CITY OF SUTTER CREEK

GOLD RUSH RANCH AND GOLF RESORT PROJECT

GOLD RUSH RANCH SPECIFIC PLAN

VOLUME VI

ADOPTED JANUARY 4, 2010

City of Sutter Creek

Sutter Creek City Council

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Tim Murphy, Mayor Pro Tem
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Rob Duke, City Manager/Chief of Police
Dennis Crabb, City Attorney
Sean Rabé, Assistant City Manager
Judy Allen, City Clerk
Jeff Gardner, Director of Finance
Jeff Kelley, Community Development Director
Anders Hauge, Planning Consultant
Mary Beth Van Voorhis, Planning Technician

Project Sponsor

Gold Rush Golf, LLC

Preparers

Hauge Brueck Associates
Mintier Harnish Planning Consultants
Environmental Stewardship & Planning, Inc.
Morton & Pitalo
Abbott & Kindermann LLP
BSB Design
Ralph Osterling Consultants, Inc.
Walker & Associates, Inc.

Gold Rush Ranch
Specific Plan

City of Sutter Creek
18 Main Street
Sutter Creek, California 95685
209.267.5647
ci.sutter-creek.ca.us

Gold Rush Ranch Specific Plan
Adoption and Amendments

DATE	RESOLUTION
January 4, 2010	

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1.0 Chapter 1: Introduction

1.1 Purpose and Content

The purpose of the Gold Rush Ranch Specific Plan (GRR-SP) is to establish land uses, regulations, conditions, and programs for a 945 acre site located northwest of State Routes 49, 88, and 104 that will carry out the goals and policies of the City of Sutter Creek General Plan. The GRR-SP has been prepared consistent with the requirements of California Government Code Section 65450, et seq. The Government Code sets forth the required contents of a specific plan as follows:

(a) A specific plan shall include a text and a diagram, or diagrams, which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(b) A statement of the relationship of the specific plan to the general plan.

1.2 Planning Process

An application for the Gold Rush Ranch and Golf Resort, which included drafts of the GRR-SP, General Plan amendments, Zoning Ordinance amendments, and a Vesting Large Lot Tentative Subdivision Map, was submitted to the City of Sutter Creek on July 9, 2007. In preparing the application, a variety of engineering and technical studies were undertaken to both document the existing conditions on the site as well as to develop some preliminary concepts for the physical development of the land uses and activities established for this area in the General Plan. After submittal of the application, the Planning Commission held a series of meetings, including eight joint meetings with the City Council, to review the application and environmental impact report. The GRR-SP reflects information contained in the application as well as the subsequent refinement of plan concepts and direction from the Planning Commission and City Council. The Gold Rush Ranch and Golf Resort Environmental Impact Report (EIR) (dated June 8, 2009 is available at the City of Sutter Creek City Hall) was prepared and certified for the GRR-Project. The GRR-SP, including Attachment J, Conditions of Approval, incorporates mitigation measures provided in the EIR.

1.3 Project Description

1.3.1 Project Location

The GRR-Project is located within portions of Sections 13, 14, 23 and 24, Township 6 North, Range 10 East, and Section 18, Township 6 North, Range 11 East Mount Diablo Meridian. The Project site comprises approximately 945 acres, with 612 acres located within the City of Sutter Creek and the western 333 acres located within unincorporated Amador County. The western 333 acres will be annexed as an initial component of the GRR-Project. Figures 1.1 and 1.2 depict the GRR-Project location and surrounding areas and Figure 1.3 illustrates existing and future GRR-Project and City boundaries associated with the site. The site is comprised of two areas commonly referenced in GRR-Project-related documents as the Allen Ranch and the Noble Ranch, shown on Figure 1.3. The Allen Ranch portion of the GRR-Project comprises 112 acres of the eastern portion of the site and the Noble Ranch comprises the remaining 833 acres. The GRR-Project site, prior to the initiation of the GRR-Project is comprised, of 19 individual parcels (APN Numbers 044-430-001 through -016 and 011-330-001 through 003).

1.3.2 Existing Land Use Designations and Zoning

The Amador County General Plan land use designation of the GRR-Project site's westernmost and unincorporated 333-acre parcel (APN 011-330-001) is "Agriculture" and the property has a County zoning designation of Agriculture (Gold Rush Ranch). The central 500-acre portion of the GRR-Project site (APNs 011-330-002 and -003) has a City of Sutter Creek General Plan land use designation of Master Plan Area and City zoning designation of Urban Plan Area. The easternmost 112-acre portion of the GRR-Project site (APNs 044-430-001 through -016) is designated by the City's General Plan as a Master Plan Area and with Light Industrial (I-1) zoning.

1.3.3 Site Characteristics

The 945-acre GRR-Project site is currently undeveloped land used for cattle grazing. Two single family residences are located within the site. Remnants of prior land uses, including a breached dam and building foundations, occur in small areas of the site. The GRR-Project site's terrain is varied, with slopes that range from gentle to some areas that exceed 30 percent. The site has areas of clustered rock outcroppings. Elevations on the site range from approximately 1,500 feet above mean sea level (msl) in the eastern portion to below 800 feet above msl at the northwest corner of the site (see Figure 1.4 for a diagram of topography and drainage). The main drainage courses on the properties are Stony Creek and other tributaries to Sutter Creek. Vegetation within the GRR-Project site includes a mix of oak woodland and savanna, native and non-native grasslands, riparian woodlands and scrub, foothill chaparral, and wetland species (see Figure 1.5 for a diagram of primary plant communities). Approximately 15 acres of wetlands and other waters subject to regulation by the U.S. Army Corps of Engineers (Corps) have been delineated within the GRR-Project site (see Figure 1.6 for a diagram of wetlands and Waters of the United States). Three unpaved roads provide access to the site. Two unpaved roads extend into the site from SR 104 – one southwest of the SR 104/SR 49 intersection and the other northeast of the SR 104/SR 88 intersection. The third access is from SR 88 west of the SR 104/SR 88 intersection and is by easement only.

1.3.4 Environmental and Regulatory Setting

The following sections of the EIR provide detail about the environmental and regulatory setting of the GRR-SP:

- Section 4.2 describes population and housing;
- Section 5.2 describes public services and utilities;

- Section 6.2 describes transportation and circulation;
- Section 7.2 describes air quality;
- Section 8.2 describes noise;
- Section 9.2 describes soils and geology;
- Section 10.2 describes hydrology and water quality;
- Section 11.2 describes public safety and hazards;
- Section 12.2 describes biological resources;
- Section 13.2 describes cultural and paleontological resources;
- Section 14.2 describes visual resources; and
- Section 15.2 describes land use.

1.4 Relationship to the General Plan

The City of Sutter Creek General Plan provides a comprehensive statement of the goals, policies, objectives that the community is seeking to achieve in the areas of land use, conservation and open space, circulation, public services and facilities, safety, noise, historic resources, parks and recreation, and housing. The GRR-SP is consistent with the City's General Plan. Updates to the GRR-SP shall be consistent with the Sutter Creek General Plan.

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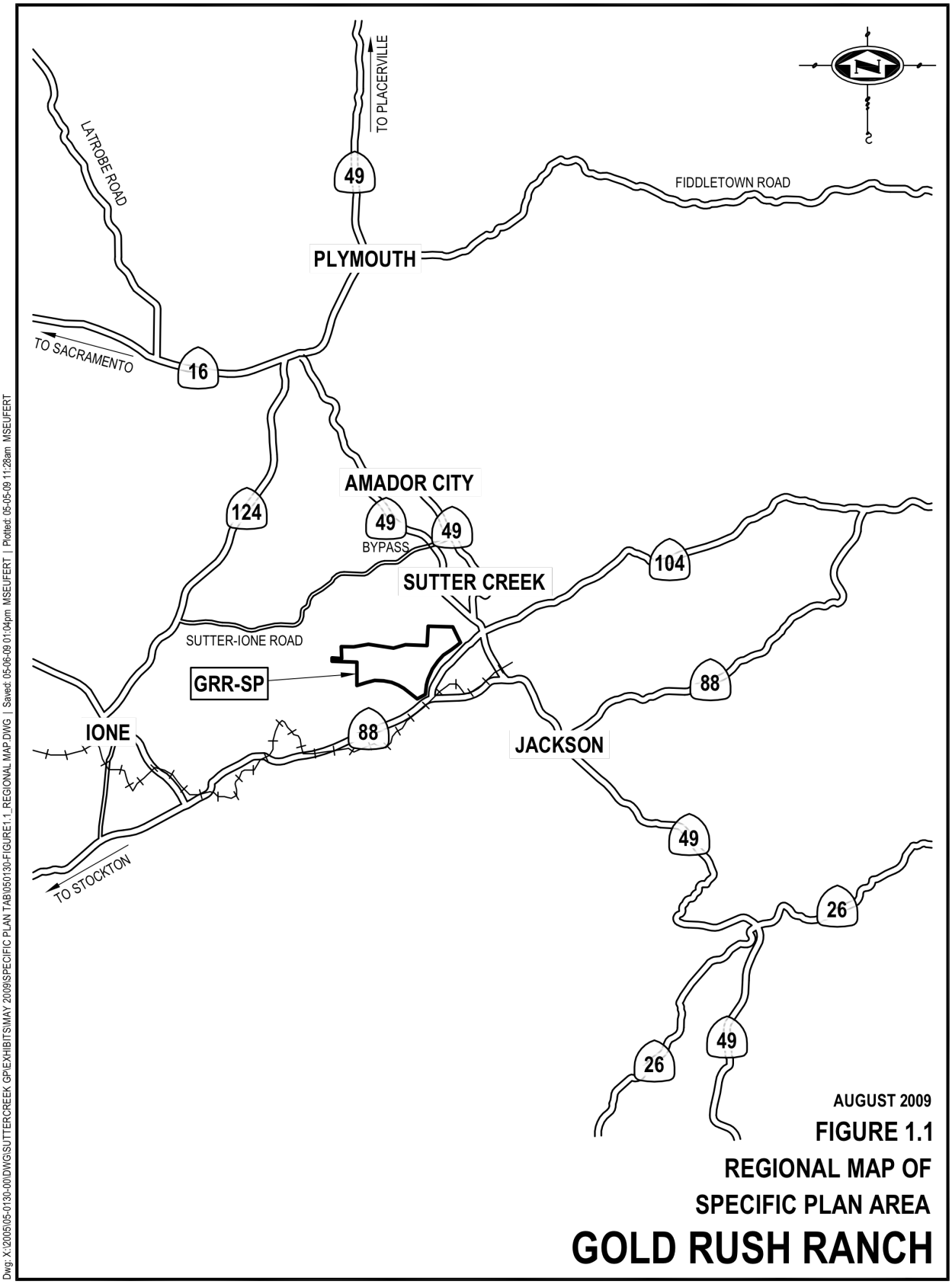

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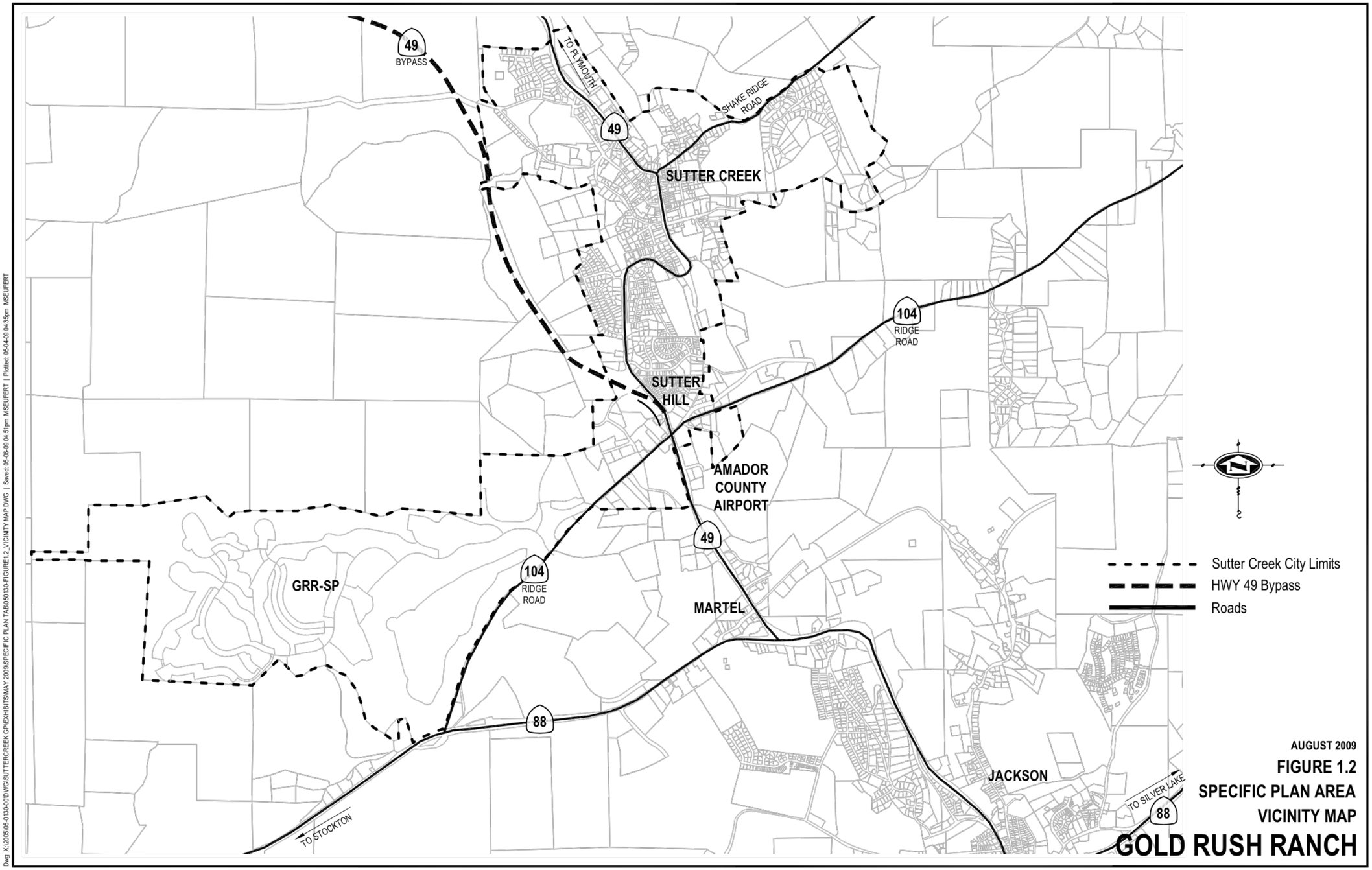

