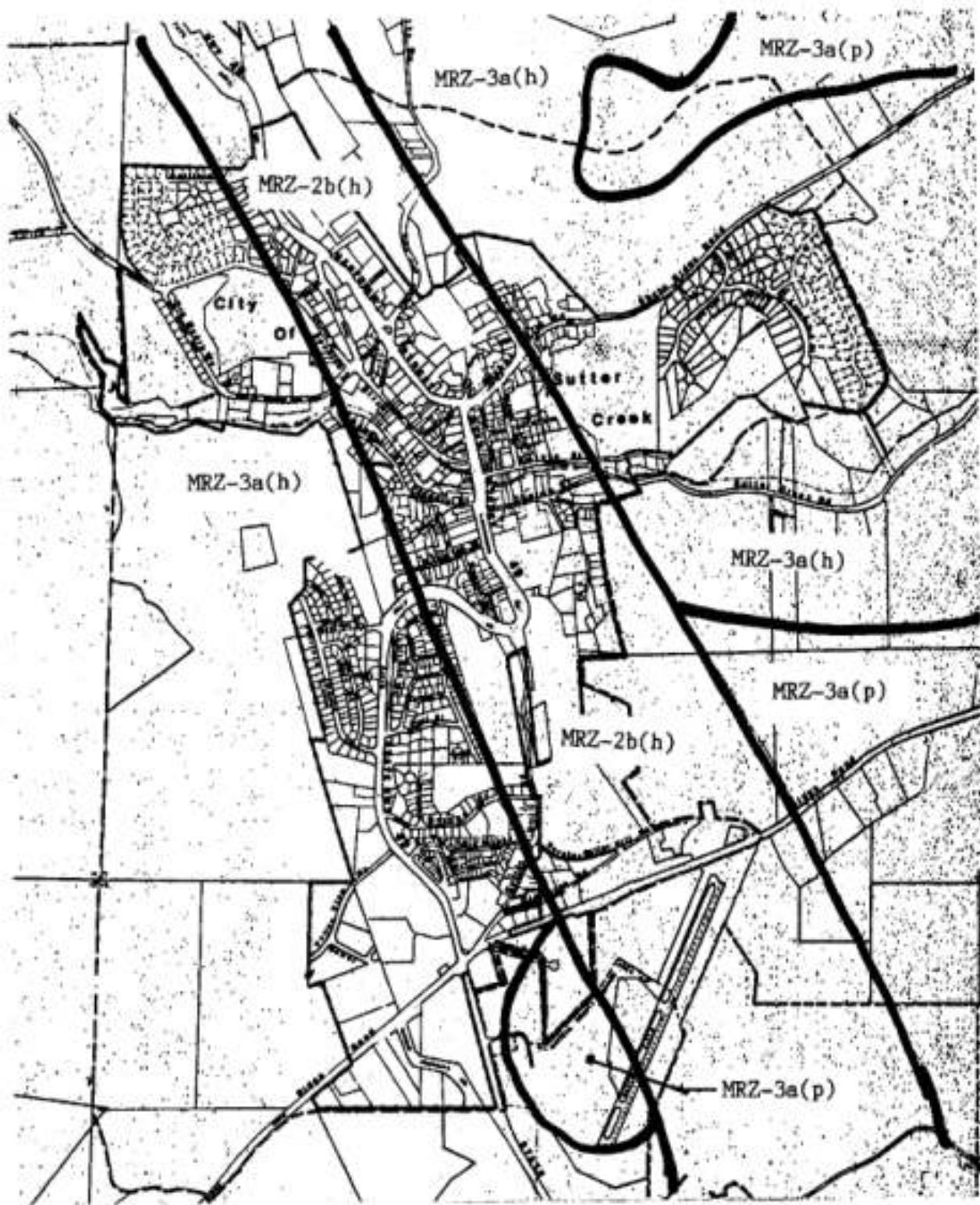


TABLE COS-2
EXPLANATION OF EACH MINERAL CLASSIFICATION

- | | |
|-------------|---|
| MRZ - 2b(h) | Areas containing hydrothermal ore deposits where geologic information indicates that significant inferred resources are present. |
| MRZ - 3a(h) | Areas underlain by geologic terranes within which undiscovered metallic deposits similar to known hydrothermal deposits in the same producing district or region may be reasonably expected to exist (hypothetical resources). Such areas may include prospects of undetermined significance. |
| MRZ - 3a(p) | Areas underlain by alluvial deposits within which undiscovered placer mineral deposits similar to known placer deposits in the same producing district or region may be reasonably expected to exist (hypothetical resources). Such areas may include prospects of undetermined significance. |

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

According to Section 2762(a) of the California Surface Mining and Reclamation Act, the City must establish mineral resource management policies within its general plan within twelve months of its receipt of the mineral lands classification document (by August 1985). The General Plan is supposed to recognize the mineral land classification information and emphasize the conservation and development of identified mineral resources.

**The City's
Mineral
Resource
Management
Program**

The City's mineral resource management policies are intended to assure access to mineral resources via the Lincoln Consolidated Mine while controlling the on and off-site potential negative effects of mining activities using the Surface Mining Reclamation Act (SMARA) and the California Environmental Quality Act (CEQA). The General Plan's Land Use Element applies a special mining, M, land use designation to lands most directly affected by the Lincoln Mine (see Map LU-1). The M designation is intended to control land use conflicts that could inhibit mineral extraction (see Table LU-2). Although the City has adopted its own SMARA regulations, the Lincoln Mine is outside of the planning area and will be regulated by the County and State. The City should continue to participate actively in the oversight of the Lincoln Mine's activities to assure the City's environment is not degraded.

Lands adjacent to areas designated M-Mining carry a base land use designation, which could be residential, commercial, public service or recreation. Development of these lands would require a Site Plan Permit with the exception of existing parcels of record designated for residential. The Site Plan Permit review process would allow for consideration of effects from adjacent mining lands. Residential lots would require notice from the Building Inspector at the time of building permit issuance in order to make owner/builders aware of the presence of possible adjacent mining activity.

SOILS, EROSION CONTROL AND GRADING

Soils

Soils characteristics are mapped and described in the U.S. Soils Conservation Service's publication titled Soil Survey, Amador Area, California (U.S. Government Printing Office, Washington, D.C., 1965). The document is hereby incorporated by reference.

Generally, the planning 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.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

Erosion Most soils in the planning area are rated as having moderate to very severe erosion potential. The Draft EIR for the Oak Knolls Subdivision reports that "Overall, the development of natural lands has been shown to increase erosional processes by a factor varying from 2 times (a "best case" situation) to about 40,000 times (a "worst case" situation) of that experienced by natural lands in the undeveloped state (p. 6-4)." Soil erosion not only damages or causes the loss of soils or aesthetic values, it also degrades water quality in adjacent streams and water bodies (see previous discussion concerning surface water quality).

The City Engineer is responsible to review subdivisions and other large development proposals and establish and enforce erosion control and grading requirements. Typically, large new developments have been required to submit grading and erosion control plans for acceptance by the City Engineer prior to construction.

Grading The City Engineer and Building Inspector presently utilize Chapter 70 of the Uniform Building Code (UBC) as the principal standard for regulating grading practices in the City. UBC Chapter 70 limits the slopes of cut and fill banks, sets fill compaction requirements, specifies top and toe of slope setback requirements, and sets minimum terracing requirements for slopes made greater than 30 feet in height. The UBC Chapter 70 addresses erosion control as follows:

"Sec. 7013. (a) Slopes. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted."

"(b) Other Devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety."

UBC Chapter 70 does not limit the amount of earth that can be moved, the height or depth of cuts or fills, address design considerations to mitigate impacts upon aesthetics or provide detail regarding erosion control.

The City has been drafting a grading and erosion control ordinance that may, among other standards, increase minimum lot size requirements as slope increases. This will reduce the amount of earth moving and erosion that could potentially occur with new development. It will also help implement provisions contained in the Land Use Element for designing new developments to conform with existing topography.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

VEGETATION, WILDLIFE AND FISHERIES

The planning area is located in the "upper Sonoran", or "foothill" life zone, a long belt of lands containing similar plants and animals which generally runs at the 200 to 2,000 foot elevation north to south through the Sierra Nevada foothills. This belt is usually characterized by intermingled pine-oak woodland and brushlands. Brushlands within the planning area are generally less extensive than in other parts of the foothill belt. Some of the planning area's visually and environmentally sensitive areas contain aspects of the neighboring lower Sonoran zone or great central valley; valley oak, grasslands, riparian areas and wetlands. Lists of specific plant and animal species common to the planning area are found in the Draft Environmental Impact Report, Oak Knolls Subdivision, the Draft Environmental Impact Report on the Golden Eagle Project, and other EIRs available at City Hall.

Sensitive
Rare and
Endangered
Species

The California Natural Diversity Data Base (CNDDB) maintains records concerning sensitive, rare or endangered plant and animal species throughout the State. In April, 1992 the CNDDB reported zero "element occurrence" in the Amador City and Jackson quadrangles which includes the planning area.

This means there have been no plant or animal species sensitive, threatened or endangered according to the State or federal government that have been found in the area. The CNDDB has commented this does not mean there are none however and individual development projects should be required to conduct project site investigations on case-by-case basis.

California Department of Fish and Game has put forth its comments concerning the City's 1992 General Plan Update in a letter from James D. Messersmith dated June 23, 1992.

The Department has commented that "The plan has the potential for increased impacts to oak woodlands, grasslands, and riparian habitat, and wetlands. These 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 Department of Fish and Game has advised that the General Plan and its MEIR "should discuss zoning alternatives which will minimize environmental impacts to fish and wildlife habitat, such as cluster housing, open space areas, dedicated buffers around riparian strips and wetlands, etc."

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

Wildlife and Aesthetic Values	In the Sutter Creek planning area the preservation of adequate amounts of grasslands, oak woodlands, riparian habit and wetlands plant communities are important both for wildlife values and the City's desire to maintain its rural, "small town" character. The aesthetic values to the local community of oaks, grasslands, riparian habitat and wetlands is addressed in the Land Use Element as are "flexible zoning alternatives" intended to protect these values as the City grows.
Grasslands	Some areas of grasslands will be preserved by the implementation of the "Visually Sensitive Area" (VSA) land use overlay designation. Additional grasslands may be preserved using the flexibility of the "planned development" (pd) designation and in meeting open space standards contained within other land use designations.
Oak Woodlands	The City of Sutter Creek has demonstrated concern for the loss of both native and non-native trees due to the direct or secondary effects of development upon them. In 1991, the City adopted a tree ordinance which protects "heritage" trees, prohibits indiscriminate removal of trees in anticipation of development, requires tree landscape plans with development plans, addresses the protection of trees during development, requires 3:1 replacement of trees lost through development and governs "street trees" and "park trees". The ordinance can have the long term affect of both preserving an adequate amount of native trees, particularly oaks, as well as maintaining a desirable urban setting with ample shade and foliage.
Riparian Habitat and Wetlands	Wetlands are defined by the U.S. Army Corps of Engineers for purposes of implementing the Clean Water Act as areas containing hydric (wetland) soils, a predominance of hydrophytes (wetland plants) and showing evidence of wetland hydrology (a water table near or above the ground's surface under normal circumstances). Riparian habitat is usually found within or adjacent to wetland areas. Common vegetation found in riparian areas include cottonwood, willow, alder, ash, blackberry, wild grape, cat tails, horsetails and sedges. Riparian habitat is considered one of the most valuable wildlife habitats, and often is a key to wildlife use over a wide area. Typically, wildlife diversity and density are higher in this type habitat than any other. Riparian habitats also provide important shade and nutrients for aquatic environments.

The Creekside Greenways land use designation (CSGWs) identified on the Land Use Map Overlay (Map LU-3 and Table LU-4) 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.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

The Department of Fish and Game reviews development projects for their potential direct or indirect impacts upon fish and wildlife, including their habitats, under the provisions of the California Environmental Quality Act (CEQA) and the Public Resources Code. The Department also requires fees to be paid through the City and County Clerk for this review. The Department of Fish and Game also has permit authority over projects that directly affect streambeds or wetlands. Under the California Fish and Game Code stream bank alteration permits must be obtained from the Department for any activity that would substantially divert or obstruct the natural flow of or substantially change the bed, channel or bank of or use material from the streambed of any river, creek or stream.

Conditions imposed with stream bank alteration permits are intended to minimize impacts upon riparian and aquatic habitats.

No Net Loss It is also the Department of Fish and Game's general policy to oppose certification of environmental documents that will result in the net loss of either wetland acreage or wetland habitat values. The "no net loss" goal is also a policy enforced by the U.S. Army Corps of Engineers.

The Army Corps of Engineers Under Section 404 of the Federal Clean Water Act the U.S. Army Corps of Engineers is required to regulate the discharge of dredged and fill material into waters of the United States. In reviewing permits for dredging or filling wetland areas, the Corps requires use of three general types of mitigation: avoidance, minimization and compensatory mitigation. If avoidance and minimization of impacts to a wetland area is not adequate, then compensation or the off-site restoration of degraded wetlands or creation of new manmade wetlands can be required.

Fisheries The EIR for the Oak Knolls subdivision, reports that "Sutter Creek is considered a good rainbow trout and brown trout stream, especially upstream near the town of Volcano (DFG files, Hoggard pers. comm., Kopperdahl pers. comm.). When the creek was last sampled in 1984 at Lion's Park, DFG found both brown and rainbow trout plus green sunfish, bluegill, and Sacramento sucker. Trout still are observed occasionally as far as 2 miles downstream of the City of Sutter Creek (Hoggard pers. comm.)."

The recent effects of drought, reduction in flows by upstream users and possible erosion and pollution by new development are all concerns that seriously threaten Sutter Creek as a fishery resource. Measures that are intended to reduce this concern are included in the Land Use Element as well as in policies and objectives concerning surface water and vegetation, wildlife and fisheries in this Element.

ENERGY CONSERVATION

The Public Services and Facilities Element quantifies the amount of electrical energy and natural gas that the City is projected to require over the short and long term planning periods. The Circulation Element addresses the additional amounts of traffic that can be anticipated. Although the numbers that are shown may be small compared to much larger cities or the state as a whole, the solution to concerns for diminishing worldwide fuel supplies and foreign fuel dependence must come from all levels of American government and private life.

Virtually all of the energy needs of the City are imported. 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 by truck. As traditional sources of energy become depleted, the importance of energy conservation, developing alternate options and methods of power generation becomes more important. The PG&E which supplies electrical energy and natural gas to the City has provided a number of objectives and policies that are listed in the following section and intended to reduce per capita energy consumption. The Circulation and Parks and Recreation Elements contains policies and objectives that are partly intended to reduce per capita reliance on automobile use.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

GOALS, POLICIES, OBJECTIVES AND IMPLEMENTATION MEASURES

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

Goal **Goal 3.1:** The following listed resources are all part of the City's existing character and quality of life. All such resources should be carefully maintained as growth and development takes place.

Open Space
Surface and Groundwater Resources
Water Conservation
Air Quality
Geology and Mineral Resources
Soils, Erosion Control and Grading
Vegetation, Wildlife and Fisheries
Energy Conservation

Primary Policy **Policy 3.1:** The primary policy of the Conservation and Open Space Element is that all development projects shall be reviewed in accordance with the California Environmental Quality Act (CEQA) and this Element to insure that all such developments mitigate to the point of insignificance impacts upon each of the above listed resources except where "Statements of Overriding Considerations" are adopted.

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

OPEN SPACE

POLICY 3.2: The land use designations, policies, standards, and guidelines concerning open space that are contained within the General Plan Land Use Element shall be considered an integral component of the Plan's Conservation and Open Space Element.

POLICY 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 3.4: The use of natural visual screens, such as natural land forms and vegetation, should be incorporated into all new developments where possible to maintain a sense of open space.

SUTTER CREEK GENERAL PLAN
Conservation and Open Space Element

POLICY 3.5: The location of buildings and structures that are planned or proposed near ridgetops should be set back from highly visible skylines and/or their heights should be limited and/or vegetation or screening provided to help preserve the existing natural skyline.

WATER RESOURCES

OBJECTIVE 3.1: 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 insure the protection of water quality in Sutter Creek and other water bodies within the planning area.

IMPLEMENTATION MEASURE 3.1: Several "Best Management Practices" have been described in the Draft Environmental Impact Report on the Golden Eagle Project which should be considered in said master drainage plan and design standards. The master plan and design standards should address all cumulatively significant organic and inorganic pollutants. Target date: ongoing

POLICY 3.6: Upstream diversions of water from Sutter Creek and its tributaries that negatively impact the creek should be prohibited.

WATER CONSERVATION

POLICY 3.7: The City supports the current water agency policy that all water connections within the City should be metered.

POLICY 3.8: To the maximum extent feasible, plants native to the Sutter Creek area which do not require much irrigation should be used for landscaping.

AIR QUALITY

POLICY 3.9: The City shall limit new industry to those which can prove that they will not have a harmful effect upon air quality.

POLICY 3.10: The City shall implement policies and objectives 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 3.11: The City supports efforts of the Amador County Air Pollution Control 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.

GEOLOGY AND MINERAL RESOURCES

POLICY 3.12: 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 which provide access to valuable mineral reserves (see Map LU-1 and Table LU-2 in the Land Use Element).

Incompatible land uses 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 would 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: 1 unit per 10 acres)
- Recreation (public/commercial)
- Agricultural
- Silvicultural
- Grazing
- Open space

POLICY 3.13: The City shall actively participate in the review and oversite of all 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 assure public health and safety and that the City's environment is not degraded.

SOILS, EROSION CONTROL AND GRADING

OBJECTIVE 3.2: Establish a grading ordinance that will minimize excessive grading and set forth specific standards and regulations beyond those contained in UBC Chapter 70.

IMPLEMENTATION MEASURE 3.2: The General Plan Task Force #2 initiated work on a grading ordinance in 1989. Engineering assistance is needed to complete the ordinance. The ordinance should utilize flexible density provisions consistent with the (pd), planned development land use designation to allow minimum lot size requirements to be increased as slope increases in order to reduce grading. The ordinance must conform with other design guidelines as well as the goals and policies of the General Plan. Target date: before 2000

OBJECTIVE 3.3: The City should adopt erosion control guidelines to be used by the development community in planning and designing new projects. The guidelines should be enforced by the City during and after the construction of new development projects.

IMPLEMENTATION MEASURE 3.3: 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 UBC Chapter 70. The Draft Environmental Impact Report for the Oak Knolls Subdivision contains an extensive list of detailed erosion control measures that could be used in said guidelines (Nelson, 1992, pp. 6-11 through 6-13). Target date: before 2000

VEGETATION, WILDLIFE AND FISHERIES

POLICY 3.14: All development projects shall be reviewed for their direct and indirect impacts on fish and wildlife resources. The California Department of Fish and Game shall be notified pursuant to CEQA, regarding all development projects unless the Planning Commission or City Council make the "de minimis" findings pursuant to Section 21089 and 21092 et. seq. of the Public Resources Code. Development project applicants shall be required to pay associated fees before approval of such development projects may be considered final.

POLICY 3.15: All development project sites shall be surveyed for wetlands and riparian habitat. Development projects that will impact any 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.

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Conservation and Open Space Element

POLICY 3.16: The California Department of Fish and Game will be consulted regarding a streambed alteration agreement pursuant to Section 1600 et. seq. of the Fish and Game Code for any project that may directly affect Sutter Creek, the Sutter Creek 100 year flood plain, or any tributary to Sutter Creek.

POLICY 3.17: No vegetation removal, grading, or development shall be allowed in environmentally significant wetland or riparian habitat areas unless adequate mitigation measures are adopted which meet the satisfaction of the Department of Fish and Game 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. Any such findings shall be based on analysis as may be performed by the Department of Fish and Game.

POLICY 3.18: Swales are undefined stream channels that are natural collectors of runoff. Building setbacks should be designed to preserve the natural drainage of all swales. This policy may not apply to commercial and industrially designated areas.

POLICY 3.19: All land use projects shall be reviewed for their impacts upon native oak trees and other unique or endangered native plant species. 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.

POLICY 3.20: A tree ordinance containing the essential components addressed in the previous text shall be maintained in City Codes and enforced.

ENERGY CONSERVATION

POLICY 3.21: All new developments should be designed to maximize opportunities to limit use of automobiles, distance traveled to local destinations, and traffic congestion.

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Conservation and Open Space Element

POLICY 3.22: All new developments should be designed for natural heating and cooling opportunities to the greatest extent feasible. This should be accomplished in the design of large commercial or multifamily residential buildings and by the design of lot sizes and configurations that consider heating and cooling opportunities provided by solar exposure, shade and breezes.

POLICY 3.23: 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.

CIRCULATION ELEMENT

City of Sutter Creek General Plan

SUTTER CREEK GENERAL PLAN
Circulation Element

INTRODUCTION

Statutory Requirements	California Government Code Section 65302(b) requires that the general plan shall include "a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."
	The California courts have found, particularly in the landmark case of "Concerned Citizens of Calaveras County vs. Board of Supervisors of Calaveras County (1985)" that a general plan circulation element must be "closely, systematically and reciprocally related to the land use element of the plan... The statutory correlation requirement is evidently designed in part to prohibit a general plan from calling for unlimited population growth in its land use element, without providing in its circulation element, "proposals" for how the transportation needs of the increased population will be met." The "Concerned Citizens" case also concluded that adequate "correlation" does not exist where "no known funding sources are available for improvements necessary to remedy the problems..."
Element Based on Traffic Studies	<p>The City of Sutter Creek has been the beneficiary of two recent traffic studies sponsored by the Amador County Local Transportation Commission:</p> <ol style="list-style-type: none">1. <u>Sutter Creek Circulation Study</u> (Final Report, February, 1991), by Charles R. Leitzell, Traffic Engineer.2. <u>Final Report, Circulation Study II, City of Sutter Creek, California</u>, June 24, 1992, by RKH Civil and Transportation Engineering. <p>Recommendations from the two studies are incorporated directly into this Circulation Element.</p>
Format	The format of the Sutter Creek Circulation Element is similar to that used in the other general plan elements; text followed by goals, policies and objectives. A big difference however is that, in order to assure that the "correlation" requirements of State law are met, this Element concludes with a traffic facilities capital improvements program and funding strategy.
	Like the Land Use Element and the Noise Element, the Circulation Element contains the Circulation element Map (Map C-2) which is a conceptual visual representation of the circulation system that will need to be developed during the planning period (in 20 years).
	The circulation of non-traffic related aspects of infrastructure (water, sewer, storm drainage, public utilities, etc.) are addressed separately in the General Plan's Public Services and Facilities Element. Pedestrian walkways, and bicycle trails are further addressed in the Plan's Parks and Recreation Element.

