

Gold Rush Ranch and Golf Resort

PRESERVATION • RESTORATION • RECREATION • NEW NEIGHBORHOODS

We are located above the Sutter Creek Coffee Roasting Company on Eureka Street in Sutter Creek

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Introduction

The Gold Rush Ranch and Golf Resort (Project) is a master planned golf community located in the city of Sutter Creek. This Specific Plan is the legal document that when adopted by the City will establish land use regulations, development standards, and community design standards for the Project. The 945-acre Project includes an 18-hole golf course with clubhouse, 1,334 single-family homes, a resort hotel, 300 vacation-ownership units, and over 300 acres of oak covered conservation and open space preserve with a publicly accessible trails system. This Plan is an evolving document that may be modified prior to final City Council approval.

Existing Project Site Characteristics

The Project encompasses two properties commonly referred to as Allen Ranch (112 acres) and Noble Ranch (833 acres). Site characteristics include two single family dwellings, a former limestone quarry, and an abandoned dam and tailings basin. The Project site is surrounded by agricultural and open spaces uses to the north and west, and commercial and industrial development on the south and east. Elevations on the site range from approximately 1,500 feet above sea level in the eastern portion to 800 feet above sea level at the northwest corner. The total area of existing onsite wetlands is approximately 14.77 acres.

Vision and Guiding Principles

The Project is based on five guiding principles that establish a framework for the overall site plan, neighborhood concepts, development standards, and design standards:

- Create a high quality planned golf course community;
- Integrate development with the existing community and natural environment;
- Maximize conservation of natural resources;
- Emphasize the gold rush era history of the community; and
- Support and expand existing public facilities and services.

The Project will also provide public benefits for the residents of Sutter Creek and Amador County. One of the Project's benefits is the dedication of one third of the Project acreage to a conservation and open space preserve. This land will ensure the permanent conservation of oak woodlands and provide recreation opportunities for the community.

Development Concept and Land Use Plan

The Project is described in the Sutter Creek General Plan as a "Master Plan Area", which allows for a range of uses such as residential, commercial, recreation, open space, and public facilities. This Specific Plan provides a detailed description of how development will occur consistent with the Sutter Creek General Plan. The Project includes four land use categories to facilitate the development of the Project.

Zoning Districts and Development Standards

This Specific Plan creates four zoning districts to implement the Project's land use designations. These include Conservation and Open Space Preserve (COSP), Golf Course (GC), Commercial Core (CC), and Single Family Residential (RSF-GRR). Each of these zoning districts has specific standards that are outlined in this Specific Plan or in the Sutter Creek Zoning Ordinance.

Community Design Standards

The Community Design Standards reflect the Project sponsors' vision and guiding principles, and include specific standards for architecture, landscaping, entrances and edges, grading, and lighting. These standards will help to ensure the quality and safety of the Gold Rush Ranch and Golf Resort Project.

Transportation and Circulation

The Project aims to achieve an effective and visually appealing transportation network that includes roadways, pedestrian and bike paths, parking, golf carts, transit, and emergency vehicle access. The streets in the Project are categorized as parkways, parkway loops, local collector streets, local streets, or rural streets. Streets have been designed to complement the natural topography while accommodating projected traffic.

The Project also includes an oak-covered open space network and trail system within the extensive conservation and open space areas to provide passive and active recreation. This Specific Plan also establishes detailed parking standards for both residential and commercial uses.

Public Facilities and Services

A conceptual plan has identified three separate water systems that will supply water to the Project, including potable water, raw water, and recycled water. When fully built-out, the Project will have an estimated average day potable water demand of 712,900 gallons per day (gpd). Off-site water improvements for the Project will include upgrading the existing Amador Water Agency water system to serve the development.

Runoff from the Project site travels in well-defined channels, and flooding has not been a problem historically. Based on preliminary review, construction of the golf course will not significantly change the amount of runoff from the current land use.

The City of Sutter Creek owns and operates the sewage treatment plant located in the city. The Plan is permitted to process approximately 475,000 gallons per day and is currently (2005) operating at approximately 310,000 gallons per day. At full buildout, the Project will generate approximately 410,500 gallons per day in sewage. It is expected that the Project will contribute to the funding of the expansion and upgrading of the City's treatment plant.

Public Outreach

During the three years preceding the submittal of the Draft Specific Plan, the Project sponsor made great efforts to invite and respond to community input and encourage community and stakeholder collaboration. Numerous community meetings have been held to discuss plans for the Project and identify community goals and objectives. As a result, the Project already includes the long list of community amenities and benefits listed in Chapter 3, Vision and Guiding Principles, which is a result of true community collaboration. The Project sponsor continues to meet with community residents to discuss Project features and issues in a proactive manner.

Implementation

Implementation of the Gold Rush Ranch and Golf Resort Specific Plan will take several forms. Most importantly, entitlements and approvals from certain local, state, and federal agencies must be granted. Prior to adoption, the Specific Plan will be modified to incorporate, to the extent possible, mitigation measures identified in the Environmental Impact Report (EIR). Finally, several plans, standards, and ordinances must be updated to implement the Project, including: zoning ordinance amendments; community design standards; oak tree, wetland, wildlife, and elderberry conservation plans; and best management practices.

Public Benefits and Amenities

Gold Rush Ranch and Golf Resort is a planned community that will provide public benefits for the residents of Sutter Creek and Amador County. Approximately 300 acres of the Conservation and Open Space Preserve and over 200 acres of recreational land (golf course and neighborhood parks) are included in the Project to ensure the permanent conservation of oak woodlands, to retain the natural character of the site, and to provide recreation opportunities for the community. Additional public benefits and amenities include:

A public safety facility site (police station, fire station, paramedic services, and library services);	Funding to support a full-time fire department with paramedic/ambulance service;
Public walking, bicycle and nature trails;	Management of cultural and historic resources found on the site;
Small neighborhood and pocket parks with off-street public parking and connectivity to the regional trail system;	A model home demonstration project for water-conserving landscapes and appliances, and energy efficiency;
Financial support for a new school;	Support for youth golf programs with discounted green fees;
18-hole championship golf course available for public use;	Contribution of funds for the construction of new off-site playfields;
Tennis courts available for public use;	Contributions of fees to support city services, including libraries and road maintenance;
Tax revenues for the City through the transient (hotel/timeshare) occupancy;	Provide funds to hire at least one additional police officer;
Use of the golf course as a disposal site for tertiary-treated effluent from the Sutter Creek Wastewater Treatment Plant;	Use of clubhouse for community activities and meetings; and
Contribution of significant capital funds to the expansion and upgrading of the Sutter Creek Wastewater Treatment Plant;	Generation of full-time employment opportunities for Sutter Creek residents.