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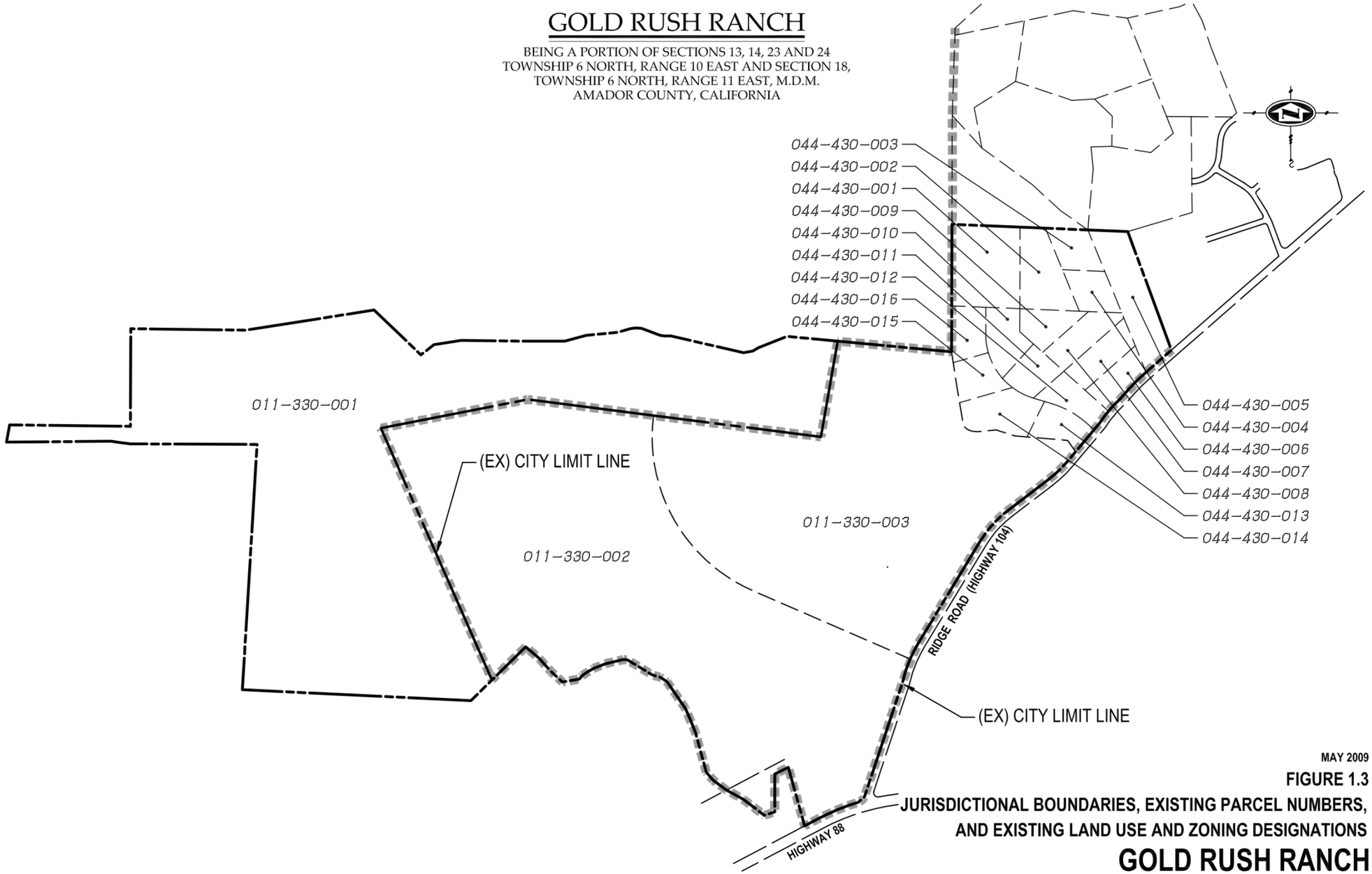
GOLD RUSH RANCH

BEING A PORTION OF SECTIONS 13, 14, 23 AND 24
TOWNSHIP 6 NORTH, RANGE 10 EAST AND SECTION 18,
TOWNSHIP 6 NORTH, RANGE 11 EAST, M.D.M.
AMADOR COUNTY, CALIFORNIA



MAY 2009

FIGURE 1.3

JURISDICTIONAL BOUNDARIES, EXISTING PARCEL NUMBERS, AND EXISTING LAND USE AND ZONING DESIGNATIONS

GOLD RUSH RANCH

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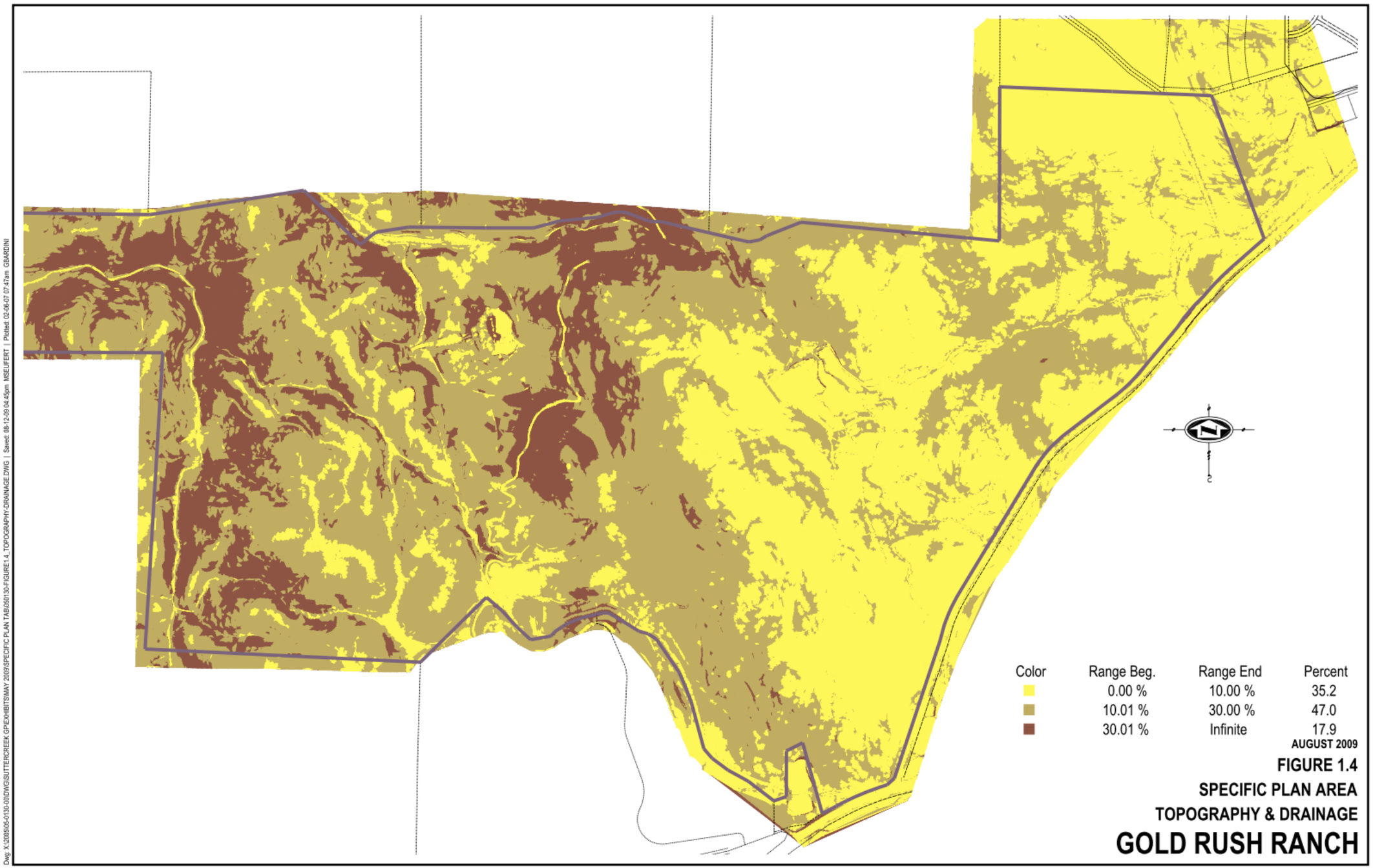
Color
Range Beg.
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Percent
0.00 %
10.00 %
35.2
10.01 %
30.00 %
47.0
30.01 %
Infinite
17.9
AUGUST 2009
FIGURE 1.4
SPECIFIC PLAN AREA
TOPOGRAPHY & DRAINAGE
GOLD RUSH RANCH
Dwg: X:\2005\05-0130-00\DWG\SUTTERCREEK GPEXHIBITS\MAY 2009\SPECIFIC PLAN TAB\05130-FIGURE1.4_TOPOGRAPHY-DRAINAGE.DWG | Saved: 08-12-09 04:45pm MSEUFERT | Plotted: 02-06-07 07:47am GBARDINI

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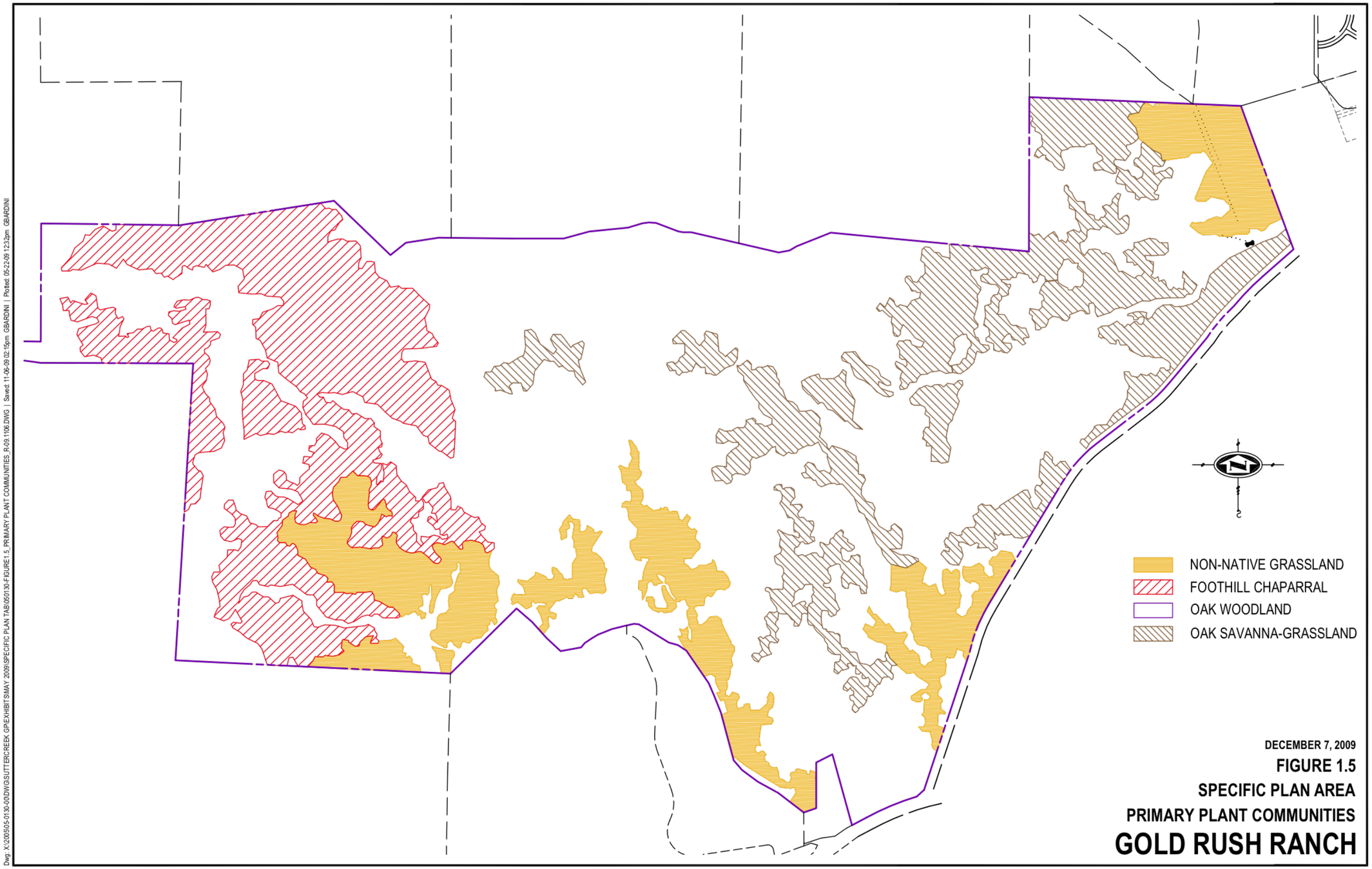