SUTTER CREEK GENERAL PLAN
Circulation Element

TRAFFIC CIRCULATION SYSTEM MODEL

The City's Traffic Model Traffic engineers used the QRS II computer program to model the City's traffic circulation system and the existing and projected traffic that will utilize the system. The program was used to create a model of the City's existing streets and intersections. The land use data and growth assumptions that are summarized in the General Plan's Land Use Element were then added in the form of traffic (trip productions and attractions).

Turning movement studies were made at major intersections and this information was added to the model. Through traffic was assessed by a survey of cars entering and leaving the City. This information was also added to the model. The traffic model was then calibrated to assure there was a reasonable match between the model and actual existing traffic.

The engineers are able to assess the "level of service" or adequacy of existing facilities both currently and as traffic increases using the model and field observations. A simplified system of grading a facility's "level of service" as being anywhere between "A" through "F" is often used. Table C-1 describes these "level of service" ratings.

Five Circulation Scenarios Once calibrated, the model was used to produce five land use and circulation scenarios:

1. Year 1990 traffic. Existing conditions in the baseline year, 1990.
2. Short term projected traffic. Projected development in five years without any new major streets except as needed to directly serve new projects.
3. Long term projected traffic. Projected development in twenty years without any new major streets except as needed to directly serve new projects.
4. Long term projected traffic with the Route 49 Bypass. Projected development in twenty years with the proposed State Route 49 Bypass in place together with the new streets needed to directly serve new projects.
5. Long term projected traffic with the Route 49 Bypass and an easterly bypass. Projected development in twenty years with the proposed State Route 49 Bypass and an easterly collector road together with new streets needed to directly serve new projects.

The traffic engineers also studied multi-modal components of the circulation system and opportunities for better transportation system management (transit, bicycles, sidewalks, ridesharing, etc.). The issue of parking in the downtown area was also studied.

TABLE C-1
LEVELS OF SERVICE

LEVEL-OF-SERVICE	SIGNALIZED INTERSECTION	UNSIGNALIZED INTERSECTION
"A"	Uncongested operations, all queues clear in a single-signal cycle. V/C < 0.60	Little or no delay
"B"	Uncongested operations, all queues clear in a single cycle. V/C - 0.61 - 0.70	Short traffic delays
"C"	Light congestion, occasional backups on critical approaches. V/C - 0.71 - 0.80	Average traffic delays
"D"	Significant congestion of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed. V/C - 0.81 - 0.90	Long traffic delays
"E"	Severe congestion with some long standing queues on critical approaches. Block-age of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s) upstream of critical approach(es). V/C - 0.91 - 1.00	Very long traffic delays, failure, extreme congestion
"F"	Total breakdown, stop-and-go operation. V/C > 1.00	Intersection blocked by external causes

Source: Transportation Research Board, National Research Council, "Highway Capacity Manual", Special Report 209, Washington, D.C., 1985

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Circulation Element

The engineer's work in these subject areas is summarized in the text that follows. Recommendations concerning these areas of study are listed in the goals, policies and objectives section. The previously referenced two studies and their technical appendices are hereby incorporated by reference. These documents contain the technical details which support the discussion and recommendations in this Circulation Element and which should be consulted when considering project conformance to the General Plan and General Plan amendments.

The Citywide traffic model developed for this circulation element can also be used as a tool to assess the effects of future developments upon traffic in the City. Certain smaller new developments that do not cause the growth assumptions in the land use element to be exceeded will likely not need any additional traffic analysis in order to be found in conformance with the circulation element. In such cases it could also be found that the project's mitigation fee contribution to the circulation element's capital improvement program (CIP) will satisfy concerns regarding traffic impacts under the California Environmental Quality Act (CEQA). Larger developments may need to be tested in the model to determine if they are consistent with the circulation element or if off-site traffic improvements in addition to those identified in the circulation element should be required. The model is not the only tool however to be used in assessing traffic impacts. In many instances the input of the City Engineer or a qualified traffic engineer is also necessary.

Maintaining and Using the Model

The Citywide traffic model has limits as a tool that can be used to analyze future traffic impacts. First of all, the model that was developed in the two referenced studies assumed a general citywide rate of growth consistent with the projections and assumptions in the land use element. If one area of the City grows faster than another, then the model should be adjusted. Likewise, if a development project is proposed that will exceed the assumptions of the land use element, then the model must be adjusted. Each time the model is adjusted, it could affect the list of traffic improvements that are needed to maintain safe and adequate citywide circulation (the CIP). The model is a dynamic tool that needs to be maintained over time. In addition, the model is only a tool and information from the model should not be applied without common sense or, in some instances, without the input of a qualified traffic engineer.

EXISTING CONDITIONS

The RKH report has found that "Baseline (1990) traffic conditions in and around the City can be generally described as acceptable under normal traffic conditions. Special events and seasonal traffic can, however, create undesirable traffic conditions." Most, if not all, such unacceptable conditions presently relate to Highway 49 traffic through downtown and can be

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relieved by construction of the Highway 49 bypass. Four intersections where peak-traffic conditions presently create unacceptable levels of service include Highway 49 at Spanish St. (N), at Gopher Flat Road, at Church Street and at Sutter Hill Road. The increasing use of side streets to avoid congestion causes conflicts and hazards for residential traffic and pedestrians. The use of Highway 49 through downtown Sutter Creek by large trucks is considered locally to be unacceptable due to inadequacies of the system, threat to public health and safety and damage to historic properties.

SHORT TERM (5 YEAR) PROJECTED TRAFFIC

The RKH study reports that, based upon the traffic model scenario, projected development for the short term future without any new major streets except as needed to directly serve new projects will cause traffic congestion in certain locations to drop below acceptable levels. "Route 49 north and south of Ridge Road should see a significant improvement in LoS due to the widening of Route 49 described in the Existing Conditions section. However, the LoS of Main Street is expected to operate at or near capacity. All other street and highway segments should operate at about their existing LoS..."

"All of the STOP sign controlled intersections along Route 49 should see a general decline in the LoS of the controlled movements, particularly the side street approaches. The side street approaches of the intersections in the CBD on Route 49 are expected to operate at LoS F. This means that delays to side street traffic will, during peak traffic periods, likely be on the average over a minute per vehicle..."

"It is assumed that by 1997 the Sutter-Ione Road will be extended to Route 49 creating a new intersection opposite the fire station and replace the existing Spanish Street (N)/Route 49 intersection (RKH, 1992, p. 20)."

LONG TERM (20 YEAR) PROJECTED TRAFFIC

Three different scenarios were used to study the potential impacts of traffic over the longer term 20 year period based upon projected growth addressed in the Land Use Element. They are (1) no bypass, (2) with Route 49 bypass, and (3) with Route 49 bypass and easterly bypasses.

No Bypass

The RKH study found that without a 49 bypass or any easterly bypasses "...Route 49 north and south of Ridge Road is expected to again operate with demand exceeding capacity. Main Street is also expected to operate with

demand significantly exceeding normal capacity. With these situations, a number of things can occur: peak traffic periods lengthen; delays become intolerable, traffic moves at a stop and go pace, and traffic will use side streets to get around points of congestion. Streets such as Badger Road, Spanish Street, Broad Street, Boston Alley, Sutter Hill Road and Eureka-Sutter Hill Road will likely see a significant increase in through traffic."

"All of the STOP sign controlled intersections along Route 49 should experience very long delays to side street approach traffic with average stopped delay well in excess of one minute per vehicle... Such delays will likely force traffic to seek travel routes through the City with shorter delays."

With Route 49 Bypass

The RKH study shows how completion of the Highway 49 Bypass as soon as possible is critical to manage projected growth in local and through traffic. "The changes in traffic on the old Route 49 (now Business 49) will be dramatic (with completion of the bypass). Traffic volumes on Main Street are projected to return to near 1990 levels. Traffic on Hanford Street should decrease below the 1990 level. However, east-west oriented streets such as Gopher Flat Road and Route 104 west of Business 49 could see an increase in traffic."

The City of Sutter Creek and Caltrans have agreed upon three local road connections to the Highway 49 bypass. These will include a connection at Ridge Road, one on the John Allen property and one near String Bean Alley. In addition, two grade separations without access to Highway 49 are part of the City's plan for Sutter-Ione Road and Valley View Drive (see Map C-1).

"Intersections along old Route 49 (now Business 49) should see a significant improvement in LoS with the addition of the Route 49 bypass. LoS of the controlled movements should be on the order of one LoS lower than 1990 levels. (RKH, 1992, pp. 27-30)."

With Route 49 Bypasses and Easterly Bypasses

The RKH study reports 'One of the primary advantages of the two bypass alternative is the reduction in traffic on Main Street. None of the northbound or southbound through traffic from Ridge Road, Sutter Creek-Volcano Road and Gopher Flat Road would need to use Main Street. Traffic volumes are projected to be at or less than 1990 volumes..."

"The traffic model for the easterly bypass scenario includes a connection between Ridge Road and Jackson Gate Road even though this road is outside of the City's planning area. The projected traffic volumes on the easterly bypass vary from 810 vpd north of Shake Ridge Road to nearly 4,000

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vpd between Ridge Road and Jackson Gate Road. East-west roads in the study area now follow natural features -- ridge lines or creeks. Constructing a new north-south road would require significant grading in order to go from ridge to valley to ridge again. The cost of construction will likely be higher than normal in order to overcome the severe changes in elevation (nearly 500 feet between Ridge Road and Sutter Creek Road (Church Street). The demand of only 810 vpd north of Shake Ridge Road does not justify the construction of a new road. However, connections between Shake Ridge Road and Sutter Creek Road (Church Street) and between Ridge Road and Sutter Creek Road (Church Street) could serve to divert traffic from old Route 49 (Main Street) and could be constructed as part of future residential developments. However, these roads should not have homes fronting directly on them. In any regard, the construction of segments of an easterly bypass should be considered as very long term projects."

"In lieu of a bypass connector between Shake Ridge Road and Route 49, Mill Street could be extended to connect to Amador City Road. Mill Street, presently a cul-de-sac street serving single family residences, could see an increase in traffic by an estimated 500 vehicles per day. This would be a significant increase in traffic on Mill Street and would require a detailed study of the impacts of such a connection (RKH, 1992, p. 32)."

MULTI-MODAL AND (TSM) CONSIDERATIONS

In addition to traffic facilities aimed at automobiles and trucks which are addressed in the previous text, the traffic engineering consultants who provided the background work for this Element looked at other modes of travel available in the City including the use of transit, bicycles and pedestrian facilities. Transportation system management techniques (TSM), which are methods to improve traffic circulation with little or no capital improvement cost such as ridesharing, staggered work hours, one-way streets, street signing and striping, etc., were also evaluated. Multi-modal and TSM considerations save fuel and reduce air pollution consistent with the policies and objectives of the General Plan's Conservation and Open Space Element.

Transit

The 1991 Sutter Creek Circulation Study by Charles Leitzell states: "In rural areas such as Amador County the dependence on the automobile for personal transportation to and from work and shopping is more pronounced than in a metropolitan area such as the San Francisco Bay Area, Sacramento or Stockton. Public transportation is only cost effective in those areas with a relatively high density of population. A public bus system is presently operating in the County and is reasonably successful in serving the needs of the transportation disadvantaged, primarily young people and the elderly

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Circulation Element

who are not able to drive, and other specialized, transportation disadvantaged groups (Amador Rapid Transit System (ARTS). As the population of the County continues to grow, the use of the bus system should increase." (Leitzell, 1991, p. 47)

The Sutter Creek General Plan assumes that the City's transit needs will continue to be met by ARTS over the 20-year planning period. Recommendations for transit in the Sutter Creek area are included in the Circulation Element's listed goals, policies and objectives. Policies and standards concerning the bus stops and transit considerations to be provided by large new developments are also included in the Land Use Element.

Pedestrians, Bicycles and TSM

The RKH study reports that in addition to transit "Alternatives to reduce the number of vehicles on the streets and highways include carpooling, bicycles and walking. Staggered working hours can spread the peak period traffic over a longer period of time..."

Bicycles
and
Pedestrians

"Bicycle lanes should be provided on all new arterial and collector streets. The paved shoulder area can serve as a bicycle lane. Parking can be provided on these streets if sufficient width is also provided for designated bike lanes (at least 5 ft.). (RKH, 1992, p. 49) The General Plan does not follow RKH recommendations precisely in that bicycle and pedestrian trail systems may substitute for on-street bike lanes and sidewalks in some locations.

Carpooling

Public agencies should be encouraged to promote carpooling and permit some staggering of work hours (RKH, 1992, p. 49). The City has identified two future park-and-ride lots on Map C-2.

Post Office
Traffic
Impacts

The RKH study also addresses the traffic impacts associated with the downtown post office and lack of mail delivery within the quarter mile radius of the post office, a subject also addressed in the General Plan's Public Services and Facilities Element. "Although new subdivisions will receive home mail delivery, existing areas of the City do not. A trip to the post office is necessary for residents of all older areas of the City. Local delivery to existing homes and businesses would reduce the number of trips to the post office located on Gopher Flat Road. Moving the post office to another location such as Sutter Hill would only shift the traffic to that area. A satellite post office in one of the shopping centers might reduce some vehicle trips (RKH, 1992, p. 49)." Establishment of a post office facility in the Sutter Hill/Martell area is an objective of the Public Services and Facilities Element.

DOWNTOWN PARKING

"The older, historic commercial area of the City was developed prior to the requirement for off-street parking. Because of 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 this area. Increased commercial use in the CBD will generate a demand for an estimated 42 additional spaces by 2012. Parking structures can provide

additional parking where land values are high or additional land is not available for development. A revenue base for future parking improvements can be had by the installation of parking meters in the CBD. The net revenue can then be used to provide new parking facilities (RKH, 1992, p.49.)"



SUTTER CREEK GENERAL PLAN
Circulation Element

GOALS, POLICIES, OBJECTIVES AND IMPLEMENTATION MEASURES

GOAL **Goal 4.1:** The primary goal of the City of Sutter Creek Circulation Element is to insure that public safety is assured and that adequate levels of service are maintained through a variety of available modes of transportation as the City grows.

The following lists of policies, objectives and implementation measures are intended to achieve this goal. The lists are organized in a format similar to the preceding text.

Highway and Street Improvements
Multi-modal and TSM Considerations
Downtown Parking

Policies and Objectives The policies, objectives and implementation measures are consistent with the Capital Improvements Program (CIP) and Funding Strategy found at the end of this Element. The CIP is itself an objective of the Element.

HIGHWAY AND STREET IMPROVEMENTS

Route 49 Bypass

POLICY 4.1: The Highway 49 bypass shall be high priority for the City. The bypass is needed to relieve traffic on Main Street throughout the City. Completion of the bypass as a single unit from Route 104 to a location north and west of the planning area is essential to preserving community character.

POLICY 4.2: Continue to obtain right-of-way for the bypass through exactions and direct land purchase.

OBJECTIVE 4.1: Obtain state funding for completion of the Highway 49 bypass and protect right-of-way along the adopted alignment.

IMPLEMENTATION MEASURE 4.1: The City Council should continue to work through the Amador County LTC to prioritize the Highway 49 bypass for funding and construction. City and LTC representatives should continue to work with Caltrans and the California Transportation Commission until completion of the bypass is included in the State Transportation Improvement Program.

Phase I of the Highway 49 Bypass was funded in the State Highway Improvement Program (STIP) by the California Transportation Commission (CTC) in 1991. Due to the State's budget concerns there is a possibility the project could slide from the STIP and this must not be allowed to happen.

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Circulation Element

Phase I allows for project design, and partial right-of-way acquisition and construction of the southern most end of the facility from Route 49 near the lumber mill to Ridge Road near Forest Products Road. Phase I is currently scheduled for completion by the year 2000. In order to meet projected demands, this schedule should be hastened and the project should be expanded to include project completion.

The Highway 49 bypass alignment set forth on Circulation Map (Map C-2) is conceptual and based upon the modified 3R alignment. The LTC and Caltrans are studying alternative routes which could substantially alter this alignment. Completion of the route study should also be a priority. Target date: before 1997

POLICY 4.3: When the Highway 49 Bypass is completed, through truck traffic should be restricted through the historic downtown area.

POLICY 4.4: Extra land area, design considerations and improvements should be required on both sides of the Highway 49 bypass outside of the Sutter Hill/Martell area which will include earth berms and/or trees and vegetation designed to create and maintain attractive viewsheds and reduce noise impacts. Said land area should contain bicycle paths and pedestrian walkways.

Easterly Bypass Collector Road

POLICY 4.5: As property is developed between Ridge Road and Shake Ridge Road, these developments shall be required to dedicate and construct a collector road which will ultimately connect Ridge Road to Shake Ridge Road to the east of the City.

Signalization

OBJECTIVE 4.2: Provide traffic signals at intersections where warranted and feasible.

IMPLEMENTATION MEASURE 4.2: A number of intersections in the Sutter Creek planning area presently meet 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.

Main Street and Church Street
Route 49 and Sutter Hill Road
Route 49 & Sutter-Ione Road

Street Improvements

POLICY 4.6: 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 may be required to conduct independent traffic analysis and/or pay for and/or construction improvements to the City's circulation system beyond those addressed in this circulation element. In such instances, the citywide traffic model and this circulation element may need to be updated at the developer's expense.

OBJECTIVE 4.3: Improve existing streets and make extensions where appropriate to improve circulation, safety and capacity.

IMPLEMENTATION MEASURE 4.3a: Extend Sutter-Ione Road to Route 49. This extension will replace the Spanish St. (N) and Route 49 intersection.

IMPLEMENTATION MEASURE 4.3b: Improve Gopher Flat Road, Main Street to City limits. The street should be improved with curb, gutter and sidewalk and be widened to provide two 12 ft. travel lanes, bike lanes and a center 2-Way, Left Turn Lane wherever right-of-way is not constrained by existing buildings or other factors.

IMPLEMENTATION MEASURE 4.3c: Provide a walkway for elementary school children on Spanish Street. Improve with curb, gutter and sidewalks where not now provided, between the school entrance and Main Street.

IMPLEMENTATION MEASURE 4.3d: Designate one-way streets: Hayden Alley, Keyes Street, Randolph Street and Boston Alley. Limiting parking to one side of Randolph Street may eliminate the need for it to become one way.

IMPLEMENTATION MEASURE 4.3e: Widen Sutter Hill Road and Eureka-Sutter Hill Road to provide 12 ft. travel lanes and five ft. paved shoulders.

IMPLEMENTATION MEASURE 4.3f: Improve the N. Amelia Street and Spanish Street intersection. Amelia Street is misaligned through its intersection with Spanish Street. Realignment will require acquisition of right-of-way.

POLICY 4.7: The City will update the Circulation Element Capital Improvement Program as additional street improvement needs are identified (beyond those identified in the circulation element presently).

OBJECTIVE 4.4: A circulation plan and funding strategy should be developed which focuses on the Sutter Hill/Martell area. Such a project should address multi-modal and TSM opportunities as well as the local street network and improvements to the State highways crossing the area.

IMPLEMENTATION MEASURE 4.4: The Amador County Local Transportation Commission funded such a study in FY 92/93 but it was not completed. The City should urge that the project be completed and update this Circulation Element based upon the study results. Target date: before 1997

Intersection Improvements (Other Than Signalization)

OBJECTIVE 4.5: Provide improvements at intersections to improve safety and traffic flow as conditions warrant.

IMPLEMENTATION MEASURE 4.5a: Improve radius of curb returns. Most intersections of side streets with Main Street in Sutter Creek should be improved by removing a 10-foot square section of the ten foot wide sidewalks on each side of an intersection and replaced the sidewalk with a 10 foot radius curb return and handicapped ramp.

IMPLEMENTATION MEASURE 4.5b: Construct turning and acceleration - deceleration lanes. At intersections where turning movements from the minor street are significant (over 100 vehicles per hour during the peak hours of the day), the LoS can be improved by adding separate turn lanes for the various turning and through movements. This measure is not practical in the downtown historic area.

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

IMPLEMENTATION MEASURE 4.5c: Improve sight distance at intersections. At locations where accident records show problems due to poor visibility, corrective measures should be taken. These measures might involve removal or lowering of plantings or fences and in some cases the removal of low tree branches where buildings cannot be moved; stop signs can help in these situations.

IMPLEMENTATION MEASURE 4.5d: Relocate the intersection of Sutter Hill Road eastward of its present intersection with Ridge Road to provide greater safety and flow through the intersection. The relocated intersection will require acquisition of right-of-way.

New Streets

POLICY 4.8: As development takes place developers shall be required to construct major and minor collectors which 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 have been included in City or County mitigation fee computations.

POLICY 4.9: Residential lots should not have direct access to new collectors and arterials; lots should front on local subdivision streets only.

POLICY 4.10: Parking should not be permitted on arterials and collectors so that the shoulders can be used by cyclists and for emergency parking.

POLICY 4.11: Road design should minimize necessary grading by aligning roads with topography, running roads along natural ridges or valleys and working with existing grade.

POLICY 4.12: All road sections should have curbs and gutters. Sidewalks are preferred but may be deleted in an effort to minimize grading if an alternative is provided for pedestrian use which meets the satisfaction of the Planning Commission or City Council.

POLICY 4.13: Multiple ingress and egress options should be provided through new developments for safety purposes.

POLICY 4.14: Neighborhood streets should be curvilinear and follow existing contours to the greatest extent feasible.

POLICY 4.15: Neighborhood streets shall be protected from high traffic counts by not allowing large or accumulated developments from relying on them for access.

POLICY 4.16: Cul-de-sacs and dead end streets shall be discouraged and through streets should be preferred.

POLICY 4.17: Collector streets should be of adequate width for projected traffic, and should not have direct access from residential, low or medium density lots.

MULTI-MODAL AND TSM CONSIDERATIONS

Transit

OBJECTIVE 4.6: Maximize the use of public transit to reduce dependence on the private automobile.

IMPLEMENTATION MEASURE 4.6a: Provide bus service to and from special events from local parking facilities. Charter bus service from the bay area and valley locations should be promoted for special events which are expected to draw large crowds.

IMPLEMENTATION MEASURE 4.6b: Extend and add transit routes as demand dictates.

IMPLEMENTATION MEASURE 4.6c: Bus shelters and benches should be provided where demand warrants and their provision included as part of development approval requirements. New developments should provide safe locations off the traveled way for the busses to stop without impeding the flow of traffic.

IMPLEMENTATION MEASURE 4.6d: Public transit facilities (bus stops, etc.) should be located near or incorporated into all commercial and industrial projects employing more than 10 people provided there is not an adequate existing bus stop within 1/4 mile.