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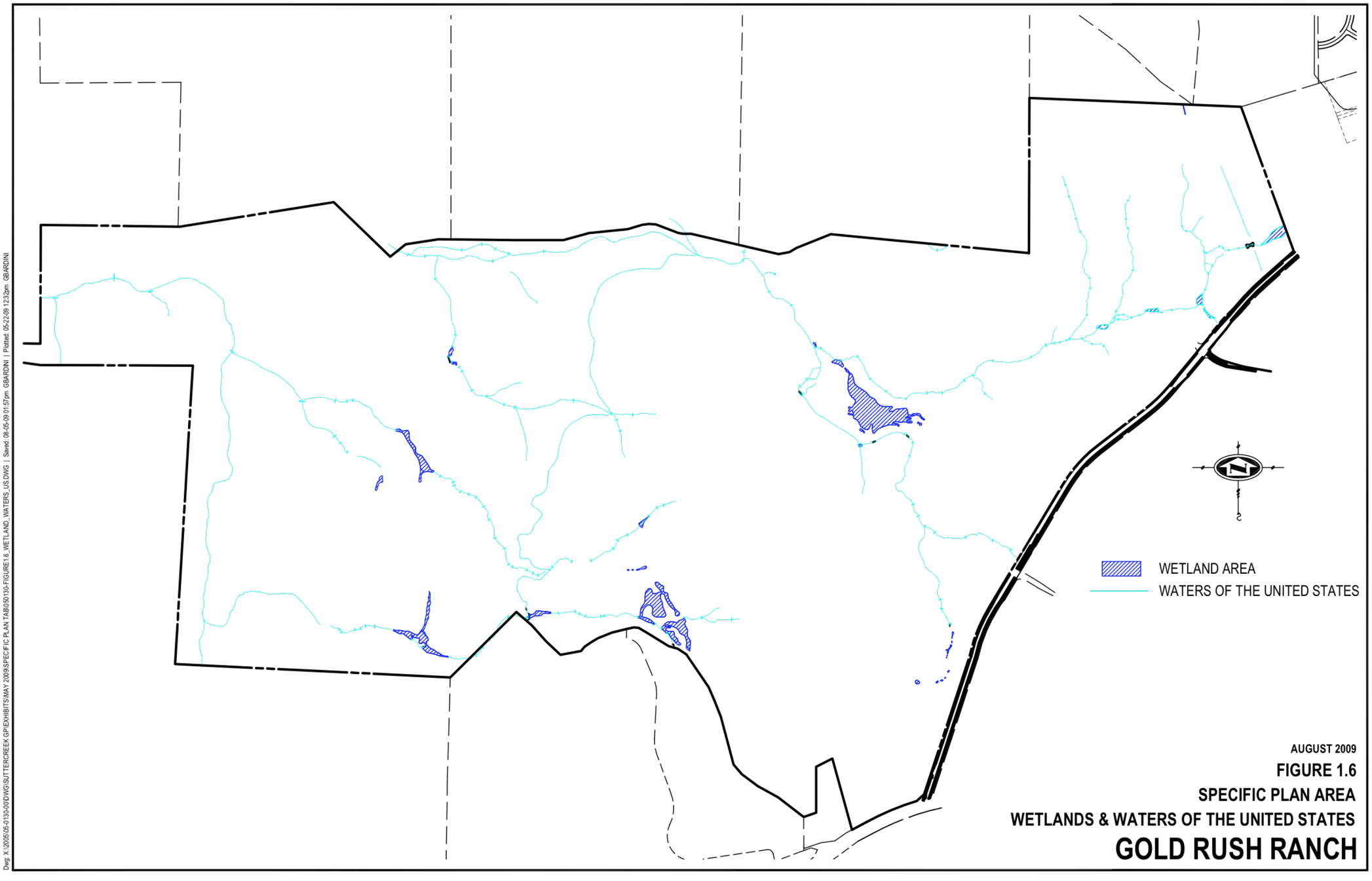
WETLAND AREA
WATERS OF THE UNITED STATES
AUGUST 2009
FIGURE 1.6
SPECIFIC PLAN AREA
WETLANDS & WATERS OF THE UNITED STATES
GOLD RUSH RANCH
Dwg: X:\2005\05-0130-00\DWG\SUTTERCREEK GP\EXHIBITS\MAY 2009\SPECIFIC PLAN TAB\050130-FIGURE1.6_WETLAND_WATERS_US.DWG | Saved: 08-05-09 01:57pm GBARDINI | Plotted: 05-22-09 12:32pm GBARDINI

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2.0 Chapter 2: Administration

2.1 Interpretation of Specific Plan Provisions

The Gold Rush Ranch Specific Plan (GRR-SP) comprises an integrated, consistent, and compatible statement of policies for the City of Sutter Creek. Projects are subject to review against the measures in the GRR-SP.

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

2.2 Standards and Guidelines

The GRR-SP contains standards that shall be met and guidelines for development of the Gold Rush Ranch and Golf Resort project (GRR-Project). Standards are identified by use of the words "shall", "must", or "will" that imply the standard is imperative and not subject to discretion. Guidelines are identified by use of the word "should" and "may" that signify a less rigid directive. Guidelines should be upheld in the design and approval of the GRR-Project unless there are clear, specific, and compelling reasons to disregard them on a case-by-case basis.

2.3 Maintenance and Amendment of Specific Plan

The GRR-SP is an implementing plan of the Sutter Creek General Plan that guides the development of the area within the GRR-SP boundaries.

According to the California General Plan Guidelines:

> *A specific plan must be consistent with the jurisdiction's general plan. In turn, zoning ordinances, subdivisions, public works projects, development agreements, and land projects must be consistent with any applicable specific plan.*
>
> *Statutory provisions allow streamlined permitting once a specific plan is in place. For example, residential development projects are exempt from CEQA if they implement and are consistent with a specific plan for which an EIR or supplemental EIR has been prepared.*
>
> *A specific plan is prepared, adopted, and amended in the same manner as the general plan, except that it may be adopted by resolution or ordinance and it may be amended as often as the local legislature deems necessary.*

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3.0 Chapter 3: Gold Rush Ranch Specific Plan Elements

3.1 Introduction

This chapter of the Gold Rush Ranch Specific Plan ("GRR-SP") provides policies and requirements. Each General Plan Element (land use, conservation and open space, circulation, public services and facilities, safety, noise, historic, parks and recreation, and housing) has a corresponding GRR-SP element. General Plan policies relevant to the GRR-SP are followed by implementation measures that ensure the GRR-SP is consistent with the General Plan. General Plan policies are italicized and implementation measures for the GRR-SP are identified as a "GRR Implementation Measure".

3.2 Land Use Element

3.2.1 General Plan Land Use Goals and Policies

Goal 2.2: *The scenic and natural beauty of the existing skyline, prominent hillsides and riparian corridors in the City and surrounding planning areas 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.*

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 density and building intensity with the growth assumptions and policies of this plan.*

Policy 2.2: *"In-filling" is encouraged and leap frog development or strip commercial development is discouraged.*

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 impact on the City or its citizens, and that the project will conform to the goals, policies and standards of the General Plan.*

3.2.2 GRR-SP Land Uses

The City of Sutter Creek General Plan designates the GRR-SP. The following text and Figure 3.1 describe the land uses intended for development within the GRR-Project.

Single-Family Detached Residential

Single-family detached residential uses will be located on Large Lots 1, 2, 3(part), 5(part), 6, 7, 9, 10, 11, and 12 (aka Villages A, B, C3, E2, E3, F, G1, G2, G3, I, J, K, and L). The single-family detached residential uses will include a range of lot and home sizes to accommodate a range of housing demands, including duplexes on corner lots.

The average lot size within the GRR-Project shall be 7,000 square feet or greater, except as otherwise provided to accommodate affordable housing, in compliance with the Sutter Creek Housing Element. Within the GRR-Project, low- and moderate-income housing shall equal ten percent (10%) of the approved dwelling units. Within each small lot subdivision, between 8% to 12% of the lots may be 4,500 square feet to 6,999 square feet to accommodate low and moderate affordable housing. At least two types of housing units affordable for low- and moderate-income households shall be located within each small lot subdivision. Housing types include, but are not limited to, cottages and duplexes.

Single-Family Attached Residential

Large Lot 4 (aka Village D), at the northwest entrance to the GRR-Project, will include up to 36 attached single-family homes. These may be developed as townhouses, condominiums, or stacked flats. The density will range from 10 to 12 units per acre. The neighborhood will be connected to the mixed-use area on SR 104 by pedestrian paths, bicycle paths, and vehicle access from Allen Ranch Road and the eastern extension of Gold Rush Ranch Parkway into the mixed use area.

Residential Custom Lots

Custom lots and homes will be located in areas with greater slopes or dense tree cover, which require larger areas to locate a building site. Residential custom lots will be located on Large Lots 3(part), 5(part), 8, 13, 14, 15, and 16) (aka Villages C1, C2, E1, H, M, N, O, and P). Typical lot sizes will range from 10,000 square feet up to 20,000 square feet.

Mixed-Use

Mixed-use development in the GRR-Project includes commercial, residential, golf clubhouse, public facilities, hotel, and time share uses. The two mixed-use areas are located on Large Lots 22 and 26 (aka Villages V and Z) along SR 104 at the east end of the GRR-Project and the commercial core in Large Lots 17 and 18 (aka Villages Q and R) in the center of the GRR-Project.

Large Lots 22 and 26 (Villages V and Z) will accommodate up to 37,000 square feet of ground floor commercial uses and up to 30 residential units. The site will accommodate a new fire station and police station. The commercial uses may include a specialty grocery store, coffee shop, restaurant, or other community gathering places.

Large Lots 17 and 18 (aka Villages Q and R) include a 60-room resort hotel, 300 interval ownership/time share units, sales pavilion, model homes, and neighborhood-serving commercial uses. The commercial core and community clubhouse is envisioned as the central gathering place in the GRR-Project. The area includes 20,000 square feet of neighborhood commercial uses, such as banks, beauty salons, convenience stores, childcare facilities, delicatessens, florist, gift shops, grocery stores, restaurants, and cafés.

The GRR-Project includes 300 interval-ownership/time share units near the central core. The units will be built as the market demands. Vacation ownership units provide people an opportunity for exclusive use of a condominium or similar unit for a limited period of time (e.g., one to two weeks). These units will be professionally managed and may be subject to local transient occupancy taxes, similar to the hotel units. It is anticipated that one or more swimming pools will be built to meet the needs of the guests.

A 60-room resort hotel will be located adjacent to the golf clubhouse to accommodate the needs of the expanding tourism market in the Sierra region. Resort guests will be allowed to use the associated recreational facilities.

A sales pavilion will be adjacent to the golf course and community clubhouse, and used as necessary for GRR-Project marketing. Model homes will be constructed on Large Lot 6 (aka Village F) adjacent to the sales pavilion as necessary for GRR-Project marketing.

Golf Course, Tennis Courts, and Associated Facilities

An 18-hole championship golf course, located on Large Lots 19, 23, 24, and 25 (aka Villages S, W, X, and Y), will be the centerpiece of the GRR-Project. The golf course, encompassing approximately 240 acres, is designed to fit into the gently rolling foothills, taking advantage of the natural environment. The course will be open to the public and will provide tee times at reduced rates for city residents and the high school golf team.

The golf course serves an important public purpose to the community. The course provides space for the disposal of tertiary treated wastewater from the Sutter Creek wastewater treatment plant, which provides a convenient and less costly alternative for water disposal, reduces potable water demand, and conserves water for other uses in the county.

Adjacent and integral to the golf course are several related facilities, including a driving range, tennis courts, and up to 20,000 square feet of maintenance facilities. The driving range and tennis facilities will be open to the public. The maintenance facility serves as the operation center for maintaining the golf course, including storage of the maintenance equipment typical for golf courses. Chemicals, pesticides, and herbicides will be stored in a secure area of the facility. Best management practices for the handling, use, storage, and disposal of these chemicals are located in Attachment I, Golf Course Best Management Practices.

Parks

The GRR-Project will include a community park, passive recreation parks, residential parks, and bicycle and pedestrian trails. The GRR-Project will dedicate at least 15 acres of usable area in or adjacent to the GRR-Project for a community park. The community park will 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 and family functions. The community park will require subsequent CEQA review at the time a location is identified and facilities are proposed.