POLICY 4.9: The City shall request that ARTS review and comment upon all new projects which may generate or attract, individually or cumulatively, large or moderate volumes of traffic.

Delivery of Goods and Services

OBJECTIVE 4.7: Encourage delivery services to homes and businesses to reduce the number of auto trips.

IMPLEMENTATION MEASURE 4.7a: Provide for additional home delivery of mail. The City shall encourage the postal service to provide delivery of mail to all existing homes and businesses. This would reduce the number of trips to the post office located on Gopher Flat Road.

IMPLEMENTATION MEASURE 4.7b: The City shall encourage retail stores to provide delivery service and telephone and catalog shopping services. Some retail stores are instituting catalog ordering and delivery of goods to homes and business. This trend should be encouraged.

OBJECTIVE 4.8: Small neighborhood commercial facilities should be included where economically viable as new areas of the City develop to minimize automobile traffic.

IMPLEMENTATION MEASURE 4.8: The (pd) land use designation explained on Table LU-2 in the Land Use Element allows planned developments to include neighborhood commercial uses.

POLICY 4.10: High density residential development that conforms to standards and programs of the General Plan and city ordinances should be constructed in the Sutter Hill/Martell area with convenient walking access to shopping and public services.

Ridesharing

POLICY 4.11: The City and County should encourage carpooling and support the efforts of Caltrans. Employers could provide reserved parking spaces and vans for use by employees who carpool. As traffic increases on some City streets, parking should be curtailed where parked vehicles encroach into the traveled way.

Staggered Working Hours

POLICY 4.12: The City shall encourage employers to provide staggered work hours for employees. Staggered work shifts can spread out and reduce peak hour traffic.

Bicycle and Pedestrian Facilities

POLICY 4.13: Bicycle lanes or paved shoulders should be provided on all new arterial and collector roadway facilities unless separate bicycle routes are provided for.

POLICY 4.14: When required for pedestrian access to public services and facilities, the planning commission may require developments to construct pedestrian walks.

POLICY 4.15: Sutter Creek will urge the creation of safe crossings on Highway 49 especially on 49 toward Sutter Hill, at the foot of Sutter Oaks, and Mount Pleasant, and near the Sutter-Ione Road.

POLICY 4.16: Sutter Creek should require new development proposals to help create walking paths or lanes along Old Sutter Hill Road and Sutter Creek-Volcano Road.

SUTTER CREEK GENERAL PLAN
Circulation Element

POLICY 4.17: New developments should be required to create a creekside trail system along Sutter Creek going toward Volcano as the city limits are moved outward.

POLICY 4.18: Handicapped access shall be included in the design of all public facilities including pedestrian facilities.

POLICY 4.19: New developments 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 4.20: Sutter Creek will require new development proposals to help coordinate a bike system for children to assure safe access to schools and parks within town.

POLICY 4.21: 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.

DOWNTOWN PARKING

OBJECTIVE 4.9: Provide adequate parking in the historic central business district to serve existing and future development and improve traffic flow on narrow streets.

IMPLEMENTATION MEASURE 4.9a: As traffic increases on some City streets, parking should be curtailed where parked vehicles encroach into the traveled way.

IMPLEMENTATION MEASURE 4.9b: Enforce limited time parking restrictions in the older, historic business district. On-street parking is important to the business community and it should be reserved for customers. Members of the business community should use the off-street lots.

IMPLEMENTATION MEASURE 4.9c: 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.

SUTTER CREEK GENERAL PLAN
Circulation Element

Because of 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. All available off-street spaces should be retained and additional space developed as property becomes available. Parking structures can provide additional parking where land values are high and available land area is limited.

IMPLEMENTATION MEASURE 4.9d: Where designated, post standard "No Parking" signs on streets and alleys in appropriate locations to insure compliance and enforcement.

IMPLEMENTATION MEASURE 4.9e: Conduct a financial feasibility study for the installation of parking meters in the CBD. The City needs to have a source of revenue for long term parking improvements. Parking meter revenue can be a significant source of funds for these improvements. Target date: before 2005

IMPLEMENTATION MEASURE 4.9f: "Park and Ride" lots should be provided by Caltrans at locations shown on Map C-2 in conjunction with construction of the Highway 49 Bypass.

TABLE C-3
**CAPITAL IMPROVEMENT PROGRAM
AND FUNDING STRATEGY**
(Short-Range)

Facility	Length (mi.)	Cost (\$1,000's)	State	Possible Funding Share, % (Method) County	City	Private
1. Route 49 Bypass Right-of-Way	3.00 4.20	\$3,340 9,490	0 100(6)	0 0	100(2) 0	0 0
2. Extend Sutter-Ione Road	0.08	80	0	0	0	100(3)
3. Improve Gopher Flat Road	0.48	500	0	0	75(1)	25(3)
4. Improve Spanish Street	0.57	200	0	0	100(1)	0
5. Designate One-Way Streets	N/A	1	0	0	100(1)	0
6. Improve Sutter Hill Rd. and Eureka-Sutter Hill Rd. Remove hump	1.02	302 60	0 0	0 0	100(1) 100(1)	0 0
7. Signalize Intersections Route 49/Sutter-Ione Main/Gopher Flat	— —	130 130	67 67	0 0	33(1) 33(1)	0 0
8. Improve N. Amelia/Spanish I/S	—	65	0	0	100(1)	0
9. Extend Eureka Street Improve Existing Extend to S. Canyon Dr. Sutter Creek bridge	0.57 0.23 —	180 218 660	0 0 0	0 0 0	50(1) 0 0	50(3) 100(3) 100(3)
10. Metered Parking Feasibility Study Installation	— —	10 45	0 0	0 0	100(6) 100(8)	0 0
11. Parking Structure Feasibility Study	—	25	0	0	100(8)	0
12. Parking and Traffic Enforcement	—	0	0	0	0	0
13. Improve Intersection Visibility	—	0	0	0	0	0

NOTES:

- Funding methods are:
 - (1) Mitigation Fees
 - (2) Land Extractions
 - (3) Direct Construction
 - (4) Special Assessment Districts
 - (5) Bridge & Major Thoroughfares Act
 - (6) State Gas Tax
 - (7) FAS Program
 - (8) General Fund Revenue
- Funding Methods are further explained on Table C-5.
- All Costs are using 1992 dollars.
- Source: RKH Civil and Transportation Engineers. Final Report, Circulation Study II, Sutter Creek, California, June 24, 1992, Foster City, CA pp 63 & 64

TABLE C-4
**CAPITAL IMPROVEMENT PROGRAM
AND FUNDING STRATEGY**
(Long-Range)

Facility	Length (mi.)	Cost (\$1,000s)	State	Possible Funding Share, % (Method)		
				County	City	Private
1. Route 49 Bypass (2 lanes)	7.20	\$20,800	100(6)	0	0	0
2. Signalize Intersections						
Main/Church	—	130	67	0	33(1)	0
Route 49/Sutter Hill	—	130	67	0	33(1)	0
3. Relocate Ridge/S. Hill I/S	—	65	0	0	100(1)	0
4. Randolph Street Parking Lot	N/A	90	0	0	100(4)	0
5. Construct parking structure	N/A	260	0	0	100(4)	0
6. Construct collector roads						
Ridge to Sutter Cr. Rd.	1.00	740	0	0	0	100(3)
Shake Ridge to S. Creek	0.66	565	0	0	0	100(3)

NOTES:

1. Funding methods are:
 - (1) Mitigation Fees
 - (2) Land Extractions
 - (3) Direct Construction
 - (4) Special Assessment
 - (5) Bridge & Major Thorough Fares Act
 - (6) State Gas Tax
 - (7) FAS Program
 - (8) General Fund Revenue Districts
2. Funding Methods are further explained on Table C-5.
3. All Costs are using 1992 dollars.
4. Source: RKH Civil and Transportation Engineers. Final Report, Circulation Study II, Sutter Creek, California, June 24, 1992, Foster City, CA pp 63 & 64

TABLE C-5

FUNDING METHODS FOR CIRCULATION IMPROVEMENTS

1. Mitigation Fees

These fees can be established for all new projects and homes in the planning area on the basis that the Sutter Creek Bypass, easterly bypass and new and widened local streets will be of use to, and benefit, every home and business in the planning area. Even those who do not use the bypasses will benefit by the relief in congestion and the deferral or elimination of improvements which would otherwise be required on "Business" State Highway 49. Mitigation fees for highway, street and intersection improvements can be determined based on the estimated trip generation of a project.

The total of improvements to be funded by traffic mitigation fees in Tables C-3 and C-4 amounts to \$ 1,330,000. There are 1,059 single family and 421 multiple family dwelling units projected for construction within the next 20 years. Some residential developments have paid mitigation fees or have development agreements which preclude assigning an additional mitigation fee. According to the 1991 Sutter Creek Circulation Study there are 149 single family and 188 multiple family dwelling units in this category. The net number of new dwelling units to which mitigation fees can be assigned are 910 single family and 233 multiple family. The Circulation Study II by RKH Civil and Transportation Engineers shows how a traffic mitigation fee schedule can be developed for the City.

2. Land Exactions

Projects located adjacent to or straddling proposed arterial and collector road project alignments can be required to donate land for right-of-way as a condition of development approval. Caltrans has established the alignment for the Sutter Creek Bypass. In the case of the easterly bypass, a specific alignment would need to be located and adopted by the City and County before needed right-of-way is lost to new development. Right-of-way dedications for local roads or street which provide direct access to property are not a problem since these rights-of-way are dedicated by certificate on the final map.

3. Direct Construction

Those properties through which the easterly bypass and new local streets run can be required to construct the roads to City standards. Projects which are the major contributor to intersection traffic loads can be required to improve and signalize the intersection. Local streets providing direct access to project property should be built by this financing method.

4. Special Assessment Districts or Mello-Roos Districts

These districts can be formed to finance the projects within the ability of the value of the land to support such financing.

5. Bridges and Major Thoroughfares Act

This act can be used to finance street and intersection improvements which are impacted by developments within the boundaries of the area of benefit. The improvements may be on-site or off-site.

6. State Gasoline Tax

Both the City and the County receive state gasoline taxes for the maintenance and construction of streets and roads. For a number of years these funds have been barely sufficient for maintenance leaving little funding for construction of improvements. Additional funding will be forthcoming from the recently passed initiative measure providing for an additional nine cents in the state gasoline tax. These funds can be used to improve the level of street and maintenance and should provide some additional funds for construction.

7. Federal Aid Secondary (FAS) Program

These funds are allocated by the Board of Supervisors. In the smaller counties the State exchanges the FAS fund with state funds so that the funds can be used for any road construction purpose (not equipment purchase or maintenance). Traditionally, these funds have been used on the Federal Aid Secondary System in various parts of the County. The federal funds are supplemented by a 50 percent match by the state and are "washed" for the smaller counties so that they can be used on any street or road. In the larger counties the funds must be used on the FAS system.

Sources: RKH Civil and Transportation Engineers, Final Report, Circulation Study II, Sutter Creek, California, June 24, 1992, Foster City, CA, pp. 63 & 64.

Leitzell, Charles, R., City of Sutter Creek Circulation Study Final Report - Appendices, Sutter Creek, CA, February 1991, pp i & ii.

PUBLIC SERVICES AND FACILITIES ELEMENT

City of Sutter Creek General Plan



SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

INTRODUCTION

- Statutory Requirements** The Public Services and Facilities Element is an optional element within the Sutter Creek General Plan. Although State law contains no specific requirement for a public services and facilities element, State requirements for the circulation element do mandate that a general plan shall address "Other public utilities and facilities (Government Code Section 65302-b)" implying that, at minimum, the circulation of water, sewage, power and communication must be addressed. The Sutter Creek Circulation Element limits itself to traffic circulation (including automobiles, transit and freight). The circulation of water, sewage, power and communications are addressed here in the Public Services and Facilities Element as are other basic public services and facilities.
- Local Purpose** In addition to State requirements, the local government is increasingly concerned with the cost of meeting the demands of providing adequate local public services and facilities as population growth takes place. The City Council appointed General Plan Task Force #3 in May 1990 to study the City's infrastructure and public facilities needs for inclusion in the General Plan. The general recommendations of this task force have been expanded upon in this Element. The following subjects are addressed:
- A. Public Facilities
water
sewage
storm drainage
solid waste
public buildings and grounds
schools
City offices
post office
- B. Public Services
police protection
fire protection
emergency medical
- C. Utility Systems
- D. Funding City Services
- Format** The existing level of service and projected needs for each of the above listed subjects is addressed in the order shown. Projected needs are based upon the General Plan's assumptions for growth as presented in the Land Use Element. The goals, policies, objectives and implementation measures for each area are listed at the back of the Element.
- The subject of pedestrian facilities are addressed in the Parks and Recreation Element and in the Circulation Element. Likewise, parks, dedicated open space, and recreation facilities are addressed in the Land Use and Parks and Recreation Elements. It should also be noted that there are design standards that effect public services and facilities contained in the Land Use Element of this plan.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

In spite of the research conducted to prepare an adequate Public Services and Facilities Element, the Element's objectives show that much serious effort must still be put forward on the part of local agencies and the City government if the Element's goals are to be realized. In particular, this effort will involve fiscal analysis and future funding of public services. The concern for adequate revenues to pay for increasing demands is a recurring theme throughout almost every subject in this Element. Consequently, a separate section concerning funding City services is found at the end of this text and an all-encompassing objective of conducting a citywide fiscal analysis, capital improvement program and funding strategy is found within the Goals, Policies, and Objectives section.

PUBLIC FACILITIES

Water

- Water Service Water service is provided to the City by the Amador County Water Agency (ACWA). Much of the following information has been provided by Thomas R. Hoover, General Manager, of the water agency.
- Water "The Amador County Water Agency is a county-wide water district formed in 1959 by the State Legislature. One of the systems owned by the Water Agency is the Amador Water System, formerly owned by PG & E. The Amador Water System has a water supply right for 15,000 acre feet of water per year. This system serves the City of Sutter Creek as well as other jurisdictions (Jackson, Martell, Sutter Hill, Georgia Pacific, Ione, Amador City, Drytown and surrounding areas). The system diverts approximately 9,000 acre feet of water per year. Due to inefficiencies of the old canal system (dates back to the 1800's), the actual usage is approximately 6,000 acre feet per year. Presently, the Water Agency is attempting to upgrade the canal to reduce water losses and improve the water quality for health and safety reasons. If improved, the water savings should be enough to serve over 18,000 more homes and/or their commercial, industrial and institutional equivalent system wide. Total utilization of the 15,000 acre foot water right is projected to be adequate to meet the Amador Water Systems' needs, including Sutter Creek, for at least the next 20 years." (Hoover, 3/2/93)
- City's Projected Water Consumption Assuming that one household uses an average of 1/2 of an acre foot per year then projected new residential growth in the City based on Land Use Element assumptions could consume an additional 72 acre feet per year by 1999 and an additional 454 acre feet per year by 2014. This does not include projected growth of commercial, industrial, and institutional uses. The Water Agency has commented that the water demands of commercial, industrial, and institutional uses are highly variable and it would take time and assistance from the City to work out an applicable rate for projections.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

"The Amador County Water Agency has a current policy of allocating available water resources on a first come-first served basis upon approval of subdivision maps, rather than a community's general plan. The reason for this is to insure that no one community reserves the water supply while other communities go dry. Also, since general plans can be amended by a vote of the city councils, they are always changing as the views of the council members or city residents' change." (Hoover, 3/2/93)

In the future if water resources become scarce the first come-first served policy could encourage community's to race to approve developments and discourage good community planning. Sutter Creek's general plan projections are fair and accurate and the Agency should allocate long term resources to the City on this basis.

**Summary of
Needs**

In order to meet the projected needs of the City (and other jurisdictions) over the 20 year planning period, the Water Agency will need to pipe the Amador Canal, construct another reservoir/tank, expand treatment plant capacity, replace much of the circulation/distribution system, improve fire flows and improve its system of obtaining revenues to meet associated costs.

**Additional
Storage**

The ACWA is developing plans to construct a water tank on the north side of Sutter Creek. The tank is needed for additional storage and if placed on a ridge top, it will help improve water pressure throughout the City. The tank would need to be carefully located, designed and installed in order to be screened from view and not conflict with provisions of the Land Use and Conservation/Open Space Elements.

**Treatment
and
Distribution**

The ACWA's water treatment facilities will need to be expanded and replaced over the next 10 years. Likewise, the water circulation/distribution system, which is, for the most part, as old as the City, will need to be essentially replaced. The Water Agency's current maintenance and replacement policy is to fix the worst problems first. Over the next 20 years it is projected the entire system will be substantially rehabilitated and it will be time to start the process over again. As this maintenance and replacement process takes place, the Agency is also upgrading the system to meet new and increasing fire flow requirements. Fire flows are addressed further in the Safety Element.

Funding Water

"The Water Agency is currently undergoing a Master Plan/Financial Study of the Tanner Service system, which includes the Sutter Creek area, to determine what, when and how these improvements will need to be made." (Hoover, 3/2/93) It is expected that the ACWA will need to increase rates paid by present customers as well as charges upon new development in order to meet projected needs. The Agency is currently anticipating that PG&E and the East Bay Municipal Utility District will pay for most of the

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

cost to pipe the Amador Canal to protect and improve their own interests in the project. It is projected that \$1.1 million will need to be paid for locally by new development out of participation (mitigation) fees. Some of these revenues have already been collected.

Expanding and replacing treatment plant capacity is projected to cost \$3.5 to \$4.0 million. Expansion can be charged to new development, replacement will have to be paid for by existing residents. Likewise, the replacement and upgrade of the circulation/distribution system will be split between new development and existing rate payers.

The Agency's replacement reserve is not presently enough to meet anticipated needs at the rate the needs are expected to surface. Unforeseen costs such as recently proposed Legislation to ease the State's budget crisis by charging water providers monthly rates or such as the sudden demand by Caltrans that the Agency move its water lines in the area of the Highway 49 truck climbing lane project also threaten to raise rates.

Sewage

Sewage Service The City of Sutter Creek operates a sewage collection and treatment system that serves all parcels in the City plus County Service Area #4 (Martell) and Amador City. Secondary treated sewage is transported and used to irrigate lands near Ione under an agreement with the Amador Regional Sanitation Authority (ARSA). Most of the following information has been provided by George Christner, the City's Public Works Supervisor.

Sewage Collection Facilities Need Improvement Like the City's water lines, the City's sewage collection lines are antiquated and largely in need of replacement. Problems of infiltration and inflow of storm runoff have existed for years. A recent sewage spill into Sutter Creek has caused the State to impose a temporary moratorium upon servicing newly created lots. A study contracted to investigate the problem showed that the main collection line in the creek should have been replaced years ago.

Costs vs. Revenues For Collection Facilities Maintenance and Upgrade The City collects approximately \$60,000 a year in user fees for collection line replacement purposes. The City has never before needed to indebt itself to pay for improvements to its sewerage system. The user fees available to correct the recent problem and remove the moratorium are not adequate, however, and the Council has therefore voted for the first time to use future user fee revenues to pay back a loan to cover the costs of this urgent improvement. This information suggests that the City will need to raise fees (again) or find new revenue sources to pay for replacement and upgrade of the collection system.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

The City's Public Works Supervisor estimates 40%-45% of the entire collection system presently needs replacement. In general, the areas of concern are older parts of the City including downtown, Sutter Oaks, Mount Pleasant and parts of Sutter Hill.

Sewage Treatment Facilities Are Near Capacity

The City's wastewater treatment plant has a current capacity of approximately 350,000 gallons per day (GPD). The current average daily flow is 321,000 GPD. During dry weather, flows average 243,500 GPD. Due inflow and infiltration wet weather flows have increased to 353,000 GPD.

Replacement and upgrade of collection lines as discussed above can eliminate some of the inflow and infiltration and thereby extend the capacity of the treatment facility.

Efforts To Maintain A Reserve

The City is attempting to maintain a 100,000 GPD reserved capacity in the treatment plant for existing vacant lots in the City. Given that a household presently uses 150 to 200 GPD, this would provide capacity for 500 to 666 lots or units. The City has approximately 510 existing undeveloped lots or units. (See Table LU-6 in the Land Use Element.) If one adds an equivalent consideration for commercial and industrial uses that may not require a City approval, this 100,000 GPD reserve would be used up and there would be no additional capacity for new developments. New developments would have to provide for expanded capacity equal to their anticipated needs. (Some developments could possibly buy excess capacity by improving the collection system infiltration problem.)

New Development Will Have To Provide Expanded Capacity

In order to assure there is the 100,000 GPD reserve capacity for development that has already been approved and lots that already exist, the City is planning a rehabilitation and expansion of the treatment facility that will boost capacity by 130,000 GPD to 480,000 GPD. The cost for the project will be shared by the County (CSA #4) and by the City from capital recovery funds collected with connection fees. By ordinance the City has begun to charge vacant lots a fee to recoup some of the cost.

Affects of Projected Growth

Assuming that 100,000 GPD reserve capacity meets the sewerage needs of previously approved development and existing lots, the projected needs for new development based upon the assumptions and projections in the Land Use Element are that a further expansion will be needed to cover the demands of any additional new developments.

The Need For Sewage System Improvement Revenues

The City presently has no mitigation fee or other revenue generating mechanism that is imposed upon new developments to provide this expanded capacity. Instead, the City utilizes the CEQA or EIR process to require developers to analyze then contribute their fair share toward expansion of the treatment facility (and collection lines). This project-by-project approach creates several concerns. First of all, it is a piecemeal

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

approach and it does not maintain a whole view of the City's need or present a whole plan for any solution. Secondly, it tends to create arguments or confusion between the City who is guided by its responsibility and the project proponent who is guided by profitability. In addition, many smaller projects that are not subject to EIR requirements do not get assessed for their added demand to the system. Similarly, some large commercial or industrial projects do not get assessed. The most notable example of this would be the recent 125,380 square foot Pratt Shopping Center which was not required to fund any expansion to the sewage treatment system beyond that generated by existing fees and rates.

The City's annual sewage system revenue plan addresses only existing users and does not project needed revenues for new development. The revenue plan does address replacement costs. Likewise, the City is charging existing vacant lots a fee to develop expanded capacity but it appears doubtful that these charges will be adequate to cover all the sewage system expansion requirements of new development. This information suggests the City needs to conduct a sewage system capital improvement program (CIP) study in order to assure that the expansion and improvement demands of new developments do not outpace the ability of the City's existing programs to provide revenues. The cost of the study and CIP can be recovered with subsequent mitigation fees.

**The ARSA
Sewage
Disposal
Agreement**

The City's sewage disposal agreement with ARSA could also become a constraint or an added cost within the 20 year planning period. The City's current agreement with ARSA will end within the General Plan's 20 year horizon period. If no new agreement is established, the City might have to upgrade its treatment system from a secondary to a tertiary treatment facility which will be a significant cost.

**EDA Funded
Sutter Hill
Improvements**

In 1980 the Economic Development Administration (EDA) funded a project designed to provide sewage facilities, improve drainage, and provide water service sufficient to meet PUC requirements in the Sutter Hill area. The EDA grant funded new construction which included approximately 11,000 feet of sewer line collectors, 5,800 feet of main water lines, and drainage beneath Highway 49. The target area included 51 parcels, totaling 348 acres, in the vicinity of the intersection of State Highway 49 and Ridge Road. Properties are located in both Sutter Creek and Amador County, and include the County airport. Service will be extended to those who participated in the EDA grant by contributing to the local match portion of the project cost (\$132,000). Any new parcels who utilize the system are obligated to pay an equivalent local match.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

Storm Drainage

- Existing System** The City's surface water drainage facilities consist of a system of pipes, ditches, street gutters, culverts and natural drainage courses which are designed to route runoff and drainwater into Sutter Creek. Many of the pipes date from the 1930's. The drainage system in old sections of the City (all but the newer subdivisions) are generally inadequate for handling existing runoff.
- Improving The Drainage System** Improvements in the existing problem areas are piecemeal and case-by-case at the present time. The City plans to upgrade some of the drainage problem with road funds in conjunction with several planned road improvement projects.
- Similarly, hazard elimination grant funds may be obtained to relieve eminent threats where drainage problems become a flood hazard such as those affecting the Badger Street Bridge. In some locations, improvements to the existing system have been carried out by new developments in order that the increased runoff they generate will reach Sutter Creek and not worsen the problem. In other areas, such as Sutter Hill, grants have been obtained to improve the situation.
- Funding Improvements To The Drainage System** The City's Public Works Supervisor has commented that the City needs to have a 20 year drainage master plan that looks both at existing areas of the City and new areas to be developed. The plan needs to include a funding strategy which identifies revenue sources and allocates costs for improvements on a fair share basis. New developments could be required to pay for their fair share of improvements to the overall system either through direct improvements as in the case of large developments or through payment of mitigation fees as in the case of smaller projects. The plan should also analyze existing revenues and the needs and options for raising revenues to pay for the existing community's share for upgrading the system. Based upon an adequate study, improvement plan and funding strategy, it may be more possible for the City to obtain grants, loans and public support for the needed improvement program.
- Flood Hazard** It is pointed out in the General Plan's Safety Element that any plan for resolution of storm drainage may need to be regionwide, addressing all upstream properties in the drainage area and not just the Sutter Creek planning area. The Safety Element also indicates that due to flood hazard considerations resolution of the drainage problem could be considered an urgent need.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

Urgent Need Given that evidence reported in the Safety Element suggests that the threat of serious flooding is increasing in Sutter Creek as new development occurs it could be argued that no further large developments should be approved until the drainage study is completed. The City could require that the next large development to be approved must pay for completion of the study. The cost of the study could then be reimbursed from the funding mechanisms adopted as a result of the study.

Solid Waste

Solid Waste Collection Solid waste collection services are provided to Sutter Creek residents by a private contractor. Waste that is collected by the franchise operator is disposed of at the County owned Buena Vista land fill near Ione. Some residents do not utilize the collection service and transport their solid waste to the land fill directly.

Solid Waste Disposal The Buena Vista land fill is 113.34 acres in size. It receives solid waste from the entire County. It is projected to be able to continue handling the region's solid waste disposal needs beyond this Plan's 20 year planning horizon.

Solid Waste Diversion In spite of the Buena Vista facility's excess capacity, solid waste disposal is a serious statewide concern for the long term given the amounts of waste being generated, the cost of disposal and the availability of sites. State Assembly Bill 939 formed the California Integrated Waste Management Board which in turn has required all cities and counties to reduce their levels of landfill waste by 50% before the year 2000. Sutter Creek, Amador County and the other cities in Amador County have, subsequent to this requirement, formed the Amador County AB 939 Task Force. The Task Force contracted Wahler Associates of Walnut Creek, California, to prepare a report and plan titled Source Reduction and Recycling Element, Household Hazardous Waste Element, Initial Study and Negative Declaration (final draft, 1992). This is the plan to be used by all jurisdictions to achieve the required 50% goal. This document is incorporated by reference.

According to the AB 939 Elements, solid waste from Sutter Creek is estimated to be 6% of the County's total disposed waste (3.6 thousand tons out of 59 thousand tons per year). Within the City's waste, 67% is estimated to be residentially generated, 24% commercial and 9% industrial.

The AB 939 Task Force Elements contain a program to meet the required goal of 50% diversion with the following components: 4% of all disposed waste will be diverted from the land fill through source reduction, 36% through recycling, 7% through composting, and 3% through special waste management.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

The major responsibilities assigned to the City within the plan are summarized as follows:

1. Educating and informing the public about source reductions, recycling, composting, and disposal of household hazardous waste;
2. Develop a source (each household) composting program for food and yard wastes by July 1992;
3. Implement ordinances before January 1996 that will impose requirements upon government, business and industry that will reduce the amount of solid waste being generated;
4. Implement curbside recycling; and
5. Insure the City's zoning ordinance allows for recycling facilities in appropriate zones (not just industrial zones).

It should be noted the plan contains numerous other objectives which it appears would be implemented on a regional (countywide) level. Many of these, such as fee increases and dump load inspections, will affect citizens of Sutter Creek. Because the plan serves the County and the Cities, many of the plan's objectives will, at some point, likely involve the City government in more ways than those listed above.

Recycling

The City of Sutter Creek presently has one private recycling business who accepts aluminum cans, glass, some metals, newspaper and plastics. In addition, there are recycling bins at the Buena Vista dump site.

**Hazardous
Waste**

The AB 939 Elements report that between .5% and 1% of the total waste received at the Buena Vista site is hazardous waste. This hazardous waste is separated at a designated recovery site near the dump's gate house. It is then removed to a Class I landfill or incinerator out of the County. A permanent household hazardous waste collection facility will be sited in the County.

Schools

**The Four
Schools In
Sutter Creek**

The Sutter Creek area is served by the Amador County Unified School District. Four of the district's schools are located in Sutter Creek:

Sutter Creek Primary School, Sutter Creek Elementary School, Amador High School and Independence High School. Most of the information in this section of the General Plan is obtained from the District's "Master Plan Committee Report, June 6, 1990", updated in 1992 and the Twenty Year Facilities Master Plan drafted in April, 1992.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

School Capacities	The Sutter Creek Primary and Elementary School sites are both at capacity with 252 and 308 persons at each site respectively. There is no room for additional classrooms or expansion at either of these sites. Amador High School is near capacity with 708 persons but can be expanded for a capacity of 1,156 persons. Independence High School is leasing a facility that has some excess capacity.
School's Plans For Expansion	The School District is planning to obtain a site in Sutter Creek and build a new school that will house the present and future students of both the Sutter Creek Primary and Elementary Schools. The School District then plans to use the Sutter Creek Elementary School site to house most of the High School's expanded capacity. As discussed in the following section, the City may be interested in obtaining the vacated primary school site for City offices.
Cooperation Between The City and The District	The City and the School District should cooperate to attain their individual and mutual interests in providing new and expanded facilities. The School District is, by law, exempt from some of the City's land use requirements yet it would be important to the City that the District conform to all relevant aspects of this General Plan as well as related City ordinances when siting and designing new facilities. Conversely, the School District needs the cooperation of City government in order to obtain a new site and to pay for the construction of new facilities.
Need For Additional School Impact	The Land Use Element identifies several large areas where the new school site may be located. The City and School District need to cooperate to determine the best site within these areas and obtain the site for a reasonable fees cost. In addition to the need for a new site, the School District has requested that the City require new developments to pay an additional impact fee to pay for the costs of new school construction. The District already receives \$1.65 per square foot from each new home that is constructed based upon State law, but the District's new master plan indicates an additional \$3,100 per unit is needed to house future students due to the loss of State matching funds.

City Offices

City Hall Is Overcrowded	The City Council's General Plan Task Force #3 reported the following findings relative to their investigation of City offices: "As the City staff grows in order to serve a growing population, the existing office space for city clerk, treasurer, police department, public works department, and building inspection department is becoming inadequate. This situation is especially acute for the police department, which has a bona fide need for a new police facility. The existing situation of encroaching into the City auditorium to provide more office space is a double negative. The space
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SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

provided is still not efficient, and the effective area of the auditorium is reduced. The recommended solution of converting the Sutter Creek Primary School to a civic center is dependent on the School District achieving a new elementary school campus. This appears to be a viable long-term solution as the existing primary school is inadequate as a school site. The City has limped along for years with limited office space (including an inadequate council chamber with poor acoustics). Short of developing a new civic center from scratch, re-utilization of the primary school looks promising."

**Relocating Or
Upgrading
City Hall**

The school's schedule for moving into a new elementary school is 1996-97. If the primary school site proves to be an inappropriate facility or if it remains unavailable, the City needs to actively consider other options such as expansion and upgrade of the present City Hall or possible relocation to another facility. If City offices are relocated the Land Use Element identifies Sutter Hill and the downtown area as appropriate locations for the facility. The need for a new police facility is addressed further under police protection on a following page.

Post Office

Facility

The Sutter Creek Post Office near the intersection of Gopher Flat Road and Main Street/Highway 49 includes a 5,000 square foot building and 12 public parking spaces, three of which are on Gopher Flat Road. The building contains 1500 post office boxes and 50 parcel boxes as well as a receiving office, loading dock, a warehouse/ storage area, and a public counter. The Postmaster has commented that working space is presently overcrowded and that more parking spaces are needed. A new 2-1/2 to 3 acre lease site will be needed within the next 10 years. The new facility should include a larger building and ample parking. The Land Use Element suggests that an appropriate site for an additional post office would be commercially designated property in the Sutter Hill area.

**Need For An
Additional
Post Office
Within 10
Years**

The Circulation Element points out that the intersection of Gopher Flat Road and Highway 49 is one of the City's main traffic congestion areas. The fact that the post office does not provide home delivery in the downtown Sutter Creek area increases traffic in this area because citizens drive to the post office to pick up their mail. General Plan Task Force #3 strongly recommended that the Postal Service be urged to provide home delivery in the central area of the City to reduce traffic congestion at the existing post office.

**Traffic
Congestion At
The Existing
Post Office**

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

PUBLIC SERVICES

Police Protection

- Present Police Services The City of Sutter Creek Police Department provides police service within Sutter Creek city limits and also responds to mutual aid requests from the County and other cities in the County. The department includes five full time officers who serve rotating, around-the-clock shifts (one officer per shift). Response times vary from 30 seconds to 30 minutes depending upon variables such as officer availability and traffic congestion. The department is housed in approximately 500 square feet of office space in City Hall.
- The Need For A New Police Facility The primary need of the Sutter Creek Police Department is to obtain additional space and facilities to maintain adequate performance. Based upon escalating demands, the current department offices at City Hall have been increasingly inadequate since 1985. It is possible the City could expand police offices in City Hall to serve the short term future but over the long term it is inevitable that a new facility will need to be acquired or constructed. The Sutter Hill or downtown areas would be good locations for such a facility provided traffic and other concerns are addressed. The City presently has no revenue plan or capital improvement program for provision of such new facilities.
- The Police Department's Level of Service Since 1982 the ratio of officers to City residents has grown from 420 per resident to approximately 440 per resident. This is above the State average of one officer per 358 residents and it does not include a significant number of tourists or school students who occupy the City on a regular basis who are not City residents. Since 1982 the approximate number of calls received by the department per year has grown from 1,000 to 2,300. The number of serious crimes reported in the 1982 General Plan as being 20-25 per year has increased to 100 or more per year. In addition, the department is having to do more work around each serious case than before because of new laws and court requirements.
- In spite of these increases, police services are considered marginally adequate at the present time. If this current level of service is to be maintained given the growth projected within the Land Use Element of this Plan, then it can be projected that one more officer will be needed by 1999 and four more officers will be needed by 2014. Additional vehicles and upgraded state of the art equipment will be needed as well.
- 115 HUs in 1999 x 2.2 persons/HU
divided by 440 officers/person = 0.58 officer
- 435 HUs in 2014 x 2.3 persons/HU
divided by 440 officers/person = 2.27 officers

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

(These calculations do not include expansions in commercial, industrial and institutional uses and resultant estimates are therefore low.)

**Funding
Additional
Police
Services**

Again, the City has no adopted plan or specific policy to insure that an adequate level of service is maintained as population grows. Expansion of services has been paid for out of existing revenues. Police services is the largest single expenditure in the City budget. The City has begun to evaluate large new development projects on a case-by-case basis with the intent of requiring that they pay for their share of new facilities and services. Under existing laws it is difficult however to have new development pay for expansion in services. Impact fees and other exactions generally apply only to capital facilities.

There are at least two options whereby new developments could be required to pay for expanded services if it is determined that existing and projected revenue sources will not be adequate. One is to require new developments to form assessment districts so that the new residents in these districts will be required to pay for the additional service they demand. This option is discussed further in the section titled Funding City Services on later pages.

The second option assumes that new property taxes and other revenues generated by the residents who occupy new developments will be able to pay for additional police services. The Police Chief has expressed concern that demands for service may however increase before such new revenues become available. Under this option, the developers themselves could be required to pay a one-time mitigation fee to pay for the increased police service demands that are anticipated during the development's buildout period.

Fire Protection

**Fire
Protection**

Wildland and structure fire protection services are provided to the City by the Sutter Creek Fire District. The following discussion is based upon information provided by General Plan Task Force #3 and Dominic Moreno, Fire Chief of the Sutter Creek Fire District.

District boundaries extend beyond City limits and include Amador City and much of Martell. The district has mutual aid agreements with surrounding jurisdictions including the State Department of Forestry which has a facility in the Sutter Hill/Martell portion of the planning area. There are no "State responsibility areas" within the present City limits. The Sutter Creek Fire District provides first response medical aid services within the district as well as fire protection services (see also next section, "Emergency Medical").

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

The Sutter Creek Fire District is a volunteer fire department with approximately 25 active volunteer firefighters and a chief and two assistants who are minimally compensated. The district operates out of a new 4,800 square foot firehouse located just north of downtown Sutter Creek as well as two older garages located in downtown Sutter Creek and Amador City. The district owns five pumper (from 8 to 30 years old), one grass fire rig, and one emergency squad truck.

**The Fire
District's
Level of
Service Is
Excellent**

The district's response time throughout the planning area is less than five minutes. The district's Insurance Service Office (ISO) rating is 5.0, presently the best in Amador County. The district is rated in the top 30% of the State based upon community statistics. The present level of service is approximately 58 fire responses per year or one per 32.55 persons residing in the district.

The City of Sutter Creek contributes part of its annual budget to the district each year. In addition, the City collects impact fees from all new residential, commercial and industrial development based on a district five year plan which includes provisions for repayment of the loan used to finance construction of the new fire house.

At present the district has no 20 year plan which takes into consideration the longer term growth projected by this General Plan or surrounding areas. The district is seriously concerned that the amount of new development that is being approved or considered in the area could reduce levels of service. They are presently using the CEQA/EIR process to identify and mitigate such impacts on a project-by-project basis.

The fire district does anticipate that over the next five years they will need more equipment and more trained staff. They may also need to add paid firefighters. Over ten years the district expects that a new fire station will need to be constructed in the Sutter Hill area. More paid and volunteer staff will be needed over the 20 year period. They are also considering the construction of a new fire station in the Amador City area and, again, would require an incremental increase in staff.

Emergency Medical

Emergency medical services are provided within the planning area by both the Sutter Creek Fire District and the American Legion Ambulance located in Sutter Hill. The fire district is usually the first to arrive at a call of medical emergency (within 5 minutes). The department has approximately 20 members certified with advanced first aid and two emergency medical Technician I's. All department members are CPR certified and 95% are certified to operate the district's "heart start" defibrillator machine. Approximately 75% of the department's calls (approximately 128 per year) are medical aid calls.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

The fire district usually provides advanced first aid, CPR and/or heart start functions at the scene of a medical emergency before the American Legion ambulance arrives with advanced life support and hospital transportation. In extreme cases medi-vac helicopter services are available from Stockton and other valley hospitals.

UTILITY SYSTEMS

Extending Utilities	The following information was provided by the City's General Plan Task Force #3. "The Pacific Gas and Electric Company has the capability to extend electric and natural gas service as required by new development, if the utility extensions are logical and do not require 'leap-frogging'. The same is true for Pacific Bell for telephone service and King Videocable Company for cable TV service. In addition, new development should be provided with both electric power and natural gas service so that the most economical and energy efficient methods can be utilized."
Cost of Street Lights	Street lights are required in all new subdivisions. PG&E installs the lights, the City then pays the monthly cost for operation (estimated to be \$9.50 per light per month, \$27,000 per year). PG&E is switching to sodium vapor type lights to conserve energy and reduce cost.
Energy Conservation	Energy conservation is addressed in the General Plan's Conservation and Open Space Element.

FUNDING CITY SERVICES

Throughout the previous sections of the Element there is repeated discussion about the need to analyze projected revenue sources for public services. This issue is of concern to both City services and other agencies and districts who provide basic services in the City. This section focuses only upon public services and facilities provided directly by the City. The specific areas identified thus far, that may suffer funding shortfalls in the future include sewage collection and disposal, storm drainage, City offices, street lighting, and police protection.

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

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

Complete fiscal analysis is beyond the scope of this General Plan. It may however be one of the most urgent planning needs of the City. Even though this Public Services and Facilities Element contains some assessment of the projected costs and revenues for some of the City's basic services, it is by no means complete. The partial list of individual measures recommended in the Element may be considered the minimum necessary. It may however be more effective for the City to follow the recommendations of General Plan Task Force #3 and address all listed needs at once with one comprehensive study and one resultant capital improvement program. This approach would bring the City into compliance with State law requiring local capital improvement programs (Government Code Section 65401). It could also provide a document to help gain public awareness and support for subsequent new revenue programs.

Any such project should study both existing problems within the City's infrastructure of services and facilities as well as the need for expansion of improvements to this infrastructure which are brought about by growth and new development.

Task Force #3 and almost all of the departments interviewed in preparation of this General Plan agreed that City services are facing demands that are exceeding available revenues. This fiscal bind is usually traced back to the passage of Proposition 13 in 1979 which has limited local jurisdictions' ability to raise taxes for new or expanded services. In 1994, the condition of the economy and persistent State budget deficits are threatening serious reductions in some existing revenue sources. Another reason many City departments are expressing a sense of urgency regarding this subject is because the City is being confronted with very large, mostly residential, development projects. This is documented by Table LU-6 in the Land Use Element which shows that there have been 460 lots or units recently approved in the City compared to 1077 existing units in the City; a growth potential of 43%. With the absence of capital improvement programs and funding strategies the City has been utilizing California Environmental Quality Act (CEQA) and Environmental Impact Reports (EIRs) to try and identify the impacts that new developments will have upon public services and to get new development to pay for them. As pointed out in the previous discussion under "Need For Sewage System Improvement Revenues", this is a piecemeal approach that is reactive to new development rather than proactive, comprehensive, accurate and fair. In addition, CEQA is primarily intended to identify and mitigate impacts on the environment and it is not intended to address fiscal concerns.

One recent residential project EIR suggests that, at build out, the net property tax, sales tax and other revenues generated by new residents will pay for the increased services they will require. Another recent residential

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

EIR identifies needs similar to those expressed in this Element and stresses that the City needs to develop more assessment mechanisms to assure service levels keep pace with new growth.

Task Force #3 provided the following general assumptions or findings about public finance in their final report.

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

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

"The assessment district would establish a citywide area of benefit to which all current and future property owners would participate. This type of assessment would not require voter approval, and could be limited as to the types of projects. Public works type projects are recommended (streets, bridges, sewer and storm drainage). This means all property owners would pay for upgrading existing public infrastructure. To date, the only way these funds are generated is through the General Fund; through gas tax revenues (in the case of some streets); and sewer buy-in fees (in the case of treatment plant expansion). This means improvements to the remaining street system, bridges, sewer collection system, and storm drainage system are not being accomplished. The situation is serious enough that charging fees only for new development will not generate sufficient funds to replace and upgrade these systems.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

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

Another option for assuring new development "pays its own way" are facility participation charges or impact fees. Facility participation charges and impact fees are being used by surrounding communities and they have been discussed as the option preferred by many agencies who provided input to this Element. One essential difference between special districts and impact fees is that districts levy a regular charge against the properties affected over a long term period of time whereas impact fees are a one time charge upon new development based upon the quantified impact they will generate. Impact fees thus tend to lend themselves to one-time capital improvement costs and assessment districts may be more applicable for ongoing service and maintenance costs. Impact fees are often discouraged because they drive up the one-time cost of housing and development. Mello-Roos and similar districts are designed to help facilitate development by spreading costs over time. Any comprehensive fiscal study and capital improvement program would likely utilize a combination of these options.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

GOALS, POLICIES, OBJECTIVES, AND IMPLEMENTATION MEASURES

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

GOAL **5.1:** Upgrade deficiencies in existing public facilities and achieve well planned expansions of services and facilities to keep pace with the City's growth and assure the long term health, safety, and welfare of the City's residents.

**Policies
and
Objectives** The policies and objectives needed to meet the Element's goal are listed by subject heading in the same order that is presented in the text.

WATER SERVICE

POLICY 5.1: The City of Sutter Creek supports piping the Amador Canal so that the County may utilize its full Mokelumne River water right.

POLICY 5.2: The City supports the establishment of an additional storage facility in the northern area of the City provided it improves fire flows citywide and it does not conflict with other General Plan policies and standards.

OBJECTIVE 5.1: The Amador County Water Agency 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 the Amador County Water Agency 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.

IMPLEMENTATION MEASURE 5.1: The planning department and other City representatives should carry out follow-up efforts with the ACWA to insure accomplishment of objective 1. Target date: before 2005

OBJECTIVE 5.2: The Amador County Water Agency should upgrade its revenue system to insure the long term needs of the City can be met in a timely fashion. All revenue increases should be connected to a long term plan that meets the nexus rational required by law.

IMPLEMENTATION MEASURE 5.2: The City Council shall urge the Water Agency to complete the studies necessary and adopt adequate rates and fees and other revenue/improvement plans. At the same time Council and staff shall carefully review all such increases and plans to assure they are fair and meet the City needs.

OBJECTIVE 5.3: The Water Agency is presently developing design standards for construction of new facilities consistent with the County's current minimum requirements. These standards should become a part of the City's improvement standards document consistent with an implementation measure of the Land Use Element.