Two passive recreation parks are included, an 11-acre park on Large Lot 21 (aka Village U) and an 8.2-acre park on Large Lot 20 (aka Village T). These two parks will remain largely passive open space to maximize oak tree retention, as well as cultural resource protection on Lot 20. Collectors may be located in these parks.

As each neighborhood is developed, smaller open space areas will be created to retain oak trees, provide open space, and play areas. These areas will serve as active recreational open space as well as passive quiet areas within each neighborhood. The new residential parks will be available to the public.

Park and recreation facilities in the GRR-Project will be connected internally and to the greater Sutter Creek area with bicycle and pedestrian trails. GRR-Project collector streets will include Class A grade-separated bicycle trails and sidewalks (see Figure 3.2). The trails serve several purposes, including transportation, recreation, and linkages between parks and recreation areas.

Conservation and Open Space Preserve

The Gold Rush Ranch Conservation and Open Space Preserve covers approximately one-third of the GRR-Project. The Preserve is intended to protect and enhance oak woodland habitat and a broad range of wildlife species. The Preserve serves as the site for oak tree, elderberry, wetland, and wildlife habitat mitigation. Uses allowed in the Conservation and Open Space Preserve include environmental preservation and enhancement, parks, trailhead parking, and hiking and biking trails.

The GRR-Project will dedicate the Conservation and Open Space Preserve lands to the City of Sutter Creek in fee simple in addition to the community park and passive parks and will establish a preserve trust account to fund long-term management and maintenance of the Preserve. The City may dedicate a conservation easement covering the entire Preserve to a non-profit land trust. The land trust would be responsible for the management and maintenance of the Preserve lands for the benefit of the general public.

The GRR-Project includes conceptual plans for approximately 8.4 miles of hiking trails in the Conservation and Open Space Preserve as public access. The GRR-Project will implement final trail alignment and improvements in consultation with the managing land trustees. The trails will require minimal grading and improvement, emphasizing the natural character of the area.

Within the GRR-Project, there are 14.79 acres of wetlands and water bodies. Approximately 12.66 acres of wetlands are permanently preserved and protected within the Conservation and Open Space Preserve.

3.2.3 Density and Density Transfer

Table 3.1 establishes the development standards for land uses in the GRR-Project. The GRR-SP establishes the baseline density for each of the large lot parcels as shown in Table 3.2. Table 3.2 shows the density of the GRR-Project at the time of the approval of the Large Lot Subdivision Map. The City intends that the GRR-Project have the flexibility to allow adjustments to the unit mix to reflect market demand. Transfers of residential units will be allowed between large lots, as long as the overall number of units does not exceed the total plan for 1,334 dwelling units. The density for large lots will not exceed the maximum allowable density for each residential land use as identified in Table 3.1. Unit transfers of up to 10 percent are allowed with the discretionary approval of the City. There is no limit on the amount of total unit decrease allowed in a residential large lot.

Unit transfers will be identified as part of a final small lot subdivision map application and are subject to the approval of the City in consultation with utility and service providers. The request for unit transfer will identify the total number of units being adjusted, including a unit summary of the entire GRR-Project that provides original and proposed unit allocations. Unit transfers must not result in impact beyond those identified in the Gold Rush Ranch and Golf Resort Environmental Impact Report.

Table 3.1 GRR-Project Building Intensities and Population Densities*						
Plan Land Use	***Compatible Zoning Code Classification***	***Max % of Lot Coverage***	***Dwelling Units Per Net Acre(s)***	***Density Persons/ Net Acre***	***Max Height***	***Comments***
Single-Family Detached Residential	R-1 (PD)	50%	4 to 8 units/acre	8.72 to 17.44	35 ft.	See text.
Residential Custom Lots	R-1	30%	2 to 3 units/acre	4.36 to 6.54	35 ft.	See text.
Single-Family Attached Residential	R-4	60%	10 to 12 units/acre	17.44 to 32.70	35 ft.	See text.
Mixed Use	MU	85%	15 to 20 units/acre	17.44 to 32.70	55 ft.	See text.
Golf Course & Associated Facilities	R	50%	NA	NA	35 ft.	See text.
Parks	None	50%	NA	NA	35 ft.	One caretaker unit per permitted use with use permit.*
Conservation and Open Space Preserve	R	50%	NA	NA	25 ft.	
Source: HBA based on Mintier Harnish Planning Consultants 2008, Table 3.						

* 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.

Table 3.2. Large-Lot Parcel Data Table				
Lot	***Land Use***	***Parcel Acreage***	***Village/ Parcel***	***Dwelling Units or Non-Residential Development (sf)***
1	Single-Family Detached Residential	18.59	A	57
2	Single-Family Detached Residential	45.67	B	228
3	Residential Custom Lots	29.60	C-1	13
	Residential Custom Lots		C-2	6
	Single-Family Detached Residential		C-3	89
4	Single-Family Attached Residential	3.30	D	36
5	Residential Custom Lots	88.40	E-1	24
	Single-Family Detached Residential		E-2	110
	Single-Family Detached Residential		E-3	231
6	Single-Family Detached Residential	17.50	F	45
7	Single-Family Detached Residential	14.20	G-1	72
			G-2	
			G-3	
8	Residential Custom Lots	6.30	H	15
9	Single-Family Detached Residential	19.00	I	72
10	Single-Family Detached Residential	9.90	J	42
11	Single-Family Detached Residential	9.90	K	46
12	Single-Family Detached Residential	33.60	L	120
13	Residential Custom Lots	14.00	M	35
14	Residential Custom Lots	24.50	N	42
15	Residential Custom Lots	3.30	O	6
16	Residential Custom Lots	9.30	P	15
Subtotal Residential Use		*347.06*	-	*1,304*
17	Vacation Units	20.50	Q	300
18	Commercial Core	7.90	R	35,000 sq ft and 60 hotel rooms
19	Golf Maintenance	2.30	S	20,000 sq ft
20	Passive Recreation Park	8.80	T	
21	Passive Recreation Park	12.67	U	
22	Mixed-Use and Public Safety	4.30	V	30 units and 37,000 sq ft
23	Golf Course	191.30	W	
24	Golf Course	32.90	X	
25	Golf Course	17.70	Y	
26	Mixed-Use and Public Safety	1.50	Z	13,000 sq ft
	Community Park			
Subtotal Golf Course and Associated Facilities and Parks		*299.87*		20,000 sq ft

Table 3.2. Large-Lot Parcel Data Table				
Lot	***Land Use***	***Parcel Acreage***	***Village/ Parcel***	***Dwelling Units or Non-Residential Development (sf)***
Subtotal Mixed-Use		*646.93*	-	300 vacation units 60 hotel rooms 30 units 85,000 sq. ft.
27	Open Space	198.87	OS-1	
28	Open Space	5.00	OS-2	
29	Open Space	6.40	OS-3	
30	Open Space	13.00	OS-4	
31	Open Space	40.30	OS-5	
32	Open Space	8.30	OS-6	
33	Open Space	25.50	OS-7	
Subtotal Open Space		*297.37*	-	-
Grand Total		*944.30*	-	300 vacation units 60 hotel rooms 1,334 units 105,000 sq. ft.
Multiple	Spine Roads	34.86 acres of easements within various large-lot areas.		
Source: HBA and ESP based on GRR, 2007, Vol. I, Tab 1, Attachment 2, page 2. Spine road data per M&P, 2008.				

3.3 Conservation and Open Space Element

3.3.1 General Plan Conservation and Open Space Goals and Policies

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 variance.*

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

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.*

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

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.*

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 3.15: *All development projects 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.*

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. Wetlands 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. The policy may not apply to commercial and industrial designated areas.* (See Figure 3.3 for a map of natural swales to be preserved.)

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.*

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.*

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.*

3.3.2 GRR-SP Conservation and Open Space Implementation Measures

GRR Implementation Measure 3.3-1: Grading plans for the GRR-Project shall comply with Attachment H, Grading Standards, and the following provisions:

a. Grading shall be restricted to roadway and utility infrastructure construction except as provided in the GRR-SP;
b. Roadways shall be aligned along natural ridges or valleys, be curvilinear, and follow existing contours through implementation of landform grading standards;
c. Grading, where allowable, shall strive to protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features and shall emulate the natural topography, which is the shape, height, and depth of the land surface using landform grading standards;
d. Grading for individual home sites within the Restricted and Limited grading zones shall be restricted to that necessary to develop the driveway and individual home site. Proposed grading within the Restricted and Limited grading zones shall be subject to grading plan review at the time of individual lot development. Proposed grading within the General grading zone shall be subject to grading plan review at the time of the tentative small lot subdivision review; and
e. Oak trees shall be retained unless it is demonstrated to be unfeasible or unreasonable.

GRR Implementation Measure 3.3-2: Conditions of approval for unforested slopes in excess of 30 percent on Large Lots 13 and 14 (aka Villages M and N) shall include the following:

a. Grading on a single lot is no more than 25 percent of the gross lot area;
b. Coverage by impervious surfaces is limited to 20 percent of the gross lot area; and
c. The quantity and quality of off-site drainage does not exceed the quantity and quality of existing off-site drainage.

GRR Implementation Measure 3.3-3: The GRR-Project shall comply with provisions in the Architectural and Landscape Design Standards (see Attachment A) that protect ridgelines (see Figure 3.4 for a map of scenic ridgelines) and conserve native landscape.

GRR Implementation Measure 3.3-4: Structures in the GRR-Project shall comply with California Energy Star guidelines or similar energy savings program that achieve a 20% reduction from standards contained in Title 24 of the California Code of Regulations. Compliance with Energy Star guidelines may occur through measures such as effective insulation, high performance windows, tight construction and ducts, efficient heating and cooling equipment, natural heating, and non-polluting energy production.

GRR Implementation Measure 3.3-5: The GRR-Project shall comply with provisions for the protection of water quality in Sutter Creek and other water bodies within the GRR-Project in the Water Resources Management Plan (see Attachment D) and Construction Management Practices (see Attachment G).

GRR Implementation Measure 3.3-6: The GRR-Project shall comply with provisions for the protection of oak woodlands and wildlife habitat in the Oak Woodlands and Rare Plant Management Plan (see Attachment B) and Wildlife Habitat Management Plan (see Attachment C).

GRR Implementation Measure 3.3-7: The homeowners association shall maintain swales located in public areas outside of the public rights-of-way (see Figure 3.3 for a map of natural swales to be preserved). Swales located on private property and draining more than one other property or public area shall be placed within a drainage easement for maintenance.

GRR Implementation Measure 3.3-8: Construction and operation of the golf course in the GRR-Project shall comply with Attachment I, Golf Course Best Management Practices.

3.4 Circulation Element

3.4.1 General Plan Circulation Goals and Policies

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

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.*

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.*

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.*

3.4.2 GRR-SP Circulation Implementation Measures

GRR Implementation Measure 3.4-1: Roads in the GRR-Project shall comply with the requirements in Section 3.4.3 and street cross-sections presented in Figures 3.6 through 3.10.

GRR Implementation Measure 3.4-2: Bicycle pathways, pedestrian walking trails, walkways, and nature trails shall comply with the requirements in Sections 3.4.4.

GRR Implementation Measure 3.4-3: A bus turnout serving the GRR-Project in the vicinity of State Route 104 shall be sited and constructed in compliance with Caltrans and Amador Regional Transit System standards and guidelines.

GRR Implementation Measure 3.4-4: Emergency parking shall be provided for a distance of 500 feet of road surface along Road A adjacent to Large Lot 16 (aka Village P).

GRR Implementation Measure 3.4-5: Prior to subdivision development, grading or other activities excepting those directly related to construction and maintenance of public facilities for Large Lots 7 through 16 (aka Villages G through P), the GRR-Project shall construct a standard collector roadway open to the public from Loop Road B to State Route 88.

3.4.3 Street Design

Figure 3.5 illustrates the road hierarchy for the GRR-Project. Horizontal and vertical design of the street section will follow City of Sutter Creek standards except as described in this section. The City may require lower design speed of roadways to reduce curve radii, horizontal tangent lengths, and upper elevations between curves to allow roads to better follow the existing topography. Streets shall be designed to incorporate existing oak trees as part of the oak tree retention policy for the GRR-Project. Wildlife crossings shall be incorporated in street designs to provide wildlife movement throughout the site as described in Attachment C. At the discretion of the City, cross-sections as shown in Figures 3.6 through 3.10 may be modified if City standards for parking, safe flow, pedestrian activity, and transit are met.

Local Collector Streets (25 mph)

Two central 80-foot-wide local collectors (see Figure 3.6) are proposed to provide primary access to the GRR-Project and connect the two main entrances to the golf course clubhouse and hotel along with connectivity to the western portion of the GRR-Project.

The local collector streets include two travel lanes, transit lanes for low-speed electric vehicles, and planted landscape zones on each side of the driving lanes. Eight-foot-wide separated bicycle paths and four-foot-wide separated walkways will continue within a landscaped area along the sides of the road to

the intersection of the residential streets that ring the western portion of the GRR-Project.Standard Collector Streets (25 mph)

One 60-foot-wide standard collector (see Figure 3.7) is required to provide access from Highway 88 to the western portion of the GRR-Project and the alignment of the road has not been determined. The standard collector street includes two travel lanes with an eight-foot-wide separated bicycle path and planted landscape zone on one side. The bicycle path will connect to a primary local street.