IMPLEMENTATION MEASURE 5.3: The City's Planning Department shall urge the Water Agency for completion of water system design standards and oversee their inclusion into the City's improvement standards document. Target date: before 2000 and ongoing.

SEWAGE COLLECTION AND DISPOSAL

POLICY 5.3: Improvements to the collection and treatment system shall keep pace with demands on the system and insure public health.

POLICY 5.4: All new developments shall upgrade, expand and/or provide new sewage lines that are sized adequately to meet expected peak flow demands from the development. The sizing of new lines 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 5.5: New development 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 5.6: New developments 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.

POLICY 5.7: Regional provider of wastewater treatment shall be based on fair share agreements.

POLICY 5.8: New developments in the Sutter Hill/ Martell area who did not pay a local match to contribute to the EDA 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.

OBJECTIVE 5.4: The City shall develop and maintain a long range capital improvement program which addresses both the maintenance and upgrade 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. The study should also address future options and contingencies pending expiration of the ARSA contract.

IMPLEMENTATION MEASURE 5.4: The City could contract the sewerage system capital improvement program project to a private engineering firm under the direction of the Council and staff. The cost of the project will be recouped as part of the increased revenues addressed by the plan. Target date: before 2000

OBJECTIVE 5.5: The City shall complete plans for expansion of the existing sewage treatment facility to serve lots and units that are already approved.

STORM DRAINAGE

POLICY 5.9: Drainage from all new construction should be planned carefully to guide water into the citywide drainage system. New developments shall analyze and upgrade off-site drainage systems to assure their capabilities to handle increased flows.

POLICY 5.10: New developments 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 will generate.

POLICY 5.11: New development applications will be denied unless it is proven they will not substantially overload existing drainage facilities or add to flood hazards in Sutter Creek.

POLICY 5.12: Grading plans shall be designed not to create areas of standing water, except for ponds, lakes, or other areas designed or intended to provide wetlands, serve recreational or aesthetic purposes, etc.

POLICY 5.13: Drainage lanes should be in wide landscaped swales or underground pipes or a combination of both. Open concrete or rock ditches will not be allowed in most cases.

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Public Services and Facilities Element

OBJECTIVE 5.6: A regionwide master drainage and flood control plan should be developed and adopted. The plan should assess runoff and systemwide 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 developments of any size. 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 5.6: The next large development to be considered after adoption of the General Plan Update that adds substantial storm runoff to Sutter Creek shall be required to provide for the master plan (utilize CEQA mandatory findings of cumulative effect) and be partially reimbursed by subsequent developments.

SOLID WASTE

OBJECTIVE 5.7: In accordance with the County AB 939 Task force Source Reduction and Recycling Element achieve a 50% diversion of total solid waste generated by the City by the year 2000; 4% through source reduction, 36% through recycling, 7% through composting and 3% through special waste management.

IMPLEMENTATION MEASURE 5.7: The City of Sutter Creek adopts within its General Plan, by reference, the goals, objectives and programs within the County AB 939 Task Force's Source Reduction and Recycling Element and Household Hazardous Waste Element.

SCHOOLS

POLICY 5.14: The City shall cooperate with the Amador Unified School District to help obtain a new elementary school site with public recreation facilities in the Sutter Creek planning area.

POLICY 5.15: New public buildings including school facilities should be located and designed to conform with all applicable provisions of this General Plan and City Codes.

CITY OFFICES

OBJECTIVE 5.8: The current City Hall should be significantly upgraded or replaced to provide an adequate civic center for City offices, Council Chambers and related facilities. Target date: before 2000

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

IMPLEMENTATION MEASURE 5.8a: The City should determine the feasibility of using the Sutter Creek Elementary School site as a civic center and communicate with the school district about acquiring the site for such a facility.

IMPLEMENTATION MEASURE 5.8b: The City needs to establish a revenue plan for upgrading existing City offices and/or relocating offices to a new larger facility.

POST OFFICE

OBJECTIVE 5.9: Improve postal service in Sutter Creek and relieve traffic and parking problem associated with the current downtown post office. Target date: before 2005

IMPLEMENTATION MEASURE 5.9a: Work closely with the Post Office to establish an automated postal service center at Sutter Hill; and expand the parking at the existing Post Office.

IMPLEMENTATION MEASURE 5.9b: Petition the U.S. Postal Service to provide mail delivery service to central Sutter Creek.

POLICE PROTECTION

POLICY 5.16: All new developments shall be required to provide for their incremental impacts upon police protection facilities.

POLICY 5.17: The level of service provided to residents of Sutter Creek shall not drop below a ratio of one well equipped and supported officer per 440 residents.

OBJECTIVE 5.10: 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 5.10: The Police Chief and/or an outside consultant should calculate the cost of facilities that would be needed to adequately serve projected demand and a time table for which the facilities must be brought into use. The costs and time frame should be compared with projected revenues and, if necessary, policies or plans for obtaining additional revenues should be adopted by the City Council. Target date: before 1997

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

OBJECTIVE 5.11: The City should investigate whether or not existing and known projected revenue sources will be adequate to maintain adequate police protection services as the City grows. If it is determined that lack of revenues could jeopardize service, a plan and/or policies should be put in effect to modify services or generate needed revenues.

IMPLEMENTATION MEASURE 5.11: The City will likely need to rely upon the services of an outside fiscal consultant to conduct the referenced study and prepare any subsequent plan. To save costs, this project could be combined with an overall budget projection analysis and capital improvement program as is called for under the subject heading "Funding Public Services". Target date: before 1997

FIRE PROTECTION

POLICY 5.18: The City should maintain a good working relationship with the Sutter Creek Fire District in the interest of public safety and the provision of adequate fire protection services.

OBJECTIVE 5.12: The Sutter Creek Fire District should develop a 20 year fire protection service plan based upon growth assumptions specified in the Land Use Element as well as projections for the surrounding area. The plan should include a capital facilities improvement program and a funding strategy that addresses both capital improvements and a mechanism to fund paid fire fighters.

IMPLEMENTATION MEASURE 5.12: The 20 year plan should be drafted by the Sutter Creek Fire District and portions that are relative to Sutter Creek should be adopted by the City Council. Target date: before 1997

EMERGENCY MEDICAL

POLICY 5.19: Continue cooperation with the Sutter Creek Fire Department and American Legion Ambulance Service for the provision of prompt and adequate emergency medical service.

UTILITY SYSTEMS

POLICY 5.20: Utilities should be extended logically to provide a safe and reliable level of utility service.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

POLICY 5.21: All new development shall be served by both electric power and natural gas, telephone and cable TV.

POLICY 5.22: All utilities in new neighborhoods shall be located underground and encouraged to be located underground in existing neighborhoods.

POLICY 5.23: Facilities should be located and designed to conform with the Policies, Objectives and Standards of this General Plan.

POLICY 5.24: New developments 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.

FUNDING PUBLIC SERVICES

POLICY 5.25: 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.

OBJECTIVE 5.13: The City shall conduct a comprehensive public service and facilities needs and revenue study and develop a long range capital improvement program and funding strategy to insure 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 5.13: The City Council may designate a committee and/or staff to work on the project, however it is likely the services of a qualified professional with experience in the fiscal affairs of small local government will be needed. 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 policies, objectives and guidelines contained within the General Plan. Target date: before 1997

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

OBJECTIVE 5.11: The City should investigate whether or not existing and known projected revenue sources will be adequate to maintain adequate police protection services as the City grows. If it is determined that lack of revenues could jeopardize service, a plan and/or policies should be put in effect to modify services or generate needed revenues.

IMPLEMENTATION MEASURE 5.11: The City will likely need to rely upon the services of an outside fiscal consultant to conduct the referenced study and prepare any subsequent plan. To save costs, this project could be combined with an overall budget projection analysis and capital improvement program as is called for under the subject heading "Funding Public Services". Target date: before 1997

FIRE PROTECTION

POLICY 5.18: The City should maintain a good working relationship with the Sutter Creek Fire District in the interest of public safety and the provision of adequate fire protection services.

OBJECTIVE 5.12: The Sutter Creek Fire District should develop a 20 year fire protection service plan based upon growth assumptions specified in the Land Use Element as well as projections for the surrounding area. The plan should include a capital facilities improvement program and a funding strategy that addresses both capital improvements and a mechanism to fund paid fire fighters.

IMPLEMENTATION MEASURE 5.12: The 20 year plan should be drafted by the Sutter Creek Fire District and portions that are relative to Sutter Creek should be adopted by the City Council. Target date: before 1997

EMERGENCY MEDICAL

POLICY 5.19: Continue cooperation with the Sutter Creek Fire Department and American Legion Ambulance Service for the provision of prompt and adequate emergency medical service.

UTILITY SYSTEMS

POLICY 5.20: Utilities should be extended logically to provide a safe and reliable level of utility service.

SUTTER CREEK GENERAL PLAN
Public Services and Facilities Element

POLICY 5.21: All new development shall be served by both electric power and natural gas, telephone and cable TV.

POLICY 5.22: All utilities in new neighborhoods shall be located underground and encouraged to be located underground in existing neighborhoods.

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IMPLEMENTATION MEASURE 5.13: The City Council may designate a committee and/or staff to work on the project, however it is likely the services of a qualified professional with experience in the fiscal affairs of small local government will be needed. 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 policies, objectives and guidelines contained within the General Plan. Target date: before 1997

SAFETY ELEMENT

City of Sutter Creek General Plan

SUTTER CREEK GENERAL PLAN
Safety Element

INTRODUCTION

Statutory Requirements California Government Code Section 65302(g) requires that all general plans shall include a "safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards."

The Government Code also requires consultation with the State's Division of Mines and Geology, Office of Emergency Services and Department of Forestry with respect to earthquake and geologic hazards, emergency preparedness and "State responsibility areas" of fire protection.

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

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

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

The hazards associated with each of these subjects are assessed in the following text. The text is followed by a section listing goals, policies, objectives and implementation measures which are intended to improve and/or maintain health and safety as well as the protection of private property over the twenty year planning period.

SUTTER CREEK GENERAL PLAN
Safety Element

EARTHQUAKES

Faults In The
Sutter Creek
Area

Sutter Creek is located adjacent to the Melones Fault, a major north-south trending fault associated with numerous other faults of the Foothills' fault system. The Draft Environmental Impact Report for the Oak Knolls Subdivision lists other "local faults of significant extent that have been identified in the general area:

"Bear Mountains Fault Zone – located approximately 4 to 5 miles westerly;
An unnamed fault system – located approximately 2 miles westerly;
An unnamed fault trace – located approximately 1/2 mile northwesterly and 1/2 mile southerly; unpublished mining data indicates that this fault dips about 60 degrees to the northeast and presumably underlies the project at depth; and the
Melones Fault Zone – located from approximately 0.1 mile to 0.8 miles easterly of the project boundary. (Nelson, 1992, p. 6-2.)"

There are no State identified seismic hazard zones in or near the planning area.

Maximum
Credible
Quake - 6.5

Until recently, the Foothill fault system was considered inactive. After the Oroville earthquake (5.7 Richter scale) in 1975 and evaluations for the Auburn and New Melones dam sites were completed, this designation was changed. The Foothills' fault system is now considered "active", (i.e., having experienced displacement in the last 100,000 years). According to Earthquake Evaluation Studies for the Auburn Dam, the maximum credible earthquake projected for the area is 6 to 6.5 on the Richter scale. (Table HZ-1 describes the comparable effects of earthquake magnitude scales.) According to the draft EIR for the Oak Knolls subdivision recent earthquake activity in the Sutter Creek area includes the following:

"No epicenters greater than 3.0 Richter Magnitude within a 24-mile radius;
Seven epicenters between 3.0 to 4.4 Richter Magnitude within 24 to 35 miles;
Numerous epicenters between 3.0 to 6.4 Richter Magnitude within 36 to 60 miles; and
Two epicenters of 6.5 or greater Richter Magnitude within 50 to 60 miles (Lake Tahoe area and the Woodland area) (Nelson, 1992, p. 6-2)."

TABLE HZ-1
**COMPARISON OF MAGNITUDE
 AND INTENSITY OF EARTHQUAKES**

It is difficult to compare magnitude and intensity because intensity is linked with the particular ground and structural conditions of a given area, as well as distance from the earthquake epicenter, while magnitude depends on the energy released at the focus of the earthquake. However, a rough correlation is listed below.

Richter Magnitude		
2	I-II	Usually detected only by instruments
3	III	Felt indoors
4	IV-V	Felt by most people; slight damage
5	VI-VII	Felt by all; many frightened and run outdoors; damage minor to moderate
6	VII-VIII	Everybody runs outdoors; damage moderate to major
7	IX-X	Major damage
8	X-XII	Total and major damages

Source: California Division of Mines and Geology, California Geology, (Sacramento, CA), Volume 32, Number 2, February 1979.

SUTTER CREEK GENERAL PLAN
Safety Element

The City addresses potential earthquake hazards through its Building Department who is responsible for enforcement of earthquake resistant construction standards specified in the Uniform Building Code. Sutter Creek is in Zone 3 under the Uniform Building Code classification system. This means the State believes there is the possibility of major damage corresponding to intensities VIII or higher on the Modified Mercalli Scale (see Table HZ-1). In the Sutter Creek area the code therefore specifies special design requirements for building and foundation street capabilities, masonry and concrete reinforcement, and building spacing.

**Many Older
Structures
May Not Be
"Earthquake
Safe"**

Although building codes are now written to insure construction of earthquake safe buildings, many of Sutter Creek's older buildings may constitute a hazard or be subject to damage in the event of a serious quake. City Building Inspector, Jeff Kelley, has commented that there are "quite a few" unreinforced masonry buildings in the City as well as brick facades and wooden structures built on inadequate foundations. Upgrade of these structures is normally required only when a building is being remodeled. However, State law only "recommends" the reinforcement of unreinforced masonry buildings in seismic Zone 3 (it is required in seismic Zone 4).

OTHER GEOLOGIC HAZARDS

Other hazards which could affect the Sutter Creek planning area either independent of or in connection with an earthquake are subsidence, liquefaction, landslide, and hazards associated with abandoned mines.

**Ground
Failure**

Subsidence normally occurs as material such as groundwater, oil, or mineral deposits are withdrawn from below the earth's surface. This may later cause the earth's surface to sink and may be triggered by earthquake. Liquefaction occurs when saturated, loose, granular materials such as silt, sand and gravel change to the consistency of quick sand after a sudden stress like an earthquake. This may occur in road fills or mine tailings. Ground failure or foundation failure may be caused by the lateral spreading of soft saturated clays which lose strength causing structures built on them to gradually settle or break up.

Soils maps and table for the City are contained in the U.S. Soils Conservation Service's Soil Survey, Amador Area, California which is incorporated by reference. This information shows the various soils characteristics of concern and the extent of mine tailings in the City. Most areas contain relatively stable soils. The City's Building Inspector has commented that soils reports that have been required for commercial buildings also document soils stability is not a concern for most of the planning area. Site specific investigations where concerns may exist, however, will continue to be required.

SUTTER CREEK GENERAL PLAN
Safety Element

Landslides	<p>Landslides may be induced by either natural or man made causes. Natural causes, in addition to earthquakes, include weak materials, stream erosion and heavy rainfall. Man may contribute to unstable conditions by withdrawal of ground water (or mineral deposits), removal of stabilizing vegetation, and oversteepening of slopes by undercutting them or overloading them with artificial fill. Landslides are most likely on slopes greater than 30% but may even occur on relatively flat terrain when triggered by an earthquake.</p> <p>Citywide soils characteristics and provisions of the Uniform Building Code (Chapter 70) minimize concerns for landslide in the City. The Conservation and Open Space Element contains a policy restricting development on slopes greater than 30%. The grading ordinance called for in the Conservation and Open Space Element may add to provisions presently contained in Chapter 70 of the Uniform Building Code.</p>
Mine Hazards	<p>In addition to the potential for subsidence due to mine collapse which is mentioned above, the system of mine shafts, vents and drifts known to exist under much of the City present potential traps for animals and people. Hazards associated with this system are not always apparent on the ground surface. There are published and unpublished records that map, diagram or describe some of the system. It is beyond the scope of this General Plan/MEIR to research the records and/or conduct supplemental field investigations to try and quantify the potential hazard that exists. The City has, in several instances, required new developments to assess site specific hazards associated with historic mines in the area.</p> <p>As a result of historic deep rock mining activities, a number of mine tailings storage areas exist within the Planning Area. The public health issues associated with these tailings areas have come into focus with the recent concern for concentrations of arsenic in the tailings at the Mesa de Oro Subdivision site. New development adjacent to or within mine tailing areas may be affected by hazardous materials within the tailings.</p>

DAM FAILURE

Tanner Reservoir Not A Threat	<p>The only reservoir that has been identified as having any potential to threaten lives or property in the planning area with dam failure is the Amador County Water Agency (ACWA), Tanner Reservoir located near the north end of the County airport, south of Ridge Road. Tanner Reservoir holds approximately 2 million gallons of water behind an earthen dam that is 8 to 10 feet high. former ACWA engineer, John Enloe, has commented that the dam is not considered a hazard. If a rupture were to occur, release would be slow and it would utilize the existing drainage course along Old Ridge Road.</p>
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SUTTER CREEK GENERAL PLAN
Safety Element

FLOODING

Map LU-3 in the Land Use Element shows "flood hazard safety areas" within the planning area as designated by the Federal Emergency Management Agency in September 1990. The identified flood hazard areas, (Zone A), represent areas that the FEMA believes would be inundated by the greatest flood occurrence over a 100 year period. The FEMA information is incorporated into this document in an effort to serve State requirements that 100 year flood plains be identified within the General Plan because more accurate Citywide flood plain information is unavailable at the present time.

The City has adopted the FEMA flood hazard boundaries. According to the City's Building Inspector, the "living space" inside of new and remodeled buildings in the hazard area has to be above the 100 year flood line. Builders can ask for exemptions and the City Council has granted them in the past. The Building Inspector estimates there may presently be six buildable lots that remain undeveloped in the flood hazard area.

Lives and
Property May
Be Threatened
By A 100 Year
Flood

Records of flows in Sutter Creek indicate that in 1980 almost 7000 cubic feet per second (CFS) passed through the City in the channel that accommodates an average annual 32.4 CFS. County Emergency Services Coordinator, Mary Culver, has commented that this may have been close to a 100 year flood occurrence in the City. The Oak Knolls Subdivision Draft EIR suggests that 8,750 CFS would constitute a 100 year flood occurrence. A comparison of the flood hazard safety area shown on Map LU-3 with existing development on lots in the area suggest that serious property damage and a threat to public health and safety will likely exist in the event of a 100 year flood occurrence. The 1980 storm did not flood buildings in the City. Damage was most severe east of the City where bridges and some roads were destroyed by Sutter Creek and its tributaries. In normal rainfall situations, some tributaries in the planning area cause flooding problems such as are occurring at the Badger Street Bridge. All such problems should be considered in the Master Drainage Plan called for in the Public Services and Facilities Element.

The flushing dam located on Sutter Creek approximately 1,800 feet east of Main Street at the east City Limit line is not considered to be a flooding danger if the dam is kept free of debris by regular maintenance.

Concern for the flooding of Sutter Creek (as well as its main tributaries in the planning area) is increased as new development removes natural vegetation and compacts and covers over soils thereby increasing the rate at which storm runoff reaches these drainage courses. This impact involves all developments in the 49+ square mile drainage area of Sutter Creek outside of the planning area as well as those that may be constructed inside of the planning area.

SUTTER CREEK GENERAL PLAN
Safety Element

WILDLAND AND URBAN FIRES

Wildland Fires

State Responsibility Areas Fire protection services inside Sutter Creek and adjacent areas are provided by the Sutter Creek Fire District. There are no "State responsibility" areas inside the City limits. The State Department of Forestry does provide wildland fire protection in parts of the planning area outside of city limits. Fire protection services are addressed further in the Public Services and Facilities Element.

"Urban-Wildland Interface" Zone Sutter Creek Fire District Administrator, Dominic Moreno, has commented that new areas being annexed to the City such as the Sutter Crest subdivisions are in an "urban wildland interface" zone. Wildland fire hazards in much of the planning area are no longer minimized by grazing and significant "fuel loading" is taking place. Even in 1961 when grazing was more common in the area, a fire burned into City limits from the north and east.

New Laws The recent Oakland Hills fire as well as the closer Acorn fire, Forty-niner fire and Old Gulch fire demonstrate the serious hazards developing in such "urban-wildland interface" areas. The State has recently adopted changes to Public Resource Code Section 4290 which require new developments in the interface zone to meet minimum standards for road width, fire flow, static storage and access.

Mr. Moreno has commented that, in addition to the new State requirements, other fire protection and prevention measures should be built into all new developments in Sutter Creek. These could include minimum clearance around buildings, building with fire retardant materials, requiring home addresses to be in plain view and requiring developments to include looped water systems. The Land Use and Circulation Elements presently call for all new developments to have multiple means of ingress and egress and the limiting of cul-de-sacs and deadend streets.

Urban Fires

Downtown Historic Area Sutter Creek Fire District Administrator, Dominic Moreno, has commented that most of the downtown historic district can be considered an urban fire hazard area. This is because of common walls, building materials and the lack of adequate fire protection standards when the area was built. A major fire in the area could destroy a block of buildings or more. The Fire District believes that a solution to the problem could start with education about the problem then lead to a cooperative arrangement between property owners in the area to raise funds to add sprinklers to all buildings.

SUTTER CREEK GENERAL PLAN Safety Element

Peak Water Supplies The Fire District and Water Agency believe that peak water supplies throughout the City are generally adequate. The water agency is trying to reconfigure circulation and equalize and improve overall pressure. Mr. Moreno has expressed concern that as more development occurs, especially commercial and industrial developments that generally require higher flows, peak water supplies could become diminished faster than the water agency can upgrade.

EVACUATION AND EMERGENCY PREPAREDNESS

- The Amador County Emergency Management Plan The California Emergency Services Act (Ch. 7, Div. 1, Title 2, California Government Code) requires that "The State Emergency Plan shall be in effect in each political subdivision of the State, and the governing body of each political subdivision shall take such action as necessary to carry out the provisions thereof". In 1983 the City of Sutter Creek entered into a Memorandum of Understanding with the County of Amador whereby the countywide Emergency Management Plan prepared by the County's Office of Emergency Services became the City's Emergency Management Plan. The 1983 plan outlines the coordination that is to take place between the County and the City in the event of a local, regional or statewide disaster. The document focuses upon chains of command and responsibilities but provides little in the form of specific usable plans for action in the event of emergency. The Amador County Office of Emergency Services is presently updating the Plan to try and make it more usable.
- Drills The City has not participated with the Amador County Office of Emergency Services drills since at least 1981.
- Snow Emergency On rare occasion snowfall will stay on the ground in Sutter Creek. The last time a state of emergency was declared in the City was March of 1989 when for 24 hours snowfall and broken or fallen trees created hazards and disrupted power and other public services.
- Recommendations For Preparedness The City's General Plan Task Force #3 suggested the following recommendations regarding evacuation City's and emergency preparedness:
- Prepare and practice flood and fire evacuation procedures, especially in identified hazard areas;
 - Plans for dealing with major natural disasters should be coordinated with neighboring communities and the County of Amador;
 - Emergency plans should be required of any and all public service providers serving the City;

SUTTER CREEK GENERAL PLAN
Safety Element

- Emergency water and power supplies and communication networks should be available and ready for use;
- Mechanisms to call up police reserve units should be available to the City.

**Evacuation
Routes**

The City's traffic circulation system which originated in the Gold Rush era is in many areas ill-equipped to handle the large volumes of traffic that could occur in association with a disaster in the City. Many streets in older parts of the City are narrow and winding. Street widening is precluded in most areas by historic buildings. Existing State Highway 49 is the only direct route across Sutter Creek in the downtown area. When this area is congested, emergency vehicles or evacuation routes become long, round-about, difficult and time consuming routes to use. This situation is a primary justification of the Highway 49 bypass project called for in the Circulation Element. Other circulation system improvements plus street signing and house numbering provisions are addressed in the previous text regarding fire hazards as well as in the Circulation Element. Police, fire protection and emergency medical services are addressed in the Public Services and Facilities Element.

HAZARDOUS MATERIALS

**Household
Hazardous
Waste**

Recent State Assembly Bill 939 requires local jurisdictions to adopt household hazardous waste elements (not necessarily an element of the general plan). The General Plan Public Services and Facilities Element summarizes, adopts and incorporates by reference the Source Reduction and Recycling Element and Household Hazardous Waste Element prepared for the County AB 939 Task Force.

**Non-
Residential
Hazardous
Materials**

California Government Code Section 65850.2 requires applicants for non-residential building permits to specify whether or not their intended use will involve hazardous materials. In instances where they will be used, sections of the State Health and Safety Code are applied to protect health and safety.

**Hazardous
Materials
Sites**

The State Department of Health Services has identified the Wildman Mine located near the post office off of Gopher Flat Road as a hazardous materials site in accordance with Government Code Section 65962.5. As such, any development on the property shall require special consideration. The Conservation and Open Space Element reports that the Amador County Air Pollution Control District is aware of an air quality nuisance in association with the mine. There are no present plans for clean up.

Mine tailings in the planning area are known to be a potential source of hazardous chemicals when they are disturbed.

SUTTER CREEK GENERAL PLAN
Safety Element

AVIATION

Airport Land
Use Plan
Requirements

The Amador County Airport Land Use Plan designates three safety areas around the County's Westoyer Field located adjacent to the planning area. These safety areas are shown on the Land Use Element Overlay Map (Map LU-3). The Land Use Element sets controls for land uses in parts of the City that overlap with the safety areas consistent with the Airport Land Use Plan. More detailed descriptions of the safety areas as well as specific land use compatibility, height limit and other requirements may be found in the Airport Land Use Plan.

SUTTER CREEK GENERAL PLAN
Safety Element

GOALS, POLICIES, OBJECTIVES AND IMPLEMENTATION MEASURES

GOAL	Goal 6.1: The goal of the City of Sutter Creek Safety Element is to improve and/or maintain services, facilities and regulations that will assure to the greatest foreseeable extent the long term health and safety of persons in the City as well as the protection of private property.
Policies and Objectives	The following lists of policies, objectives and implementation measures are intended to achieve this goal. The lists are categorized to match the format of the preceding text.

EARTHQUAKES

POLICY 6.1: State building code requirements pertaining to earthquake safety for seismic Zone 3 shall be applied to all new construction and remodeling projects that require a building permit.

OTHER GEOLOGIC HAZARDS

POLICY 6.2: Site specific soils investigations will be required for planning or construction projects when and wherever there may be a concern for soils related damage or hazards.

POLICY 6.3: 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 any part of the City known or suspected of being underlain by mine shafts, drifts, vents, etc.

POLICY 6.4: All 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 6.5: Site specific soils investigations will be required to evaluate the health risk from proposed projects within or adjacent to mine tailings. Schools, day care centers, hospitals and residential subdivisions should not be located in areas where hazardous materials are present in mine tailings.

OBJECTIVE 6.1: Records concerning mining activities underneath the planning area should be collected and maintained at City Hall for reference and use by the City and developers.

IMPLEMENTATION MEASURE 6.1: There is a good summary of mining activities in part of the City in the draft EIR for the Oak Knolls subdivision. This and other information should be compiled, labeled and indexed by the Planning Department in City Hall for ready reference. Target date: before 1997 and ongoing.

FLOODING

POLICY 6.6: All building and planning permit applications proposing improvements within the Flood Hazard Safety Area Overlay shown on the FEMA/FIRM map for Sutter Creek as Zone "A" and on General Plan Land Use Element Map LU-3 shall be designed to minimize any possible threat to life or property due to flooding. All such applications shall contain an analysis of flooding potential. The City shall review all such analysis and designs and may disapprove the construction of any structures that are deemed to threaten life or significantly threaten property values due to flood hazard potential.

POLICY 6.7: The City of Sutter Creek and County of Amador should require all new developments within the Sutter Creek drainage area to control peak flow runoff such that it does not significantly add to the flooding hazards associated with Sutter Creek.

POLICY 6.8: The County of Amador should give the City of Sutter Creek the opportunity to review all development projects within the Sutter Creek drainage area to insure flood hazards within the City are not significantly increased.

OBJECTIVE 6.2: A Flood Hazard Reduction Plan should be developed that will reduce the extent of flooding that threatens existing developed areas within the City.

IMPLEMENTATION MEASURE 6.2: The Flood Hazard Reduction Plan should be prepared by the City Engineer or by an outside consultant in concert with the master drainage plan called for in the Public Services and Facilities Element. At minimum, the City engineer should study the concern and include a list of flood hazard reduction projects to be included in the citywide capital improvement program and funding strategy identified in the Public Services and Facilities Element. Target date: before 2000

SUTTER CREEK GENERAL PLAN
Safety Element

WILDLAND AND URBAN FIRES

POLICY 6.9: The Sutter Creek Fire District shall review all tentative subdivision maps and planned developments to assure compliance with fire suppression and prevention requirements.

POLICY 6.10: All new development shall assure there is sufficient water supply and facilities for fire suppression units in the event of a wildland fire.

POLICY 6.11: Looped water systems shall be installed within all new developments and provide for adequate fire pressure and volumes at each hydrant installed.

POLICY 6.12: In new developments there should be sufficient access for emergency vehicles and for the evacuation of residents. Two or more routes of access should be provided, preferably on different sides of the development.

POLICY 6.13: All roads in wildland fire areas should be well marked and homes should have addresses in plain view.

POLICY 6.14: All new roadways should allow for two-way traffic with room for parking on at least one side.

POLICY 6.15: Vehicular access should be provided to within 150 feet of any structure.

POLICY 6.16: Fire retardant materials should be required in the construction of homes and other valuable properties in all flammable urban-wildland interface areas.

POLICY 6.17: A 30 foot perimeter cleared of hazardous brush and flammable vegetation should be maintained around all buildings in urban-wildland interface areas.

OBJECTIVE 6.3: Property owners in the Downtown Historic District should become organized to plan for and fund a program to reduce or eliminate the threat of urban fire.

IMPLEMENTATION MEASURE 6.3: The City and/or Fire District could facilitate property owners in fulfillment of this objective by sponsoring educational programs as well as efforts to obtain grants, special districts formation or other funding mechanisms. Target date: before 1997

EVACUATION AND EMERGENCY PREPAREDNESS

OBJECTIVE 6.4: The County Office of Emergency Services should complete an upgrade of the County's Emergency Management Plan making the document more usable by all jurisdictions involved.

IMPLEMENTATION MEASURE 6.4: The City should urge the County to accomplish this objective. The document should address the recommendations of General Plan Task Force #3 as listed within the previous text. City departments and other public service agencies should be directed to actively cooperate and provide their own emergency plans in the effort. Target date: before 1997

OBJECTIVE 6.5: Coordinated interagency emergency drills should be conducted on a regular basis especially in hazard areas identified in this plan.

IMPLEMENTATION MEASURE 6.5: Drills should be coordinated with the County Office of Emergency Services. Target date: before 1997 and ongoing.

POLICY 6.18: Major developments or land uses especially large commercial or industrial activities such as the Lincoln Mine project should have their own emergency plans and periodic drills.

HAZARDOUS MATERIALS

POLICY 6.19: The City of Sutter Creek adopts and incorporates by reference the Household Hazardous Waste Element prepared by the Countywide AB 939 Committee.

POLICY 6.20: The Planning Commission and/or City Council will review all 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 6.21: 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.

NOISE ELEMENT

City of Sutter Creek General Plan

SUTTER CREEK GENERAL PLAN
Noise Element

INTRODUCTION

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

The general plan shall include "...a noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines adopted by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:

- 1) Highways and freeways.
- 2) Primary arterials and major local streets.
- 3) Passenger and freight on-line railroad operations and ground rapid transit systems.
- 4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.
- 5) Local industrial plants, including, but not limited to, railroad classification yards.
- 6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment."

"Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive."

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

"The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any."

The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards."

SUTTER CREEK GENERAL PLAN
Noise Element

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

Components of the Noise Element

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

INVENTORY OF EXISTING NOISE EXPOSURE

The acoustical engineering firm, Illingworth and Rodkin, Inc. carried out the investigation and analysis of existing and projected noise exposure levels for the purpose of the Sutter Creek 1992 General Plan Noise Element Update. A copy of the firm's background report is contained in the General Plan's technical appendices (available at City Hall). The report is summarized and quoted throughout this Noise Element. All quotations in the text are from the report unless it is indicated otherwise.

How Noise
Is Measured

"Noise is defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing. The method commonly used to quantify environmental sounds consists of evaluating all of the frequencies of a sound in accordance with a weighting that reflects the facts that human hearing is less sensitive at low frequencies and extreme high frequencies than in the frequency mid-range. This is called "A" weighting, and the decibel level so measured is called the A-weighted sound level (dBA). In practice, the level of a sound source is conveniently measured using a sound level meter that includes an electrical filter corresponding to the A-weighting curve. Typical A-levels measured in the environment and in industry are shown in Table N-1 for different types of noise."

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"Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources which create a relatively steady background noise in which no particular source is identifiable. To describe the time-varying character of environmental noise, the statistical noise descriptors, L10, L50, and L90, are commonly used. They are the A-weighted noise levels equaled or exceeded during 10%, 50%, and 90% of a stated time period. A single number descriptor called the Leq is now also widely used. The Leq is the average A-weighted noise level during a stated period of time."

"In determining the daily level of environmental noise, it is important to account for the difference in response of people to daytime and nighttime noises. During the nighttime, exterior background noises are generally lower than the daytime levels. However, most household noise also decreases at night and exterior noise becomes very noticeable. Further, most people sleep at night and are very sensitive to noise intrusion. To account for human sensitivity to nighttime noise levels, a descriptor, Ldn (day/night average sound level), was developed. The Ldn divides the 24-hour day into the daytime of 7:00 AM to 10:00 PM and the nighttime of 10:00 PM to 7:00 AM. The nighttime noise level is weighted 10 dB higher than the daytime noise level. The Community Noise Equivalent Level (CNEL) is another 24-hour average which includes both an evening and nighttime weighting (Illingworth & Rodkin, 1992, pp. 2 & 3)."

"The major noise sources in the City of Sutter Creek are vehicular traffic on the highways, aircraft from Westover Field, and the Georgia Pacific Lumber Plant. Noise sources of less significance are occasional train operations on the Amador Central Railroad tracks and the Amador Surplus Recycling Center (Illingworth & Rodkin, 1992, p. 7). "

Noise
Monitoring

"A noise monitoring survey was conducted throughout Sutter Creek on February 18 and 19, 1992. The noise monitoring survey consisted of long-term and short-term noise measurements (Illingworth & Rodkin, 1992, p. 7)." The measurement locations and a summary of the results are shown in the technical appendices.

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Noise Element

Noise Contours The existing (1992) noise exposure for the City and its planning area is shown on Map N-2. Noise exposure is shown using "noise contours" which are lines of equal noise exposure. The noise contours do not reflect shielding that may exist on a given site due to topography, buildings, structures, etc. They may, therefore, be considered worse case noise exposure conditions along affected corridors or around noise emitting point sources. Map N-2 contains "noise contours for the major ground transportation noise sources, the Georgia Pacific Plant and Westover Field. The noise contours for the major roadways in the City were based on the results of the noise monitoring and the use of a computer model (FHWA traffic noise prediction model). The noise contours for the Georgia Pacific plant are based on the results of the noise monitoring. The noise contours for Westover field were reproduced from the contours published in the Airport Land Use Plan for Westover Field (Amador County Airport Land Use Commission, July, 1990). The following paragraphs provide a discussion of each of the significant noise sources identified within the City limits (Illingworth & Rodkin, 1992, p. 7)."

TABLE N-1
TYPICAL SOUND LEVELS
MEASURED IN THE ENVIRONMENT AND INDUSTRY

	A-Weighted		
At A Given Distance From Noise Source	Sound Level in Decibels	Noise Environments	Subjective Impression
	140		
Civil Defense Siren (100')	130		
Jet Takeoff (200')	120		Pain Threshold
	110	Rock Music Concert	
Pile Driver (50')	100		Very Loud
Ambulance Siren (100')			
	90	Boiler Room	
Freight Cars (50')		Printing Press Plant	
Pneumatic Drill (50')	80	In Kitchen With Garbage Disposal Running	
Freeway (100')			
	70		Moderately Loud
Vacuum Cleaner (10')	60	Data Processing Center	
Department Store			
Light Traffic (100')	50	Private Business Office	
Large Transformer (200')			
	40		Quiet
Soft Whisper (5')	30	Quiet Bedroom	
	20	Recording Studio	
	10		Threshold of Hearing
	0		

Source: Illingworth & Rodkin, Inc., "Sutter Creek Noise Element" Fairfax, CA, May, 1992



MAP N-2
**CITY
OF
SUTTER CREEK**
 General Plan

EXISTING (1990) NOISE EXPOSURE MAP

- 60, 65 - 1990 Noise Contours (CWA 60 Airports)
- NOTES:**
1. The CWA noise contours for Westover Field are extracted from the Airport Land Use Plan for Andover County, they are derived based on a baseline number of 224 aircraft type aircraft.
 2. The 65-dB noise contours for the Georgia Pacific Plant is based on extensive monitoring.
 3. The noise contours do not account for shielding provided by intervening buildings and terrain variations.

SUTTER CREEK GENERAL PLAN
Noise Element

EXISTING NOISE SOURCES

"State Route 49 and State Route 104 (Ridge Road) are the two major roads in the City of Sutter Creek."

- Highway 49 "Noise levels along State Route 49 (SR-49) were monitored for 24 hours" ...near North Amelia Street ... "50 feet from the centerline of State Route 49. The Ldn was 68 dB. This noise level is representative of residences next to SR-49. Several short-term measurements along the SR-49 corridor throughout the City of Sutter Creek were also taken. Based on the results of these measurements, the Ldn at 50 feet from the centerline of SR-49 currently ranges from 68 to 71 dB. Depending on the particular segment of SR-49, noise levels currently exceed an Ldn of 60 dB at distances of up to 300 feet from the roadway."
- Ridge Road "Noise levels were also monitored over 24 hours along Ridge Road (State Route 104). The meter was placed 12 feet high in a tree 35 feet from the centerline of State Route 104" ... near the west boundary of the planning area... "Based on the results of our measurement, the Ldn at a setback of 100 feet from SR-104 is currently 66 dB. The distance to the 60 Ldn noise contour is approximately 250 feet from SR-104 (Illingworth & Rodkin, 1992, pp. 7 and 12)."
- Other Streets and Roads "With the exception of the two highways (SR-49 and SR-104), City streets do not currently carry significant amounts of traffic (RKH Transportation Planners). A short-term measurement, taken at 50 feet from the center of Gopher Flat Road yielded an Leq of 58 dB. The Ldn is estimated at 60 dB. Traffic on Gopher Flat Road was the dominant noise source. This location was typical of the setback of existing residences from the road. The rest of the streets in the City carry less traffic than Gopher Flat Road and traffic-related noise would be substantially lower. Contour distances to various existing Ldn noise levels for major city streets are shown in..." Table N-4, (Illingworth & Rodkin, 1992 p. 12).
- Amador Central Railroad "The Amador Central Railroad Company operates a spur line between Martell and Ione. This line runs in an east-west direction south of the Planning Area. Train activity on this line is quite low.
- Typically, three trains per week access the tracks" ... "Based on one train operation per day, we estimate the Ldn at 60 dB, 50 feet from the tracks, considering daytime operations. The 60-Ldn contour distance would be 160 feet from the tracks for a nighttime train. Since no sensitive land uses are currently located or proposed near the train tracks, no noise and land use conflicts would be anticipated... (Illingworth & Rodkin, 1992, pp. 12 & 13)."

SUTTER CREEK GENERAL PLAN

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- The Lumber Mill "Based on the results of the noise monitoring survey, the 60-Ldn noise contour for the Georgia Pacific plant is shown on the noise exposure maps (Maps N-2 and N-3). The existing and future noise output of the plant was assumed to be the same. An Ldn of 60 dB is currently exceeded within a distance of approximately 3,000 feet from the center of the plant. The contours should be interpreted as being fairly conservative and should be adequate for identifying potential noise and land use conflicts (Illingworth & Rodkin, 1992, p. 13)."
- The County Airport "The Amador County Airport Land Use Commission has generated noise (60 and 65 contours CNEL) for Westover Field based on a theoretical fixed maximum number of 230 mixed type planes. Due to lack of aircraft activity during our visit to the City, we have used the county document to quantify aircraft noise. We have transferred the noise contours from the Airport Land Use Plan document onto the City of Sutter Creek's noise exposure base maps. The Airport Land Use Commission recognizes that the activity level at the airport at the present time is not reflected in the noise contours prepared for the airport. The Commission also states that the contours prepared for Westover Field may or may not be adequate for individual land use project review. The Commission additionally recommends that actual noise monitoring should be done prior to any project approvals within the 60 CNEL noise contour. The CNEL and Ldn noise metrics are typically within 1 dB of each other and can be used interchangeably (Illingworth & Rodkin, 1992, p. 14)."
- Recycling Operations "Some other potentially significant noise sources in the City of Sutter Creek would be the Roberts Recycling Plant and the Amador Surplus Recycling Center. Both facilities were not operating during our visit. Both facilities are located in residential areas. Occasionally, during high activity periods noise levels could become elevated to potentially cause some disturbance to nearby residents. Our firm has conducted studies in similar recycling facilities and has found that if recycling activities are confined inside buildings, the potential of noise disturbances is greatly minimized. The City should evaluate complaints from adjacent residents to the recycling operations and can use its noise ordinance to assess potential noise issues (Illingworth & Rodkin, 1992, p. 14)." (Roberts Recycling has gone out of business in 1993.)

SUTTER CREEK GENERAL PLAN
Noise Element

Lincoln Mine An application has been granted with the County of Amador to re-establish and operate the Lincoln Mine on lands adjacent to the northern City limit. The mining operation will utilize the "stringbean alley decline" which runs underneath parcels of the city limits that are designated M-(pd) on the General Plan Land Use Map. The project proposes to include a mill and processing facility. The EIR for the project indicated that noises from the operations and vibrations from blasting activities could be a significant impact. The City should actively participate in the ongoing oversight and monitoring of this project.

PROJECTED FUTURE NOISE LEVELS

Map N-3 shows projected future noise exposure for the year 2014 in the City and its planning area according to Illingworth and Rodkin, Inc. The noise contours for Westover Field and the Georgia Pacific Mill are the same as existing. Traffic noise projections are based upon data generated by RKH Transportation Engineering in preparation of the background report for the General Plan's Circulation Element update. Traffic noise projections assumed construction of the Highway 49 bypass along the 3R modified alignment. This improves traffic noise somewhat along the existing Highway 49 corridor (Main Street and Handford Street). Noise contours for major city streets are shown in chart form on Table N-4.

CONSISTENCY WITH OTHER ELEMENTS

The land use and traffic data utilized to prepare the 1994 General Plan Update was the same data that was used to project future noise exposure on Map N-3 and Table N-4. The use of "hard numbers" concerning growth in the Land Use and Circulation Elements has enabled more accurate noise exposure projections than might otherwise be possible. In spite of this new level of technical accuracy, when growth assumptions about population or traffic are affected by changing conditions or general plan amendments, the noise contours should be reviewed and amended accordingly. The State Office of Noise Control recommends that noise monitoring and a noise element update should be done every five years.

The land uses shown on Maps LU-1 and LU-3 in the Land Use Element have been arranged with consideration for the noise contours specified in the Noise Element. In addition, all new developments that are required to be consistent with the General Plan, must conform to the goals, policies, objectives, and standards of the Noise Element in order to be approved by the City. This is intended to help remove the possibility for subjecting noise sensitive land uses to unacceptable noise levels.

SUTTER CREEK GENERAL PLAN

Noise Element

THE NOISE STANDARDS OF SUTTER CREEK

**Outdoor
Standards
For Noise**

Illingworth and Rodkin, Inc. point out in their background report that "in general, the more a new noise exceeds the previously existing noise level, the less acceptable the new noise will be judged by the hearers (1992, p. 3)." Outside of the laboratory, a change of less than 3 dB is almost unperceivable. Relative quiet is one of the "quality of life" factors that defines Sutter Creek's rural, small town character. In order to be consistent with the Plan's predominant land use goal of allowing growth while protecting the City's existing quality of life, it is necessary to adopt standards regarding noise that maintain existing noise conditions. In order to maintain this standard the existing noise exposure contours shown on Map N-2 should not be exceeded. In order, however, to allow for growth with the least possible increase in noise levels, Map N-3 and Table N-4 have been developed to allow for some 2014 noise contour expansions. Map N-3 allows for completion of the Highway 49 bypass and maximum expansion of Westover Field. When the bypass is completed the noise contour on old Highway 49 will be reduced. Table N-4 projects growth of traffic on major city streets given the assumptions that were used to develop the Land Use Element. The noise generated by the Georgia Pacific Mill and the Amador Central Railway are not to exceed current levels.