Primary Local Streets (25 mph)

Sixty-foot-wide primary local streets (see Figure 3.8) will provide the main internal access for each residential parcel at the western part of the GRR-Project, and will collect traffic from each residential neighborhood and convey it to the collector. Primary local streets will have two travel lanes, and parking will be allowed on one side of the street. Individual residences will be allowed to have direct driveway access to the primary local streets. Separated walkways and bicycle paths will continue along either side of the street and connect to the collector street.

Local Streets (15 mph)

Fifty-foot-wide local streets (see Figure 3.9) will have two 12-foot-wide travel lanes, and parking will be allowed on one side of the street. A 4-foot wide walkway will be located on either side of the street, separated from the roadway by a 6-foot-wide landscaped buffer. Driveways will be allowed on both sides of the street.

Rural Roads (single loaded, 15 mph)

The rural road classification is reserved for streets fronting custom lots. Forty-foot-wide rural roads serve a limited number of homes and have less traffic demands. The single loaded rural roads (see Figure 3.10) have lots facing only one side of the street, and have a larger landscaped area on the side of the street opposite the homes. A 4-foot wide concrete, decomposed granite, or asphalt walkway will be located on either side of the street, separated from the roadway with a 6-foot-wide landscaped buffer.

Rural Roads (double loaded, 15 mph)

Forty-foot-wide rural roads that have custom lots on both sides of the street (see Figure 3.10) have more equally distributed landscape areas on either side of the street. Street trees are close to the edge of the private lots. A 4-foot wide concrete, decomposed granite, or asphalt walkway will be located on either side of the street, separated from the roadway with a 6-foot-wide landscaped buffer.

3.4.4 Pedestrian and Bicycle Pathways

The GRR-Project will be linked by a system of trails (see Figure 3.2). Three types of trails will provide transportation, passive recreation, and active recreation within the GRR-Project. The GRR-Project will fund the development and maintenance of the trail system. Trailheads with automobile parking will provide easy access to the conservation and open space preserve trail system at three locations.

Bicycle Trails

A network of bicycle trails will link portions of the GRR-Project. The bicycle trails will be separated from vehicular circulation and follow the local collector streets along an eight-foot-wide and dual directional path. An eight-foot-wide bicycle path with a four-foot-wide walking trail will parallel SR 104 and link back to the passive recreation park located at a Miwuk Indian grinding rocks site.

Walking Trails and Walkways

Walking trails and walkways will follow along vehicular roadways and local streets throughout the GRR-Project. Walkways within the GRR-Project shall be separated from vehicular traffic by a landscape planting zone of varying widths. Walkways shall be at least four feet wide.

Nature Trails

At least five miles of nature trails will wind their way through the conservation and open space preserve in the central and western portions of the GRR-Project. These nature trails will highlight ecological, historical, and archeological sites with interpretive exhibits and historical markers at the Miwuk grinding rocks and portions of the former Ione Canal. Ecological interpretive signs will be posted at existing and restored wetland sites, along the existing creeks, wildlife crossings, wildlife habitat enhancement projects, wildlife corridors, and at oak conservation and reforestation sites. Some nature trails may have limited or controlled public access to protect the wildlife habitat during critical seasonal activities including breeding and courtship behavior prior to fledging of young.

3.5 Public Services and Facilities Element

3.5.1 General Plan Public Services and Facilities Goals and Policies

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.*

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 over sizing to accommodate cumulative growth*

Policy 5.5: *All new developments 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 5.8: *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.*

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.*

Policy 5.14: *The City shall cooperated 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 5.16: *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.*

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

Policy 5.21*: All new development shall be served by both electrical 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 housing for present and future public utilities networks.*

3.5.2 GRR-SP Public Services and Facilities Implementation Measures

GRR Implementation Measure 3.5-1: The Amador Water Agency shall approve the design for the potable water system, including location of pumping facilities, pressure reducing station(s), and water tank design and location prior to construction. Prior to the Agency providing a will serve commitment to the proposed GRR-Project, the GRR-Project must meet the requirements described in the Gold Rush Ranch Water Supply Assessment (HydroScience Engineers 2008) and the conditional will-serve letter.

GRR Implementation Measure 3.5-2: Until tertiary water is available, raw water for golf course irrigation shall be supplied to the GRR-Project via the Amador Water Agency 16-inch raw waterline transmission line between the Tanner Facility and the Ione Reservoir until reclaimed wastewater is available from the City. Prior to connection to the raw water pipeline, the GRR-Project must meet the requirements described in the Gold Rush Ranch Water Supply Assessment (HydroScience Engineers 2008). Raw water will not be directly accessed from the pipeline; water shall be routed into water feature ponds within the golf course that will be used to store raw water for irrigation. At the time the new Tanner Water Treatment Plant is completed and operational, the 16-inch raw water line will be converted to a treated water line. Should insufficient reclaimed water from the City of Sutter Creek be available to serve the GRR-Project at the time the 16-inch raw water line is converted, the Applicant shall install a new raw water pipeline to serve the GRR-Project.

GRR Implementation Measure 3.5-3: The storm drainage collection system for the GRR-Project shall consist of pipelines, inlet structures, channels swales, detention ponds, and outlet structures. Detailed

information for the storm drainage system shall be prepared, reviewed, and approved by the City Engineer prior to construction of the system.

GRR Implementation Measure 3.5-4: Storm water mitigation for streets and parking areas shall focus on three areas: 1) preventing runoff contamination; 2) allowing natural treatment of runoff in detention ponds or grass swales; and 3) promoting permeable landscapes to reduce stormwater surface flows.

GRR Implementation Measure 3.5-5: The GRR-Project shall comply with the stormwater management practices contained in Attachment D, Water Resources Management Plan.

GRR Implementation Measure 3.5-6: Prior to construction within the GRR-Project, a plan and design for the wastewater system, including collection facilities, pumping facilities, the location and use of force mains, and facilities for the transport and use of reclaimed wastewater, shall be submitted to and approved by the City of Sutter Creek and the Amador Regional Sanitation Authority.

GRR Implementation Measure 3.5-7: If the EDA line is used in the build out of the GRR-Project and prior to construction within the GRR-Project, the design for the use of the EDA line, including location of pumping facilities, and location and use of force mains, shall be submitted to and approved by the City of Sutter Creek.

GRR Implementation Measure 3.5-8: The Developer(s) shall cooperate in and affirmatively support by voting in favor of the formation of a Community Facilities District covering the entire GRR-Project, including those areas within the City and those to be annexed to the City. The purpose of the Community Facilities District shall be to insure that the City recovers the full cost of providing required City services to the GRR-Project such that projects, development, and activities within the GRR-Project will not have a negative economic impact on the City or its citizens. Those services include but are not limited to:

a. General Government, including City Council, City Clerk, City Treasurer, and City Attorney;
b. Police;
c. Planning;
d. Building Regulation;
e. Public Works;
f. Street, road, lighting, bike trail, landscaping maintenance;
g. Parks & Recreation;
h. Swimming Pool; and
i. Community Promotion.

The general methodology for calculating their cost of those services is contained in the Goodwin and Associates Fiscal Impact Report on the GRR-Project(s) dated November 13, 2009. That report is on record in the GRR-Project proceedings. The annual tax rate to implement service cost recovery is subject to review by a public services financial analyst (at GRR-Project developers' expense) and the City Council prior to the issuance of the first building permit for residential dwellings in the first phase within the GRR-Project, and again prior to the issuance of building permits for the following thresholds of residential dwellings: 501, 840, and 1212. No subsequent approvals will be issued for a portion of the GRR-Project which does not fully cover the cost of required city services.

GRR Implementation Measure 3.5-9: Until tertiary water is available, raw water will be supplied to the GRR-Project as described in GRR Implementation Measure 3.5-2. Recycled water shall be conveyed to the GRR-Project in a line paralleling the EDA line and shall be stored in golf course ponds prior to reuse.

GRR Implementation Measure 3.5-10: Utilities and telecommunications infrastructure shall be placed underground in rights-of-way that have been designated to accommodate utility and telecommunications

networks (see Figures 3.11 through 3.15).

GRR Implementation Measure 3.5-11: Annexation of the unincorporated portion of the GRR-Project area into the City shall include annexation into the Sutter Creek Fire Protection District and incorporation into the Amador County Community Facilities District No. 2006-1 for fire protection services.

GRR Implementation Measure 3.5-12: The GRR-Project Developer(s) shall plan, design, and construct, at its sole cost and expense or guarantee, to the satisfaction of the City Council, a tertiary wastewater treatment plant together with related wastewater treatment systems as included but not limited to storage, transmission, and disposal facilities as specified in the Sutter Creek Sewage Master Plan, the Amador Regional Sanitation Authority Master Plan, and the Final Technical Memorandum for Tertiary Treatment Implementation when approved by the City Council.

The tertiary wastewater treatment plant and related wastewater system facilities shall be constructed within thirty-six (36) months of the date of the GRR-SP approval or the earliest of:

1) The recordation of the first small lot subdivision map and related entitlements, exclusive of any hiatus or force majeure period allowed by a development agreement; or
2) Completion of Phase 1 backbone infrastructure as described in the GRR-SP.

The tertiary plant shall be constructed in accordance with plans approved by the City Council. The City shall retain, at the GRR-Project Developer(s) expense, professionally qualified personnel to oversee and inspect plant construction as it proceeds. Any dispute(s) over the course or methods of construction between the Project Manager and the GRR-Project Developer shall be submitted to the City Council for resolution. The decision of the Council shall be final and binding.

The new plant shall fully comply with all applicable local, state, and federal laws regarding wastewater treatment and disposal. The new plant shall be constructed on property owned by the City. The course of construction of the new plant shall not disrupt or interfere with the ongoing operations of the current wastewater treatment plant operated by the City. The new plant shall be of sufficient size and capacity to treat to tertiary standards the current and anticipated treatment needs of the existing plant, as well as all capacity required for the GRR-Project.

The new plant capacity necessary to accommodate the GRR-Project may be built in phases in a manner consistent with the Project schedule set forth in the GRR-SP. The new plant must be completely constructed and fully operational before the issuance of any residential building permits for the GRR-Project.

GRR Implementation Measure 3.5-13: The GRR-Project Developer shall, prior to the issuance of any building permits for the GRR-Project, design, construct or cause to be constructed at its sole expense, the wastewater transportation and storage measures required to serve the GRR-Project by the Amador Regional Sanitation Authority as set forth in its draft master plan (dated June 2009), as amended.

GRR Implementation Measure 3.5-14: In compliance with General Plan Policy 2.5 that new development involving annexation of new land into the City of Sutter Creek shall not have a negative fiscal impact on the City, the GRR-Project shall fund the costs of developing reclaimed water conveyance facilities necessary to deliver recycled water to the golf course.

GRR Implementation Measure 3.5-15: The GRR-Project shall utilize the Community Facilities District (see GRR Implementation Measure 3.5-8) so that the GRR-Project's use of public services and facilities will not have a negative fiscal impact on the City.

3.5.3 Water

The development of the GRR-Project will require a water supply and distribution systems to meet the domestic, fire, and irrigation water needs for the GRR-Project. A plan has identified three separate water systems that will supply water to the GRR-Project. These include potable water, raw water, and recycled water systems.

The GRR-Project is within the service boundaries of the Amador Water Agency (AWA). The AWA provides potable and raw water to the City of Sutter Creek and properties near the GRR-Project. Water facilities necessary for development in the GRR-Project will be designed in accordance with AWA standards.

Raw Water

The golf course will require an estimated 321 acre-feet of water annually for irrigation. Until tertiary water is made available, the golf course will use raw water from the Tanner Facility.

Storm Drainage

Drainage facilities will be designed per City of Sutter Creek Standards for a 100-year storm event. The use of detention ponds and low impact development (LID) techniques will control discharge into the existing drainages so that the downstream property will not experience peak flows greater than pre-development conditions.

Wastewater

The City of Sutter Creek owns and operates a sewage treatment plant in the City of Sutter Creek. The Amador Regional Sanitation Agency (ARSA) owns the effluent disposal pipeline for the Sutter Creek treatment plant. ARSA is a joint powers authority with three members: the Cities of Sutter Creek and Amador City, and the County of Amador.

The City of Sutter Creek will be replacing the existing plant with a tertiary plant to produce reclaimed water suitable for unrestricted reuse. The GRR-Project will construct the tertiary wastewater treatment plant together with related wastewater system facilities within thirty-six (36) months of the date of GRR-SP approval, or as otherwise stipulated in the Development Agreement.

Recycled Wastewater

Recycled wastewater will ultimately be used for irrigation of the golf course and other large landscaped areas.

Solid Waste

Within the City of Sutter Creek, solid waste is collected by the Amador County Waste Management Department. The Department manages storage, collection, transportation, and disposal of solid waste in Amador County and is responsible for the design, development, implementation, and promotion of recycling, waste reduction, and waste diversion programs. The GRR-Project will require both residential and commercial solid waste disposal services.

3.5.4 Utilities and Telecommunications

The Pacific Gas and Electric Company (PG&E) provides electric and natural gas service to the City of Sutter Creek and Continental Cable Company provides cable television services. Telecommunication providers for the City include Sprint, SBC California, Telenet, Business Trendzition, Network

Management Corporation, TelePacific Corporation, and A-Zap Electric.