The 60 dB Ldn was the upper limit of exterior noise allowed in any land use district except for industrial or commercial districts in the City's previous General Plan (1982). The 60 dB Ldn is also the upper limit of noise that is considered normally acceptable for noise sensitive uses according to the State Office of Noise Control. It is for these reasons that the 60 dB Ldn is carried forward as the threshold for exterior noise as shown by the 60 dB contour on Map N-3.

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

SUTTER CREEK GENERAL PLAN

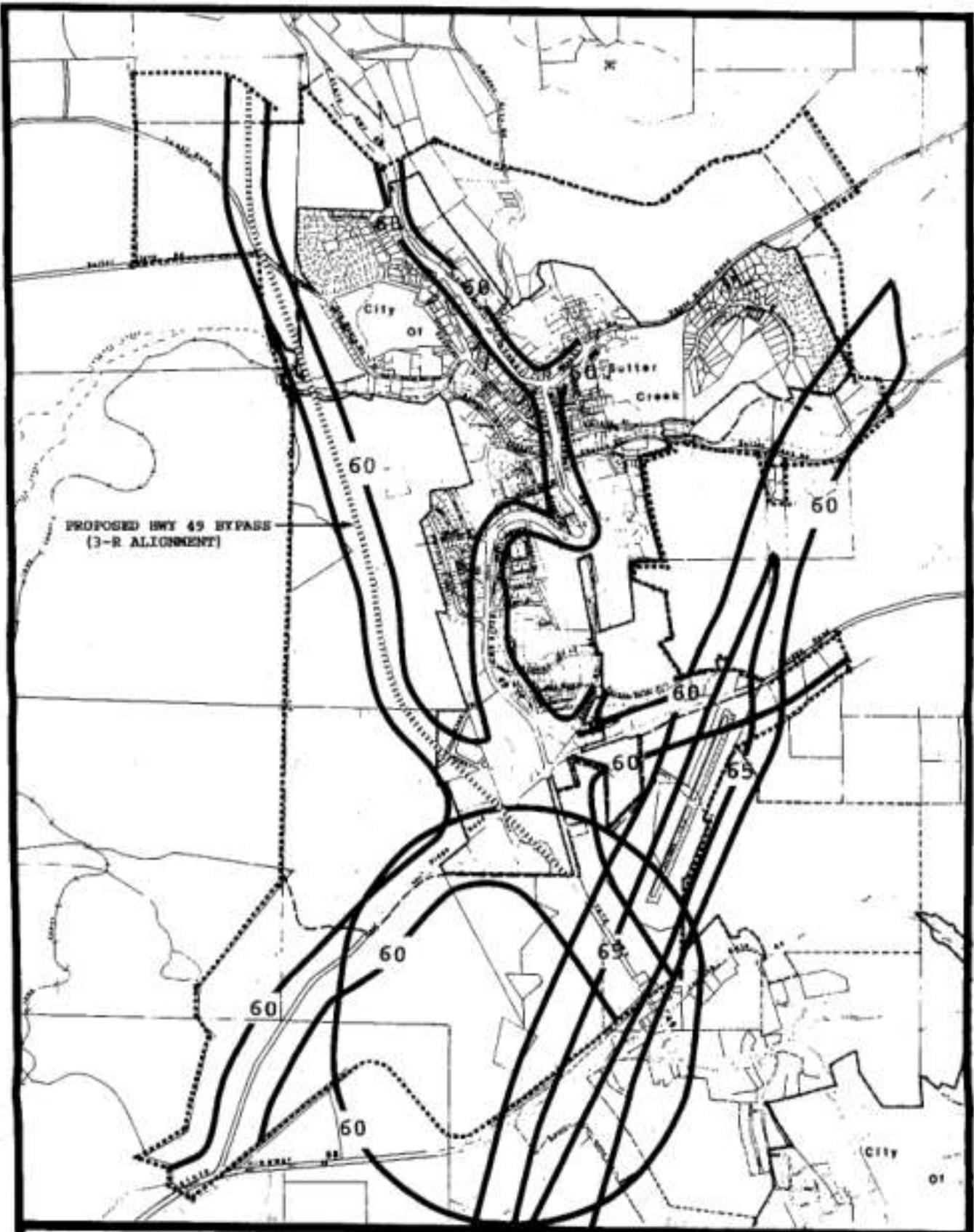
Noise Element

It must be noted that the City of Sutter Creek maintains stronger standards for exterior noise in Chapter 10.50 of the City's Municipal Code. These standards require that exterior noise be kept below the 60 dBA level in all residential and some commercial districts. This section of code also addresses short-term variations in noise such as those caused by special events which can be very disturbing but which are not easily quantified by the 24 hour Ldn or CNEL measurement methods required to be used in the General Plan. This means that mitigation measures may be required of land uses and development projects to satisfy City Codes that would exceed those required by the General Plan.

Indoor Standards For Noise

The City's previous General Plan did not address interior noise levels (the noise levels measured inside of buildings usually from exterior sources). The California Uniform Building Code, which is enforced by the City, imposes California noise insulation standards which prohibit interior noise levels from exceeding a Ldn of 45 dB in multifamily residential development. The Noise Element Guidelines, by the State Office of Noise Control, report that a 45 dB Ldn is a level that is recommended to permit all normal residential activity. Since most residential construction will reduce exterior noise by 12 to 18 dB (with windows partially open) according to the Guidelines, residential development outside of the 60 dB contours on Map N-3 should generally not need additional acoustical insulation or design consideration.

In order to assure interior noise levels are maintained for residential and other noise sensitive uses, the 1994 Noise Element Update includes interior as well as exterior noise level standards (see Table N-6). These interior noise level standards include a limitation upon maximum instantaneous noise levels which are disturbing, brief, short-term and or periodic. Again, these increases in noise can be disturbing and yet they are difficult to quantify using CNEL or Ldn measurements.



MAP N-3
CITY
OF
SUTTER CREEK
General Plan

FUTURE (2012) NOISE EXPOSURE MAP

— HI. 49 - 60 Noise Contour (2012 FUT ALIGN)

Notes:

1. The CHM noise contours for Mather Field are subtracted from the Airport Land Use Plan for Amador County. They are derived based on a volume number of 210 mixed type aircraft.
2. The divided noise contour for the Georgia Pacific Plant is based on extensive monitoring.
3. The noise contours do not account for shielding provided by intervening buildings and terrain variations.

TABLE N-4

EXISTING AND PROJECTED NOISE
CONTOURS OF MAJOR CITY STREETS

	ADT	SPEED		TRUCK%		MEASURED Ldn @ ft	CONTOUR DISTANCE (FEET)						
		AU	MT	HT	MT		Ldn	50	80	75	70	65	60
1 Church Street													
From: SR-49													
Present	2,260	25	25	25	1.0	1.0		56	0	0	0	0	0
Future	4,470							59	0	0	0	0	40
To: Sutter Creek Rd.													
2 Eureka-Sutter Hill Road													
From: Sutter Hill Rd.													
Present	2,060	30	30	30	1.0	1.0		57	0	0	0	0	0
Future	2,220							57	0	0	0	0	26
To: Ridge Rd.													
3 Gopher Flat Road													
From: SR-49													
Present	4,050	30	30	30	1.0	1.0		60	0	0	0	0	54
Future	8,740							64	0	0	0	37	111
To: Mill St.													
From: Mill St.													
Present	760	30	30	30	1.0	0.0		53	0	0	0	0	0
Future	2,890							59	0	0	0	0	42
To: Meadow Crest													
From: Meadow Crest													
Present	760	40	40	40	1.0	0.0		56	0	0	0	0	0
Future	1,500							59	0	0	0	0	42
To: City Limit													
4 Ridge Road													
From: SR-49/SR-104													
Present	3,535	45	45	45	5.0	7.0		67	0	0	25	81	187
Future	9,110							71	0	0	66	163	351
To: Eureka-Sutter Hill Rd.													
From: Eureka-Sutter Hill Rd.													
Present	5,300	55	55	55	5.0	7.0		70	0	0	54	144	309
Future	10,200							73	0	33	103	222	479
To: City Limit													
5 State Route 49 (SR-49)													
From: SR-88													
Present	11,400	45	45	45	5.0	5.0		71	0	0	71	71	368
Future	32,100							76	0	63	158	340	733
To: SR-49 Bypass													
From: SR-49 Bypass													
Present	11,400	45	45	45	5.0	5.0		71	0	0	71	171	368
Future	9,640							71	0	0	60	153	329
To: SR-104													
From: SR-104													
Present	12,290	45	45	45	6.0	4.0		72	0	0	72	173	372
Future	17,500							73	0	32	101	219	471
To: Valley View Dr.													

TABLE N-4 (cont.)

ADT	SPEED	TRUCK%	MEASURED	Ldn @ ft	CONTOUR DISTANCE (FEET)					
					50	80	75	70	65	60
From: Valley View Dr.										
Present	12,290	40 40 40	6.0 4.0		71	0	0	58	149	322
Future	14,000				71	0	0	66	163	351
To: Opal St.										
From: Opal St.										
Present	12,290	30 30 30	6.0 4.0		68	0	0	35	108	232
Future	10,900				68	0	0	31	99	214
To: Sutter Hill Rd.										
From: Sutter Hill Rd.										
Present	13,870	25 25 25	6.0 4.0		68	0	0	30	96	209
Future	15,800				68	0	0	34	106	228
To: Gopher Flat Rd.										
From: Gopher Flat Rd.										
Present	8,920	35 35 35	6.0 4.0		68	0	0	33	103	222
Future	5,330				66	0	0	0	63	158
To: Tonzi Rd.										
From: Tonzi Rd.										
Present	7,110	45 45 45	6.0 4.0		69	0	0	42	120	258
Future	3,210				66	0	0	0	59	152
To: City Limit										
6 State Route 49 Bypass										
From: SR-49										
Present	1	45 45 45	6.0 4.0		31	0	0	0	0	0
Future	24,400				75	0	45	119	212	377
To: SR-104										
From: SR-104										
Present	1	45 45 45	6.0 4.0		31	0	0	0	0	0
Future	14,900				72	0	28	87	166	295
To: Allen Ranch Rd.										
From: Allen Ranch Rd.										
Present	1	45 45 45	6.0 4.0		31	0	0	0	0	0
Future	13,800				72	0	25	81	160	284
To: Tonzi Rd.										
From: Tonzi Rd.										
Present	1	45 45 45	6.0 4.0		31	0	0	0	0	0
Future	8,770				70	0	0	51	127	226
To: SR-49 (north end)										
7 State Route 104 (SR-104)										
From: SR-88 (west end)										
Present	3,260	55 55 55	5.0 7.0		68	0	0	33	104	224
Future	8,650				72	0	28	89	199	429
To: Current City Limit										
From: Current City Limit										
Present	4,360	45 45 45	5.0 7.0		68	0	0	31	99	215
Future	13,600				73	0	31	98	213	458
To: SR-49 Bypass										
From: SR-49 Bypass										
Present	4,360	45 45 45	5.0 7.0		68	0	0	31	99	215
Future	19,700				75	0	45	126	272	586
To: SR-49										
8 Sutter Creek Road										
From: Church St.										
Present	1,150	30 30 30	1.0 0.0		55	0	0	0	0	0
Future	2,220				58	0	0	0	0	29
To: Eastern City Limit										

TABLE N-4 (cont.)

ADT	SPEED		TRUCK%		MEASURED Ldn @ ft	Ldn	CONTOUR DISTANCE (FEET)						
	AU	MT	HT	MT	HT		50	80	75	70	65	60	
9 Sutter Hill Road													
From: SR-49													
Present	3,160	30	30	30	1.0	0.0			58	0	0	0	34
Future	5,040								60	0	0	0	55
To: Eureka-Sutter Hill Rd.													
From: Eureka-Sutter Hill Rd.													
Present	580	30	30	30	1.0	0.0			53	0	0	0	0
Future	4,700								62	0	0	0	76
To: Ridge Rd.													
10 Tonzi Road													
From: SR-49 Bypass													
Present	1,500	30	30	30	1.0	1.0			56	0	0	0	0
Future	3,800								60	0	0	0	51
To: Oro Madre Way													
From: Oro Madre Way													
Present	1,500	30	30	30	1.0	1.0			56	0	0	0	0
Future	2,400								58	0	0	0	32
To: SR-49													

Explanations of Terms:

ADT	=	Average Daily Traffic Volume
Present	=	Year 1990
Future	=	Year 2012 with SR-49 Bypass
AU	=	Autos
MT	=	Medium trucks (less than 3 axles)
HT	=	Heavy trucks (at least 3 axles)

Source: Illingworth & Rodkin, Inc., "Sutter Creek Noise Element", Fairfax, CA, May, 1992

TABLE N-5

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

LAND USE CATEGORY	EXTERIOR COMMUNITY NOISE EXPOSURE L_{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL						REFER TO TABLE N-6
TRANSIENT LODGING - MOTELS, HOTELS						REFER TO TABLE N-6
SCHOOLS, LIBRARIES						REFER TO TABLE N-6
CHURCHES, HOSPITALS						
AMPHITHEATRES, OUTDOOR SPECTATOR SPORTS						
AUDITORIUMS, CONCERT HALLS, SPORTS ARENA						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING, UTILITIES AGRICULTURE						

INTERPRETATION



NORMALLY ACCEPTABLE

SPECIFIED LAND USE IS NORMALLY SATISFACTORY.



NORMALLY UNACCEPTABLE

MITIGATION MEASURES ARE NOT LIKELY TO BE AVAILABLE TO REDUCE NOISE TO NORMALLY ACCEPTABLE LEVELS..



CONDITIONALLY ACCEPTABLE

MITIGATION MEASURES ARE LIKELY TO BE AVAILABLE THAT WOULD REDUCE NOISE LEVELS TO NORMALLY ACCEPTABLE LEVELS.



CLEARLY UNACCEPTABLE

SPECIFIED LAND USE IS CLEARLY UNACCEPTABLE.

TABLE N-6

MAXIMUM ACCEPTABLE INTERIOR AND EXTERIOR NOISE LEVELS
FOR NOISE SENSITIVE USES WITHOUT MITIGATION

<u>LAND USE</u>	<u>APPLICABLE AREA</u>		<u>STATE REQUIREMENTS</u>	<u>SUTTER CREEK NOISE ELEMENT REQUIREMENTS</u>
	<u>INTERIOR</u>	<u>EXTERIOR</u>		
Single-family	X		None	Ldn less than 45 dB and maximum instantaneous levels of less than 50 dBA in other habitable rooms*
Single-family		X	None	Ldn less than 60 dB in backyards
Multi-family**	X		Ldn less than 45 dB	Ldn less than 45 dB and maximum instantaneous levels of less than 50 dB in bedrooms and less than 55 dB in other habitable rooms
Multi-family		X	None	Less than 60 dB in common outdoor use areas
Schools, Hospitals, Nursing Homes	X		None	Ldn less than 60 dB
Schools, Hospitals, Nursing Homes		X	None	Noisiest hour Leq 40 dB during school day
Libraries, Churches	X		None	Noisiest hour Leq less than 45 dB
Libraries, Churches		X	None	None

* The requirement for interior noise exposure is triggered when the exterior Ldn exceeds 60 dB.

** Multi-family includes hotels, motels, apartment houses, and dwellings other than detached single-family dwellings as defined by Title 24, Part 2, California Administrative Code.

SUTTER CREEK GENERAL PLAN
Noise Element

GOALS, POLICIES AND OBJECTIVES

- GOALS**
- GOAL 7.1:** Prevent exposure of Sutter Creek citizens to unacceptable noise levels.
- GOAL 7.2:** Alleviate noise exposure problems where feasible.
- Policies**
- POLICY 7.1:** New noise sensitive land uses or developments shall be located and designed so that they will not subject persons to indoor or outdoor noise levels greater than those shown on Tables N-5 and N-6.
- POLICY 7.2:** 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 Map N-2.
- POLICY 7.3:** Acoustical studies, noise exposure mitigation, sound attenuation and noise monitoring may be required for all projects that would be exposed to noise in excess of the levels shown on Map N-3 and Tables N-4, N-5 and N-6 or that would create noise in excess of the levels shown on Map N-2 and Tables N-4, N-5 and N-6.
- POLICY 7.4:** 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 7.5:** The City may require that new land use proposals be modified, mitigated or not be carried out if they will cause the Ldn of an existing developed area to experience an increase of 3 dBA or more or if it could generate noise levels that would be expected to generate significant adverse community response.
- POLICY 7.6:** When the Highway 49 bypass is completed large trucks should be prohibited on the old highway (except possibly for deliveries).
- POLICY 7.7:** Setbacks, earth berms, landscaping, design features and other measures acceptable to the City shall be used to insure the Highway 49 bypass does not impact residentially designated properties beyond acceptable standards.
- POLICY 7.8:** Noise sensitive land uses shall not be allowed within 160 feet of the Amador Central Rail Line.

SUTTER CREEK GENERAL PLAN
Noise Element

POLICY 7.9: Continue to work with the County Planning Commission, the County Airport Land Use Commission, State Office of Noise Control, and other agencies to reduce noise generated from sources outside the City's jurisdiction.

POLICY 7.10: The City shall actively participate in monitoring and oversight of the Lincoln Mine project to insure the project does not conflict with City codes and General Plan policies and standards.

POLICY 7.11: The Sutter Creek Police Department shall enforce Sections 23130, 23130.5, 27150, 27151 and 38275 of the California Vehicle Code; the sections pertain to the allowable noise emission of vehicles operated on public streets.

POLICY 7.12: The City's Planning Department shall review all public and private project plans and applications with respect to the policies and standards of the Noise Element. Target date: ongoing.

POLICY 7.13: Incorporate noise attenuation features in design standards for collector and arterial city streets.

- Objectives**
- OBJECTIVE 7.1:** Update the City noise regulations (Code Section 10.50) to be consistent with the noise element. Target date: before 2005
- OBJECTIVE 7.2:** The Noise Element Contour Maps should be modified every five to ten years or if any new development warrants their amendment. Target date: before 2005

HISTORIC ELEMENT

City of Sutter Creek General Plan

SUTTER CREEK GENERAL PLAN
Historic Element

INTRODUCTION

Statutory Requirement	<p>There is no State requirement that mandates the City to have a Historic Element in its General Plan. The Historic Element is an optional element that the State enables the City to include in its General Plan. The State Office of Historic Preservation reported that as of 1986, over 80 communities in the State had some type of historic preservation program anchored by a historic preservation ordinance and/or general plan element.</p>
City's Purposes	<p>The City's purposes for including a Historic Element in its General Plan include the following:</p> <ol style="list-style-type: none">1. To safeguard the City's unique cultural heritage as embodied and reflected in the City's architectural history and patterns of cultural development;2. To encourage and facilitate public knowledge, understanding, and appreciation of the City's historic past and unique sense of place;3. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources;4. To promote the enjoyment, celebration, and use of cultural resources appropriate for the education and recreation of the people of the City;5. To preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the City's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment;6. To enhance property values and to increase economic and financial benefits to the City and its inhabitants through the exploration of creative financial incentives for preservation;7. To protect and enhance the City's attraction to tourists and visitors thereby stimulating business and industry;8. To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses;9. To integrate the preservation (and enhancement) of cultural resources into public and private land use management and development processes;10. To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment;11. To stabilize neighborhoods through the preservation of cultural resources and establishment of historic districts.; and12. To encourage public participation in identifying and preserving historical and architectural resources thereby increasing community pride in the City's cultural heritage.*

SUTTER CREEK GENERAL PLAN
Historic Element

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

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

ARCHAEOLOGY

The Northern Miwoks	The Sutter Creek planning area is part of the territory occupied by the Northern Sierra Miwok Indians. The Northern Sierra Miwok made intense use of the Mokelumne River and its major tributaries. These people were hunter-gatherers who made their primary settlements in the lower altitudes of the foothills. At various times of the year, they would journey to the higher elevations in order to gather food not found in the vicinity of their settlements. Food processing was accomplished by using grinding implements and ovens. Hunting and butchering was accomplished with projectile points, knives, scrapers, blinds, and deadfalls.
Moderate Cultural Resource Sensitivity	The Sutter Creek area is generally a moderately sensitive cultural resource zone. It was most likely used for resource collection, but site density was much lower than on the river and major tributaries. Although sites may occur in the area, they will be comparatively rare and village sites would be few.
Site Specific Investigations	Historical growth and development within the City of Sutter Creek has virtually destroyed any prehistorical sites that may have existed there. An exhaustive search for such sites was not conducted within the planning area. It may be possible that such sites do exist, particularly within riparian areas. It should be said that even though no prehistoric sites are known to exist within the planning area, future planning and project development should take into account any such resources discovered. Site specific archaeologic investigations should be required of large new developments, especially those near riparian and wetland areas.

SUTTER CREEK GENERAL PLAN
Historic Element

HISTORY

The whole City of Sutter Creek has been designated by the State of California as an historical landmark. The following summary of the City's unique history is derived from "Early Sutter Creek Annals" and a personal correspondence from local historian and Amador County Archivist Larry Cenotto. ("Early Sutter Creek Annals" is published by the Sutter Creek Business and Professional Association and funded by a grant from the City of Sutter Creek.)

The city is named after John A. Sutter. It is the same John Sutter whose mill, near Sacramento, was the site where gold was discovered in 1848 starting the famous California gold rush. Sutter reportedly sent work crews to collect and saw wood in the hills above what is now Sutter Creek before the gold rush in 1844. Sutter, himself, mined the Sutter Creek area when the gold rush started in 1848. The name "Sutter Creek" dates from that period.

Sutter Creek may not have outlasted the gold rush or become the community it is today if quartz gold had not been discovered nearby in 1851. Cenotto reports that "Early in its history Sutter Creek not only hitched its future to gold mining but also to the casting of wheels, pestles and machinery parts this new industry would require". Cenotto has advised that it is significant to note that Sutter Creek is the only foundry city in the county. "No other city or community had a foundry whereas, at one time or another, Sutter Creek had three." One of these, the Knight's Foundry, (est. 1873) located on Eureka Street, is still standing and operating in 1994.

Most buildings fronting along Main Street (Highway 49) in the downtown historical district date from the 1850's and 1860's. Many, however, have been partly or totally rebuilt after fires in 1862, 1865 and 1888. There are many other historic buildings that were constructed in the late 19th and early 20th centuries concentrated along Spanish Street or scattered at other locations in or around the downtown historic district. The "Walking Tour of Historical Places of Interest" published by the Sutter Creek Business and Professional Association is one commonly available source of summary information about these buildings.

HISTORIC PRESERVATION AND ENHANCEMENT

What Is Historically Significant?

The California Office of Historic Preservation in Historic Preservation in California: Handbook for Local Communities suggests that the "Goal of every community should be to preserve that special sense of time and place created by the historic buildings in that community. Historic buildings do not merely exist as individual isolated structures, but remain in cohesive

SUTTER CREEK GENERAL PLAN

Historic Element

neighborhoods whose integrity and character should be protected (p. 6). The handbook goes on to say "Buildings that have local significance are those that have retained their historic appearance and are associated with people, events, trends, architecture, and places significant to the general history of the community (p. 11)." In Sutter Creek "significance" can be relative to history of mining or the history of early California settlement or old buildings not associated with either but valuable due to their beauty and/or their uniqueness.

The City's Historic Preservation Program

The City's General Plan Task Force #1 in outlining a historic preservation program for the Historic Element recommended the formation of two historic districts as well as a Citywide approach to preserving historic structures and encouraging designs based on local historic architecture.

The City's Historic Districts	The two historic districts identified by Task Force #1 are the Downtown Historic District and the Historic Corridor. Both are shown on the Land Use Overlap Map (Map LU-3) in the General Plan's Land Use Element. The Office of Historic Preservation defines a historic district as "A contiguous geographic concentration of buildings with a common history (OHP, 1986, p. 13)." The Downtown Historic District is one which meets this definition. Table LU-4 in the Land Use Element describes Task Force recommended policies that are intended to protect the District's historic character by applying design standards to new construction, rehabilitation and/or remodeling projects.
The Downtown Historic District	The Historic Corridor is not nearly so contiguous or representative of the City's history. It is more of an area that is to be upgraded so that its building designs complement the neighboring historic district and improve the City's overall historic character. The Historic Corridor does overlap the Downtown Historic District, but in addition it extends from the Downtown Historic District to the City's northerly City limit. The corridor includes all properties fronting on Highway 49 in this area, but it is not limited to Highway 49 frontage as shown on Land Use Overlay (Map LU-3).
The Historic Corridor	Task Force #1 has recommended specific standards for the corridor which are shown on Table LU-4 in the Land Use Element. These are intended to protect and upgrade areas in the old Highway 49 corridor so that they continue to provide a pleasurable and unique cultural experience for residents and visitors as growth and development takes place.

SUTTER CREEK GENERAL PLAN

Historic Element

Economics and Preservation	The State Office of Historic Preservation reports that an integrated approach combining economics and preservation is needed to accomplish the goal of preserving and/or enhancing a historic district or corridor. "Building rehabilitation programs coupled with economic revitalization programs are necessary to turn around an aging historic core." The OHP suggests that it takes time and patience to achieve such a turn around and "become an area of active investment (OHP, 1986, p. 5)". There are many examples in the State where this has happened or is happening. Downtown Sutter Creek may have a "good leg up" because so much of the historic core area is presently intact and has been restored.
Historic Preservation Citywide	Task Force #1's recommendations concerning historic preservation and enhancement extend beyond the Downtown Historic District and Historic Corridor. Task Force #1 recommended the establishment of the Historic Design Review Committee which would oversee, guide, assist, and give approval or disapproval to construction or remodeling of all residential and/or commercial historic buildings Citywide as well as those located within the Historic District and Corridor. Task Force #1's Citywide recommendations extend beyond buildings and add possible local significance to structures such as rock walls, mining sites, archaeologic sites, etc. Outside of the Historic District and Corridor, building design controls for non-historic buildings and structures are encouraged but not required.
Federally Designated Historic Places	<p><u>Preserving Existing Historic Buildings and Sites</u></p> <p>Historic buildings and sites can be protected and enhanced by applying federal, state, or local historic designations to them. The most frequently used federal designation is that of being listed on the National Register of Historic Places. Such properties usually have high local, state and/or national significance. In Sutter Creek, properties that are listed on the National Register of Historic Places include the Knight's Foundry (and shops) and the Sutter Creek Grammar School.</p> <p>There may be other properties in the planning area that could qualify for the National Register. The State Historic Preservation Officer (SHPO) must nominate said properties. Nomination forms and criteria are such that the State usually recommends that an experienced professional be hired to prepare a nomination. The State Office of Historic Preservation points out that "Designating of buildings serves more as a mechanism for providing prestige than it does as an actual means of protection. Listing on the National Register, for instance, does not preclude demolition or alteration (unless federal funds are involved). Only local ordinances which include provisions for stay or demolition and design review of proposed modifications to a historic building can serve this purpose (OHP, 1986, p. 20)."</p>

SUTTER CREEK GENERAL PLAN
Historic Element

State Designated Historic Properties The State of California has three types of historic designation, the State Historical Landmarks Program, the Point of Historical Interest Program and the California Register of Historic Resources. The City of Sutter Creek is, itself, a State historic landmark. The Knight's Foundry is a State Historic Point of Interest. There are other candidate properties for State registration in the City.

State Historic designation of a property provides two opportunities for protection. One is that under the California Environmental Quality Act any project that would impact the property must mitigate the impact. The other is that the State's historical building code can be found to apply to the property. The Historical Building Code is discussed further under the subsection titled "Other Tools and Benefits".

Locally Designated Historic Buildings and Sites Historic designations can be made locally as well as at the State and federal level. As mentioned above, the local government with its power to control land use through zoning and the General Plan has the greatest opportunity for a successful historic preservation program. The California Office of Historic Preservation offers a model historic preservation ordinance which shows how local communities can use this local authority to designate, then protect local historic resources. The City presently has a historic district in Chapter 15.6 of its Municipal Codes. This district applies only for the purpose of controlling signs at this time, however.

The General Plan Task Force #1 has recommended that through this Historic Element a historic design review committee should be established which would approve or disapprove the alteration of all historic buildings. The first task of such a committee could be to analyze existing resources and determine which buildings and structures in the City are considered locally significant. These, then, would be the structures to be preserved or enhanced. These structures could then also be used as examples to be borrowed or assessed to design complementary architecture in new buildings either in the established Historic District, Corridor, and/or Citywide.

Other Tools and Benefits

Economics As suggested above, the key to preservation of historic buildings, neighborhoods, and districts is economics. In recent years the pervasive values in America are shifting from one of demolishing older buildings in favor of new structures to reconsidering the value of older buildings and preserving them for the cultural richness they provide to the community. Their preservation can also lead to direct economic benefits such as improved tourism and land values.

SUTTER CREEK GENERAL PLAN
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State Historic Building Code (SHBC)	The State Historic Building Code (SHBC) can apply to locally designated historic properties as well as state or federally designated properties. The SHBC supplants the Uniform Building Code (UBC) and is particularly useful in code issues related to requirements for plumbing, electrical, structural, seismic, fire safety, energy requirements, and disabled access. The SHBC allows greater flexibility in enforcement of code requirements. All older buildings, because they were built before present day code requirements, are out of conformance with the latest UBC. The most important aspect of the Historical Building Code is that it allows the building official to make a determination that a building's internal systems are reasonably safe (if in fact they are) without automatically imposing the requirements of the modern UBC.
Grant and Public Financing Opportunities	Other possible opportunities to finance preservation of historic properties and/or districts include redevelopment financing (forming a redevelopment agency and using special redevelopment laws) and economic development programs (although grants are few and the City may not qualify as economically disadvantaged for the few that exist). State Park and Recreation Facilities Bond Act grants can, when approved by State voters, be used. The 1984 Bond Act provided \$10 million for historic renovations statewide. The Mills Act (172, amended 1984) enables the owners of historic properties to enter into a contract with the County that freezes the base value of the property and keeps the property tax low in exchange for the preservation and maintenance of said historic property. The Marks Historical Rehabilitation Act provides authority for cities, counties and redevelopment agencies to issue tax exempt revenue bonds for the purpose of financing historical rehabilitation of buildings which have local, state or nation significance. Conservation easements or "facade easements" are private property agreements donated to and held by a qualified non-profit corporation (which could include the City) wherein the property owner agrees to preserve the historic building in perpetuity. As with the Mills Act, this restriction upon the property limits the increased assessed valuation which in turn limits the amount of property tax that can be levied.

SUTTER CREEK GENERAL PLAN
Historic Element

GOAL, POLICIES, OBJECTIVES AND IMPLEMENTATION MEASURES

Goal The goal of the Sutter Creek General Plan Historic Element is to preserve the overall late-nineteenth and early twentieth century historic character of the City.

The overall program for accomplishing this goal is set forth in the following list of policies, objectives, and implementation measures. The program is intended to facilitate the preservation of existing significant historic and any significant prehistoric sites, buildings and structures. It is also intended to establish and/or maintain a Downtown Historic District and Corridor wherein building designs will be required to complement and not detract from the historic architecture that presently exists.

Policies **POLICY 8.1:** Historic structures which 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.

POLICY 8.2: All stone walls and other structures or sites related to Sutter Creek's history including rock walls should be preserved wherever possible. Said structures may be relocated and may be incorporated into new buildings if said design maintains the historic value of the structure per approval of the historic design review committee.

POLICY 8.3: The North Central Information Center at Sacramento State University and/or qualified local historians knowledgeable about the City's history shall be offered adequate information and time to review and comment upon any 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.)

POLICY 8.4: All discretionary development project approvals shall contain the condition that any 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 Chairperson, Jackson Rancheria and the North Central Information Center at Sacramento State university or the State Historic Preservation Center.

SUTTER CREEK GENERAL PLAN
Historic Element

Objectives and Implementation Measures **OBJECTIVE 8.1:** Establish a "Historic Design Review Committee" which will inventory, oversee, guide, assist, and give approval or disapproval to all historic buildings (residential and/or commercial) which may be constructed as well as remodeled in the City or located within the Downtown Historic District or Historic Corridor. The committee shall also advise the City Council and Planning Commission regarding available state and federal historic preservation assistance and grant programs. Target date: before 2000

IMPLEMENTATION MEASURE 8.1a: 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 8.1b: The committee should develop and provide an inventory of architectural features and styles to assist applicants and developers in constructing or remodeling residential and commercial structures that clearly enhance building features that evoke or display desirable late 19th and early 20th century styles of architecture.

IMPLEMENTATION MEASURE 8.1c: 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.

OBJECTIVE 8.2: Maintain, improve or expand the Downtown Historic District and overlapping Historic Corridor as an attractive and unique cultural and historical business and residential district which will attract and please travelers to and/or through the City. Target date: before 2000

IMPLEMENTATION MEASURE 8.2a: Enforce and improve the historic overlay land use designations contained in the General Plan Land Use Element.

IMPLEMENTATION MEASURE 8.2b: Consistent with previously listed implementation measure 1b, the Historic Design Review Committee should establish design standards that describe and show how new development can meet historic corridor values and enhance or complement the historic and rural features of the historic district and corridor.

IMPLEMENTATION MEASURE 8.2c: The Historic Design Review Committee should recommend to the City Council and Planning Commission a list of land uses deemed compatible with the intent of the Downtown Historic District.

SUTTER CREEK GENERAL PLAN
Historic Element

IMPLEMENTATION MEASURE 8.2d: Consistent with previously listed Objective #1, the Historic Design Review Committee, should be given authority to review and approve or disapprove new construction or remodel projects in the historic district and corridor based upon conformance to established standards and policies.

**PARKS AND
RECREATION ELEMENT**

City of Sutter Creek General Plan

SUTTER CREEK GENERAL PLAN
Parks and Recreation Element

INTRODUCTION

Statutory Requirements There is no State requirement that a local general plan contain a parks and/or recreation element. The State's Public Resources Code does however require that "Every city and county shall consider the demands for trail oriented recreational use (Section 6016)."

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

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

Following the discussion of current facilities and programs, the Element addresses needs and opportunities for expanding and maintaining parks and a trail system as the City grows. Input for this Element was provided by the City's General Plan Task Forces #2 and #3. The Task Forces identified each of the following types of parks as being needed within the 20 year planning horizon:

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

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

SUTTER CREEK GENERAL PLAN
Parks and Recreation Element

EXISTING PARKLANDS, FACILITIES AND POLICIES

- Parks and Facilities The City presently owns and maintains approximately 3.25 acres of parklands. These parklands include a playground facility on Bryson Drive near Sutter Hill and a ball field, playground and picnic facility (Cribb's Field and Minnie Provis Park) behind City Hall between Church Street and the Creek. Although 3.25 acres of parklands serving a current estimated population of 1,835 meets the minimum State recommended ratio of 1 acre per 1000 residents, it is considered inadequate by the City.
- School Facilities Outdoor recreational facilities at schools in the City are also made available for public recreation. Use of school facilities is consistently strained however because there is so much demand being generated by youth soccer, the Softball Association, Little League, persons wanting to play tennis, etc. Often the schools own needs preclude their use by the general public. The school's Master Plan for Development calls for a consolidation rather than an expansion of high school facilities over the next 20 years which will worsen the situation unless the new elementary school to be located in Sutter Creek includes sufficient recreational facilities that are available to the public.
- Parkland Dedication/ In-Lieu Ordinance The City has adopted a parkland dedication/in-lieu fee (Quimby) ordinance for the purpose of acquiring and developing additional recreational grounds and facilities in the City. Under the ordinance new residential developments must either dedicate land or pay an in-lieu fee (or a combination, at the option of the City) based upon a ratio of 5 acres per 1000 residents anticipated in the development. The ordinance will, over time, go a long way toward establishing the multifaceted parks and trails program outlined in the following text. However, additional resources will also be required.
- Cost vs. Revenue Programs The cost for a regional park, for example, may exceed the in-lieu revenues obtained by the ordinance. Also, since some parks and recreational areas may be considered open space in accordance with the General Plan's Conservation and Open Space Element, developments may tend to meet their Quimby ordinance requirements at the same time they meet their open space requirements thereby reducing the overall effectiveness of the Quimby ordinance as a means to generate in-lieu revenues. This could mean the City would need additional revenue sources, especially for the purpose of developing and maintaining park and recreational facilities. The Public Services and Facilities Element calls for a citywide long term capital improvement program and funding strategy which is to take into consideration the costs for developing and maintaining parks and trails as well as other components of public services and facilities.

SUTTER CREEK GENERAL PLAN
Parks and Recreation Element

Maintenance	The Quimby ordinance is not designed to provide revenues for ongoing maintenance costs that will increase as an expanded parks and trail system is established. The City presently spends approximately \$15,000 per year maintaining its 3.25 acres of parklands (approximately \$7.50 per resident). If the planned ratio of parklands per residents is increased to approach 5 acres per resident and if open space requirements in the Conservation/Open Space Element tend to add additional public lands, this cost per resident ratio for maintenance will increase.
Liability	Liability insurance may also be a significant ongoing cost factor. Task Force #2 provided research which indicated that although liability costs and concerns can be reduced so that they are not prohibitive, liability insurance will still likely be a cost factor worth consideration. An expanded parks and trail system will also add to demands upon police protection services.

PROJECTED NEEDS AND OPPORTUNITIES

Regional Park/Sports Complex The City's General Plan Task Forces identified the need for a fairly large regional park facility. Before the end of the 20 year planning period (by 2014), growth in the City and entire western Amador County region will increase demands such that a regional park and/or sports complex will be needed. The facility should include baseball and softball diamonds, grass outfields adequate for soccer and other activities, restrooms, concessions, night-time lighting, seating and parking facilities. The facility could also include playground and picnic facilities and be designed to serve outdoor entertainment purposes as well. The Sutter Hill/ Martell area is identified as the area where such a facility should be located consistent with the Land Use Element and regional access factors.

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

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

SUTTER CREEK GENERAL PLAN
Parks and Recreation Element

- Community Parks Additional "community parks" are an immediate need that will become more serious if definite plans for a regional park do not develop. The City presently has one park that fits the general definition of a community park; Minnie Provis Park, near City Hall. The school's recreational facilities, especially ball fields and courts at Amador High School, also try to fulfill the purposes of community parks. Community parks generally require several acres or more and include facilities for organized or individual sports such as ball fields, tennis, basketball and/or volleyball courts as well as area for picnics and community or family functions.
- Neighborhood Parks Neighborhood parks tend to serve the needs of neighborhood children and youth more specifically than larger community parks. As such, they typically contain playground facilities, a large lawn area, perhaps a basketball half-court and picnic benches. Sometimes larger neighborhood parks are privately owned and operated. They may be associated with a lake or pond and water sports activities or they may include a neighborhood "rec hall".
- Sutter Creek presently has one small neighborhood park on Bryson Drive. Minnie Provis Park and the elementary and primary school grounds also tend to serve as neighborhood parks. Neighborhood parks and community parks are the primary focus of the City's current Quimby ordinance wherein large new developments are required to provide area for such parks so that they are interspersed and available to neighborhoods throughout the planning area as the City grows.
- Sutter Creek Linear Parkway The City's General Plan Task Forces agreed that Sutter Creek should be developed into a linear parkway which will serve not only local residents but serve to enhance tourism and thus the local economy. Similar parks exist in other communities such as San Luis Obispo and Ashland, Oregon.
- The City presently owns most of the north side of Sutter Creek between Highway 49 and Minnie Provis Park. This is the area where the parkway could be established or begun. Cooperation from local business and private property owners will have to be obtained for the parkway to include other parts of the downtown area. Requirements for dedication of flood plain and creekside properties could help extend the linear parkway outside of the existing developed area as the City grows. A secondary purpose of the City's Quimby ordinance could be to acquire and/or construct the parkway. Construction of the parkway will have to be carefully designed and carried out with major reliance upon natural materials and hand labor to avoid conflicts with the policies and objectives of the General Plan's other elements.

SUTTER CREEK GENERAL PLAN
Parks and Recreation Element

Recreational Trails	State law requires the City to address "demands for trail oriented recreational use" in its general plan. The State Office of Planning and Research's <u>Book of Lists</u> suggests that as many as 166 other jurisdictions in the State have adopted recreational trail plans.
Interlinking Pedestrian and Bicycle Trail Network	The Circulation Element requires that most new street and road improvements should include sidewalks and that bicycle shoulders should be included on most new collectors and arterials. In many parts of the City these requirements may be impractical due to slope, density, open space concerns, or constraints of existing development. The establishment of an interlinking bicycle and pedestrian trail network could thereby meet the purpose for pedestrian and bicycle circulation as addressed in the Circulation Element as well as the need for recreational trails. Sufficient bicycle and pedestrian facilities not only provide for an increasing population of health-minded joggers, walkers and cyclists, but they help save gasoline and reduce traffic congestion and air pollution. Pedestrian and bicycle facilities must be carefully designed to avoid safety hazards, including those that can occur between pedestrians and bicyclists. Motorized vehicles should not be allowed within the trail system. Task Force #2 recommended that the system should also extend <u>beyond</u> the planning area by including lanes or trails along the Sutter Creek-Volcano Road and along County roads between Sutter Creek and Plymouth. The Amador County Transportation Commission is preparing a countywide bicycle and pedestrian plan that should address these facilities.

GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES

GOAL	Goal 9.1: The goal of the Sutter Creek General Plan Parks and Recreation Element is to improve and maintain a full range of parks and recreational facilities as the City grows.
Policies	POLICY 9.1: All new developments shall be designed to help achieve all of the objectives listed below. POLICY 9.2: Some 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/Open Space Element. POLICY 9.3: Public open space, trails, and 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 CIP to be developed under Objective 5.13 of the Public Services and Facilities Element.

SUTTER CREEK GENERAL PLAN
Parks and Recreation Element

POLICY 9.4: All school recreational facilities should remain available for public use when not being occupied by school functions.

POLICY 9.5: The new elementary school planned for Sutter Creek should include ample recreational facilities that are made available for public use when not being occupied by school functions.

**Objectives
and
Implemen-
tation Measures**

OBJECTIVE 9.1: A parks commission should be established to oversee implementation of this Element.

IMPLEMENTATION MEASURE 9.1: The parks commission should be appointed by the City Council and made up of qualified and well motivated people. The amount of additional planning and preparation that is necessary to accomplish the goal and objectives of this Element is significant. The commission should develop additional details addressing all components of this 20 year plan including design concepts, prioritized locations, and funding alternatives. Progress reports to the Planning Commission could help assure progress and communication with respect to ongoing development proposals. Target date: before 2000

OBJECTIVE 9.2: A regional park/sports complex should be established in the Sutter Hill/Martell area that will serve the expanding needs of all of western Amador County.

IMPLEMENTATION MEASURE 9.2: The general purposes and features of a regional park/sports complex are described in the previous text, as are some general considerations for obtaining such a facility. Target date: before 1997

OBJECTIVE 9.3: One or more additional community parks should be established in the City.

IMPLEMENTATION MEASURE 9.3: The general purposes and definitions of community parks are described in the previous text. New community parks will be acquired and constructed by dedications and "Quimby ordinance" in-lieu fees. Special assessment or benefit districts may be established for ongoing maintenance and overhead costs. Target date: before 2000 and ongoing

OBJECTIVE 9.4: Neighborhood parks should be located within walking distance of the residences they are intended to serve.

IMPLEMENTATION MEASURE 9.4: The general definition of neighborhood parks is contained in the previous text. All new large residential developments should include neighborhood parks. Neighborhood parks may include private parks provided they are maintained and accessible to all residents of the neighborhood being served for little or no gate fee. Target date: ongoing.

OBJECTIVE 9.5: The Sutter Creek corridor or 100 year flood plain should be made into an attractive, yet safe, linear parkway.

IMPLEMENTATION MEASURE 9.5a: The general purposes and parameters for the Sutter Creek linear parkway are addressed in the previous text. The City could "seed" establishment of the parkway by using local volunteers to design and construct a part of the parkway on City-owned property near City Hall. The City could also sponsor a workshop of local business leaders and draw upon the direct experience of other communities whose commerce and tourism have improved due to similar park facilities. Target date: before 2000

IMPLEMENTATION MEASURE 9.5b: Dedication of creekside greenways is a requirement contained in the land use element that applies to new developments 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 of any type should be prohibited;
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.

OBJECTIVE 9.7: An interlinking Citywide network of pedestrian and bicycle trails should be established to supplement the circulation system, especially in areas where sidewalks, paths and bicycle shoulders are inadequate or unsafe.

SUTTER CREEK GENERAL PLAN
Parks and Recreation Element

IMPLEMENTATION MEASURE 9.7a: 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 and policies found within the Circulation Element. The City's Parks Commission and/or Planning Commission should study alternative designs and locations, and develop maps and diagrams for essential components of the network. The Commission(s) should also address means to obtain needed trails in developed parts of the City. All new developments should be required to provide for links to the system where necessary. Such links should not generally be considered a contribution to parklands dedication if it serves in-lieu of other pedestrian and bicycle facilities.

Target date: before 2000

IMPLEMENTATION MEASURE 9.7b: The City should participate in and oversee the countywide bicycle and pedestrian plan being developed by the Local Transportation Commission. Target date: immediate