3.5.5 Schools

The GRR-Project is served by the Amador County Unified School District. The closest existing District facilities to the GRR-Project are Sutter Creek Elementary School, Sutter Creek Primary School, Amador High School, and Argonaut High School. Development of the GRR-Project will generate school impact fees to offset facility development costs.

3.5.6 Police Services

With the completion of the annexation, the GRR-Project will be under the jurisdiction of the City of Sutter Creek Police Department. With the build out of the GRR-Project, the Police Department will require the hiring of additional police officers consistent with General Plan Policy 5.17.

3.5.7 Fire Protection and Emergency Medical Response

Sutter Creek receives fire protection and emergency medical response services from the Sutter Creek Fire Protection District. A local volunteer organization, operating out of three fire stations, serves the city. Emergency access points will be provided into the GRR-Project from SR 104 and State Route 88.

3.6 Safety Element

3.6.1 General Plan Safety Policies

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 and 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.*

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 6.9: *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.*

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.*

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.*

3.6.2 GRR-SP Safety Implementation Measures

GRR Implementation Measure 3.6-1: Prior to the approval of a final grading plan, tree removal permit, or tentative small-lot subdivision map associated with the GRR-Project, tentative subdivision maps and specific development proposals shall be provided to the Sutter Creek Fire Protection District for review to ensure consistency with General Plan Safety Element Policy 6.9. As deemed appropriate, the City shall require that the Sutter Creek Fire Protection District's fire suppression and prevention requirements pursuant to local and state standards be included as conditions of approval for such tentative subdivision map applications and/or development proposals.

GRR Implementation Measure 3.6-2: The GRR-Project shall comply with Attachment F, Fire Safety, Emergency Response, and Evacuation Plan.

GRR Implementation Measure 3.6-3: Prior to the approval of Certificate of Occupancy for the hotel and vacation homes, the GRR-Project shall provide the City with a fire safety program for the hotel that includes fire evacuation training with hotel management and staff on a regular basis in coordination with and participation of the Sutter Creek Fire Protection District.

GRR Implementation Measure 3.6-4: The GRR-Project shall comply with Attachment D, Water Resources Management Plan.

GRR Implementation Measure 3.6-5: The GRR-Project shall comply with Attachment H, Grading Standards.

GRR Implementation Measure 3.6-6: Residential community gates within the GRR-SP, if any, shall be designed to provide for override and manual control by emergency service providers, according to specifications to be approved by the City of Sutter Creek Police Department and the Sutter Creek Fire Protection District. Gated communities shall comply with City-adopted design standards for gated communities, which specify the minimum number of pedestrian exit routes from gated communities and which prohibit the use of locks on pedestrian exit routes from gated communities. Gated communities shall provide for and ensure public access to public facilities.

3.7 Noise Element

3.7.1 General Plan Noise 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 standards 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 (of the General Plan not repeated here).*

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 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 7.8: *Noise sensitive land uses shall not be allowed within 160 feet of the Amador Central Rail Line.*

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

3.7.2 GRR-SP Noise Implementation Measures

GRR Implementation Measure 3.7-1: The GRR-Project shall provide notifications to new homeowners regarding potential noise from aircraft operating from Westover Field and industrial uses within the Amador Central Business Park.

GRR Implementation Measure 3.7-2: Prior to approval of small lot subdivision map(s), the GRR-Project shall complete noise assessments/acoustical studies, noise exposure mitigation, sound attenuation, and noise monitoring to ensure consistency with General Plan Policy 7.3.

GRR Implementation Measure 3.7-3: Setbacks, earth berms, landscaping, design features, and other measures acceptable to the City shall be used to insure Highways 88 and 104 do not impact residentially designated properties beyond acceptable standards.

3.8 Historic Element

3.8.1 General Plan Historic 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 and Sacramento State University or the State Historic Preservation Center.*

3.8.2 GRR-SP Historic Implementation Measures

GRR Implementation Measure 3.8-1: The GRR-Project shall comply with Attachment E, Cultural Resource Management Plan.

3.9 Parks and Recreation Element

3.9.1 General Plan Parks and Recreation Goals, Policies, Objectives, and Implementation Measures

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.*

Policy 9.1: *All new developments shall be designed to help achieve all of the objectives listed below.*

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.*

Objective 9.4: *Neighborhood parks should be 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 (see General Plan). 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 service for little or no gate fee.*

3.9.2 GRR-SP Parks and Recreation Implementation Measures

GRR Implementation Measure 3.9-1: The GRR-Project shall dedicate a site containing or providing at least 15 acres of usable area in or adjacent to the GRR-Project for a community park.

GRR Implementation Measure 3.9-2: A minimum of 4.5 acres of residential parks ("parkland") shall be dedicated for unorganized play, picnicking, playgrounds, and paved play surfaces within residential neighborhoods of the GRR-Project as further identified in Attachment A, Section 10.1. Residential parks shall be established according to the following criteria:

a. Parks shall be distributed as follows:
   (1) At least one park each in Large Lots 1, 2, and 3 (aka Villages A, B, and C);
   (2) At least two parks in Large Lot 5 (aka Village E);
   (3) At least one park each in Large Lots 9 and 10 (aka Villages I and J); and
   (4) At least two parks in Large Lots 11 and 12 (aka Villages K and L).
b. Dedicated parkland shall be situated in central location(s) within each single-family residential neighborhood within the GRR-Project. Parklands shall be in locations of high visibility from surrounding residences and roadways, and locations shall be reviewed by the Planning Commission and City Police Department for compliance with this requirement prior to approval of small-lot subdivision within the GRR-Project;
c. Dedicated parkland shall be a minimum of one-half acre and a maximum of one acre in size;
d. A minimum of one half of each dedicated parkland site shall be graded to create relatively level play field areas (with slope as required for drainage) with a minimum resulting regular-shaped turf area of 5,000 square feet;
e. Dedicated parklands shall be completed with turf areas prior to the development of one hundred or one half of the residential lots (whichever is less) in the residential neighborhood in which they are located; and
f. Irrigation of parklands and publicly landscaped areas shall be with raw water, until reclaimed water is available.

GRR Implementation Measure 3.9-3: Park and recreation facilities shall be connected internally and to the greater Sutter Creek area with bicycle and pedestrian trails. GRR-Project collector streets shall include Class A grade-separated bicycle trails and sidewalks (see Figure 3.2).

GRR Implementation Measure 3.9-4: Local collector streets in the GRR-Project shall include transit lanes to facilitate electric vehicle use.

GRR Implementation Measure 3.9-5: The Conservation and Open Space Preserve shall include at least 8.4 miles of trails, to be sited in consultation with the City and conservation trust and constructed by the GRR-Project Developer.

3.10 Housing Element

3.10.1 General Plan Housing Policies

Policy 1-3: *The City shall encourage a mix of residential development types in the city (e.g., single family homes on a variety of lot sizes, townhomes, row houses, zero lot line homes, live-work units, planned unit developments, apartments, and second unit dwellings).*

Policy 1-4: *The City shall encourage a range of housing types within larger scale development projects (e.g., single family detached homes mixed with duplexes).*

Policy 1-5: *The City shall ensure that a variety of housing types are included in proposed residential annexations and, where appropriate, in conjunction with commercial and other zone designations.*

Policy 1-6: *The City shall encourage the development of second unit dwellings on new and existing single family-zoned lots where infrastructure can support such development.*

Policy 1-7: *The City shall seek to remove regulatory and financial barriers to the development of second units.*

Policy 2-1: *The City shall designate and zone sufficient land to accommodate Sutter Creek's projected fair share housing allocation as determined by the Central Sierra Planning Council.*

Policy 2-3: *The City shall promote, wherever feasible, homeownership for low- and moderate-income households in Sutter Creek.*

Policy 2-5: *The City shall encourage and promote second unit dwellings as affordable, permanent rental housing.*

Policy 2-7: *The City shall continue to actively pursue and leverage private, non-profit, and public funds to facilitate the development of affordable housing in Sutter Creek.*

Policy 2 –8: *The City shall, in accordance with SB 1960, allow the placement of manufactured homes within all single family residential zones, except as prohibited within the Historic Residential Combining Zone.*

Policy 2-12: *The City shall provide flexible development standards for projects that provide affordable units.*

Policy 7-4. *The City shall ensure that multi-family housing and affordable housing types are located in a variety of neighborhoods and not concentrated in particular sections of the city.*

3.10.2 GRR-SP Housing Implementation Measures

GRR Implementation Measure 3.10-1: Development within the GRR-Project shall include the following measures to ensure housing is provided that accommodates the affordable housing needs generated by the GRR-Project in compliance with the Sutter Creek Housing Element of the General Plan:

1. Measures to provide housing for low- and moderate-income housing:
    a. At least two types of dwelling units that are affordable for low or moderate income households, including cottages, apartments, flats, condominiums, live-work units, townhouses, duplexes, triplexes, and four-plexes. The housing units shall comply with assigned zoning and shall be located on Large Lots 1, 2, 3, 5, 6, 9, 10, 11, and 12 at a minimum of 8% and a maximum of 12%

of the allowed units within each large lot. This may include housing units determined to be affordable by design.

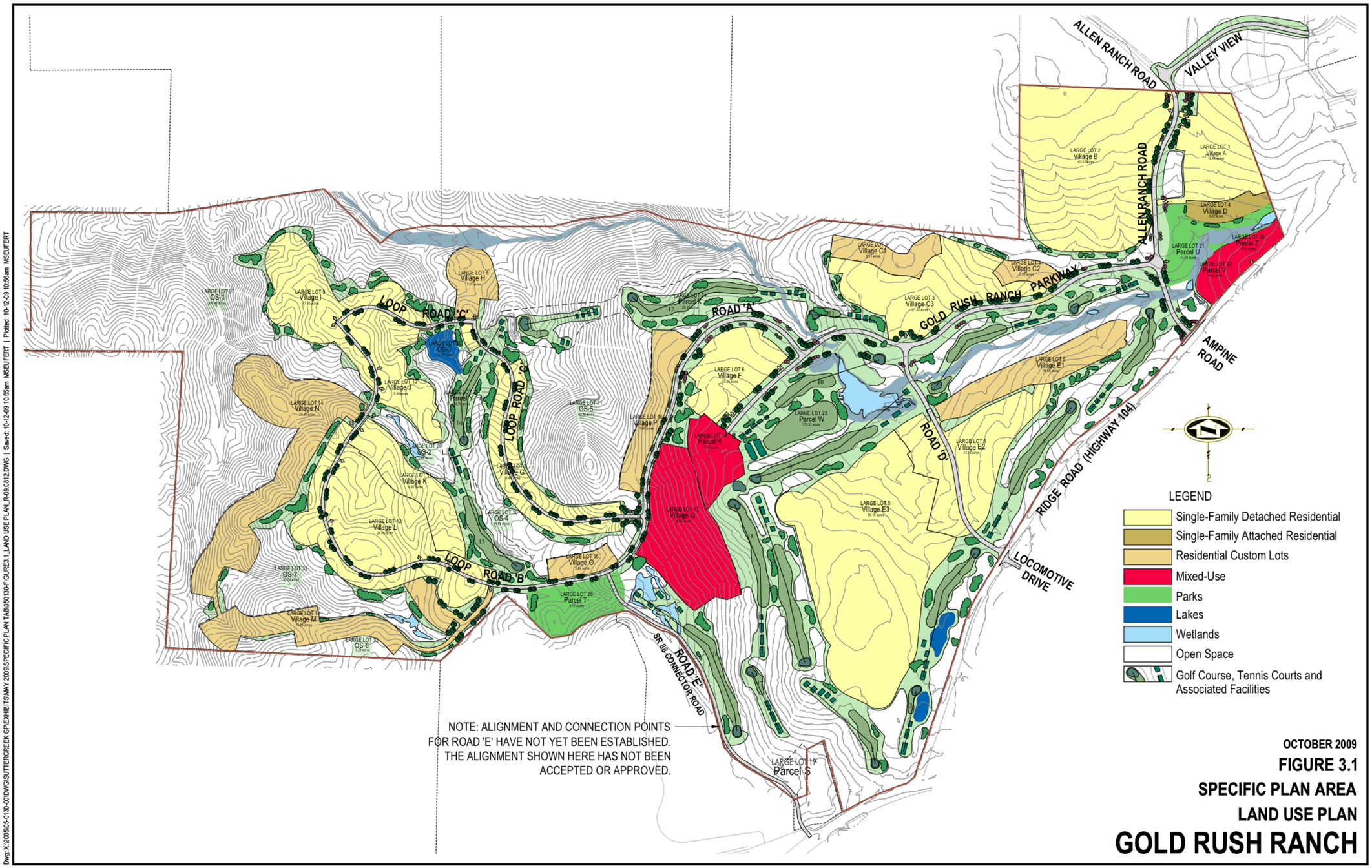
b. The affordable housing units within the GRR-Project shall be at least 10% of the total dwelling units allowed by the GRR-Project.

c. Construction of a minimum of 64-second unit dwellings.

2. Measures to provide housing for very low- and low-income housing:

a. Payment of a fee per dwelling unit to be deposited in a housing trust fund administered by the City of Sutter Creek to support affordable housing programs in Sutter Creek.

b. Establish a transfer tax on future dwelling unit sales within the GRR-Project in an amount to be determined by the City of Sutter Creek. The transfer fee is to be deposited in a housing trust fund administered by the City of Sutter Creek to provide a permanent revenue source for affordable housing programs in Sutter Creek.



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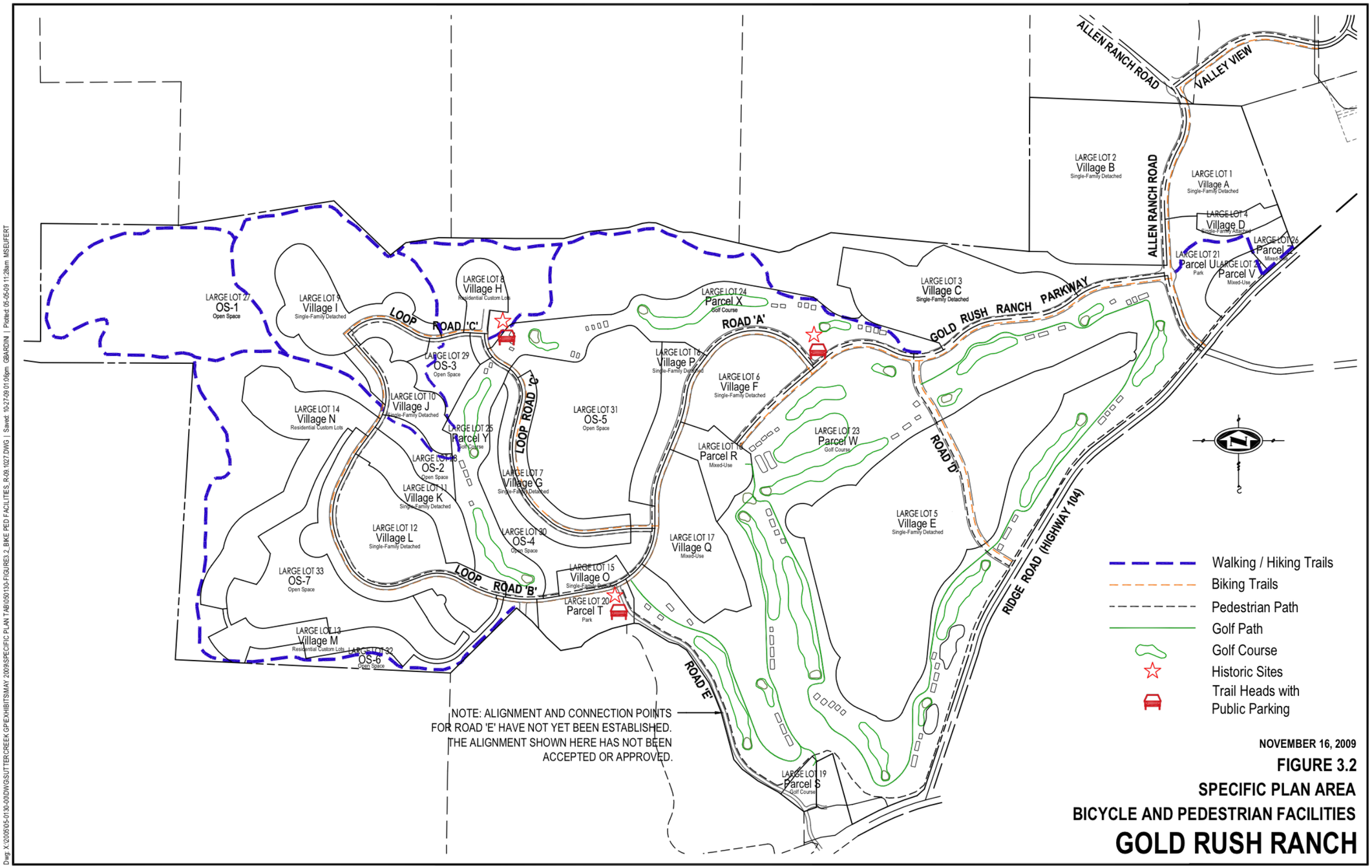

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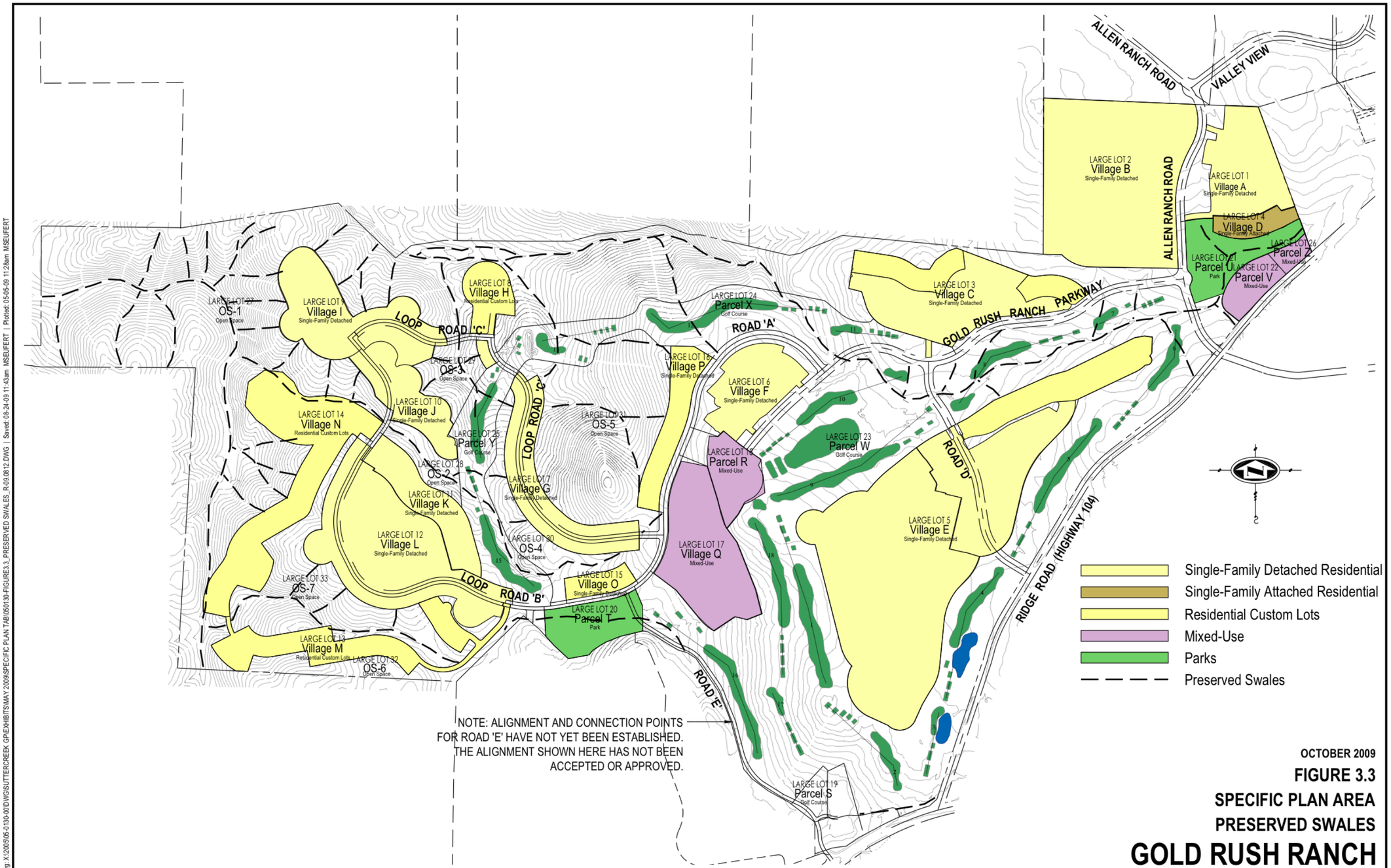

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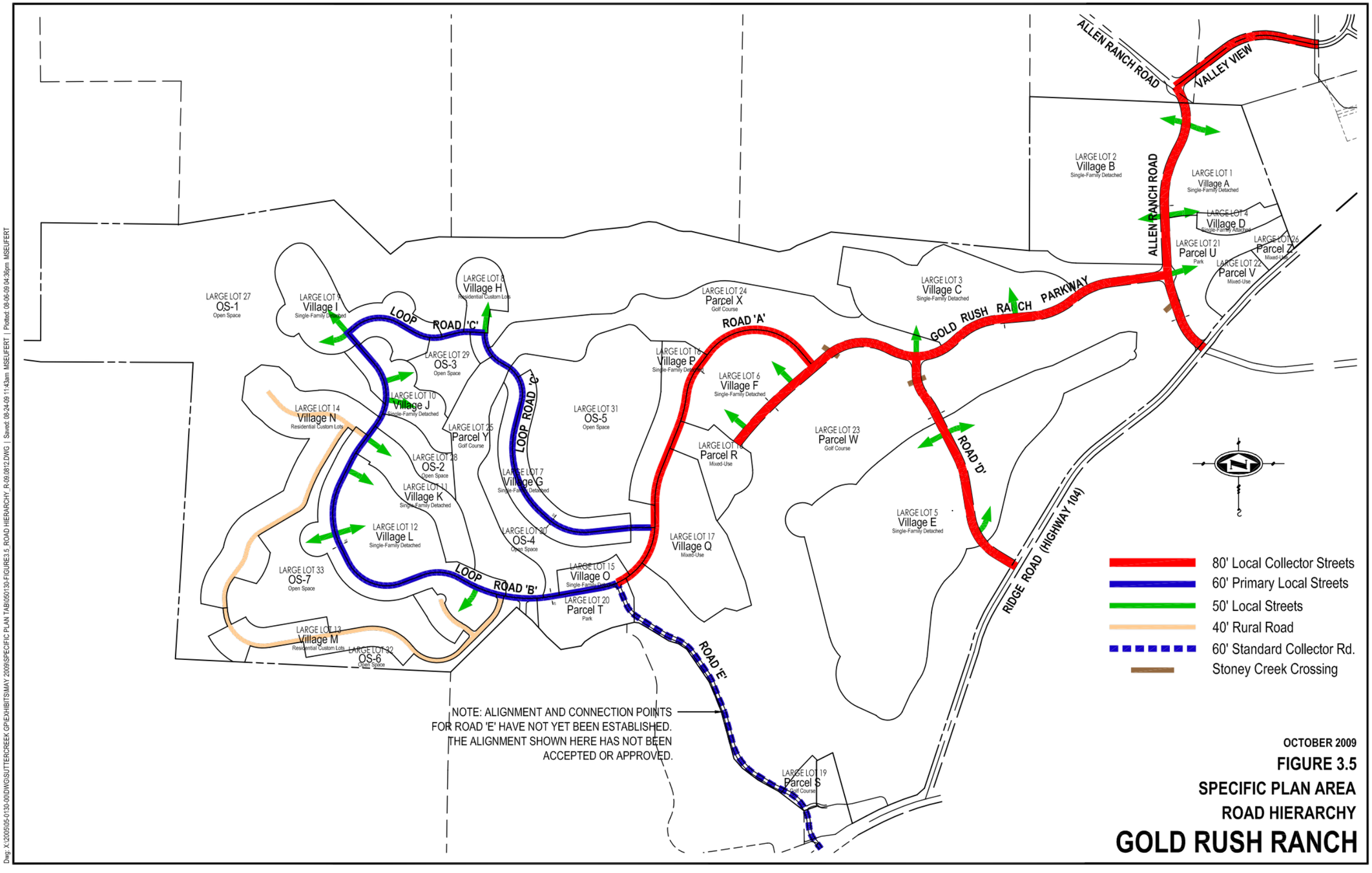

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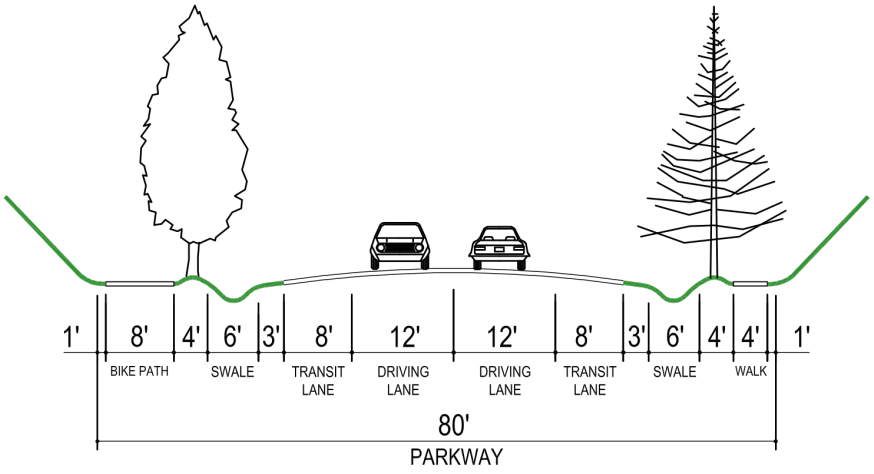

MAY 2009

FIGURE 3.6

LOCAL COLLECTOR STREETS

(25 mph)

GOLD RUSH RANCH

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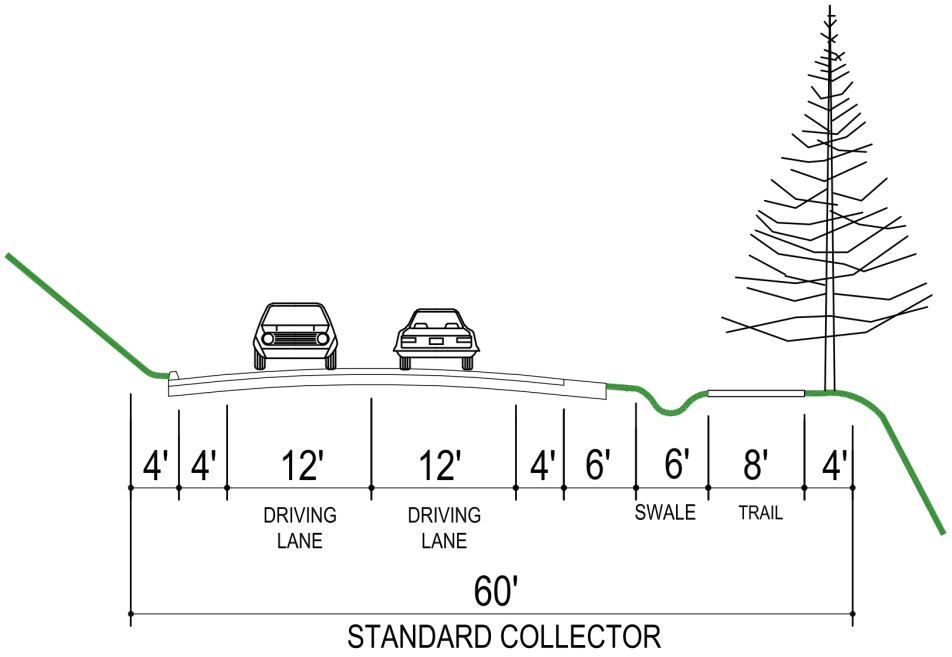

MAY 2009

FIGURE 3.7

STANDARD COLLECTOR STREET

(25 mph)

GOLD RUSH RANCH

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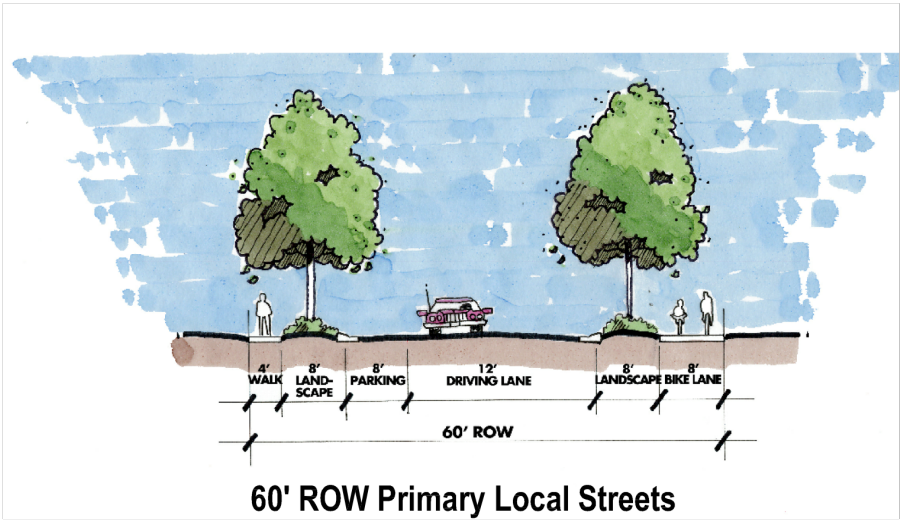
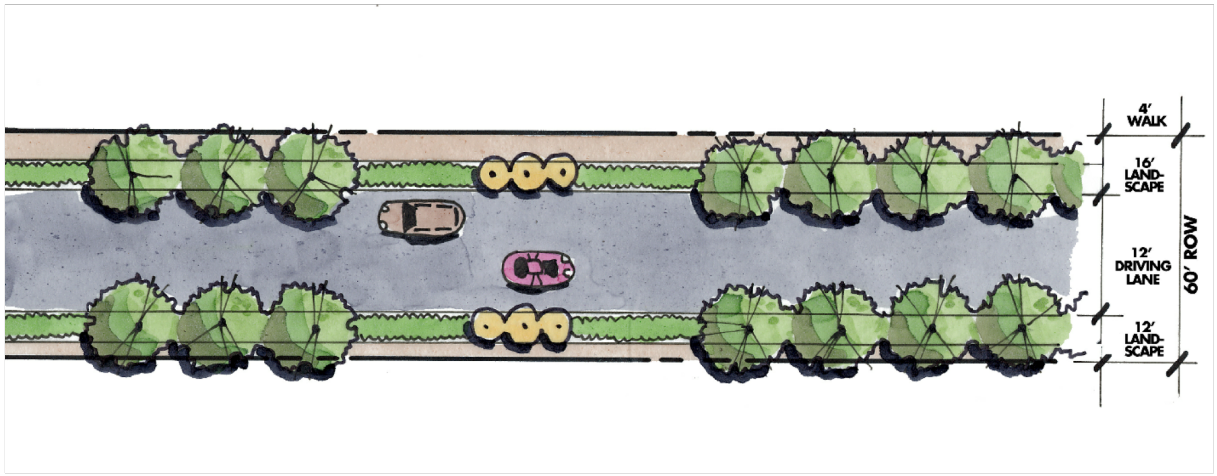


60' ROW Primary Local Streets



60' ROW Primary Local Streets

MAY 2009

FIGURE 3.8

STREET CROSS-SECTION FOR

PRIMARY LOCAL STREETS (25 mph)

GOLD RUSH RANCH

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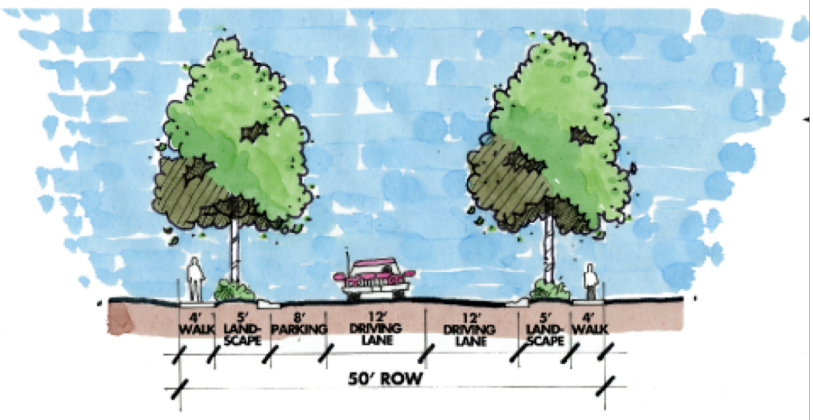
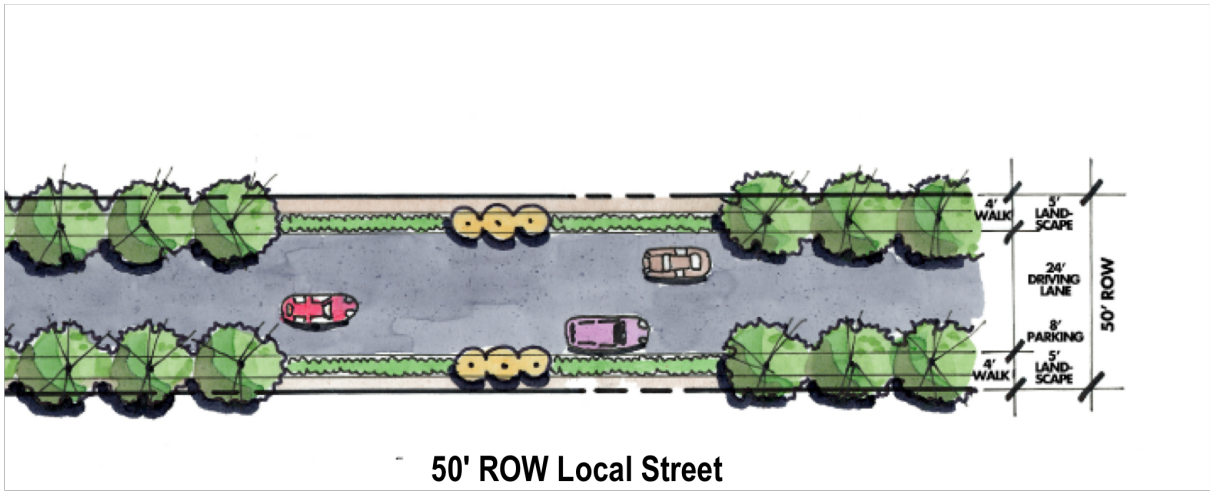


LOCAL STREET

50' ROW Local Street



50' ROW Local Street

AUGUST 2009

FIGURE 3.9

ROAD CROSS-SECTION FOR LOCAL STREETS (15 mph)

GOLD RUSH RANCH

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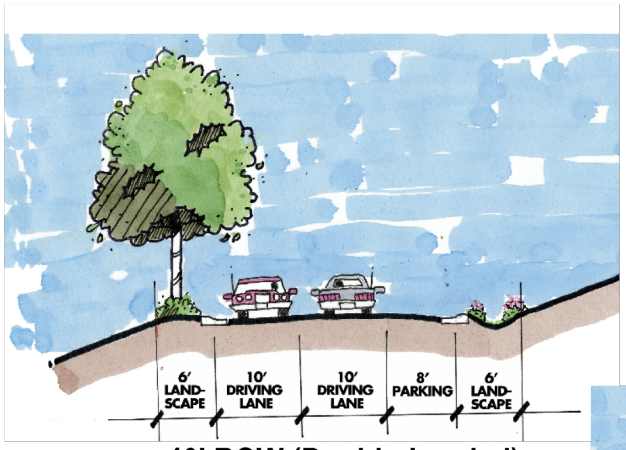
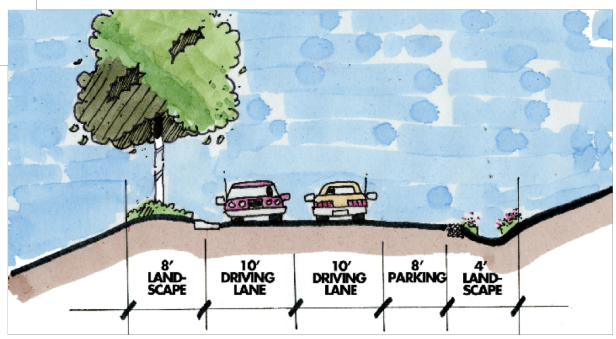


40' ROW (Double-Loaded)



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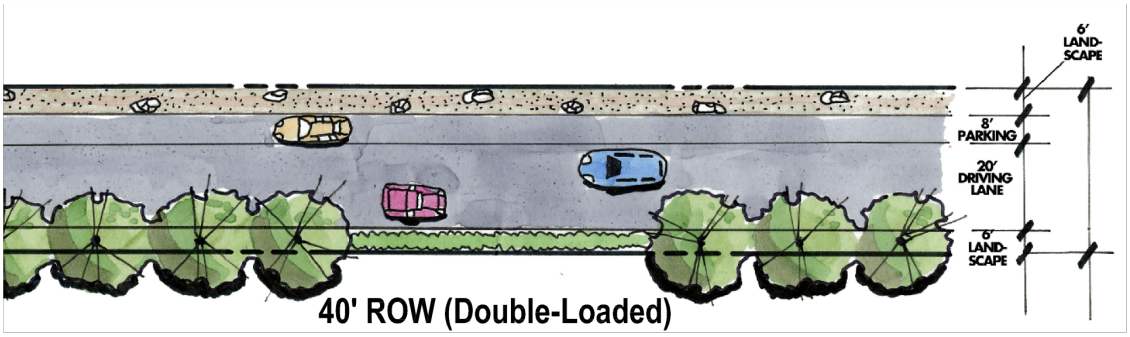

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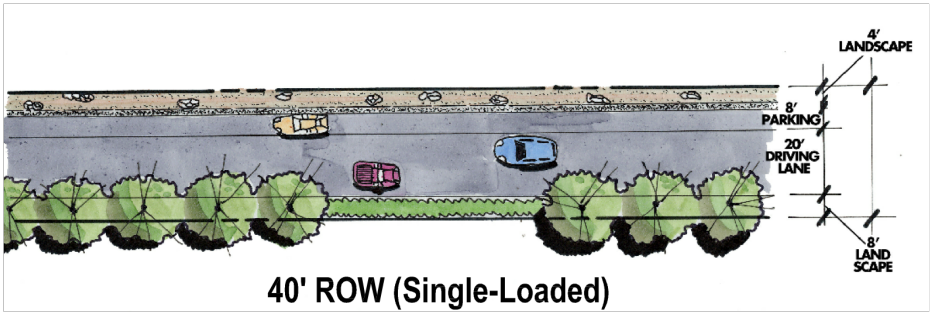

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MAY 2009

FIGURE 3.10

STREET CROSS-SECTION for RURAL ROADS (15 mph)

GOLD RUSH RANCH

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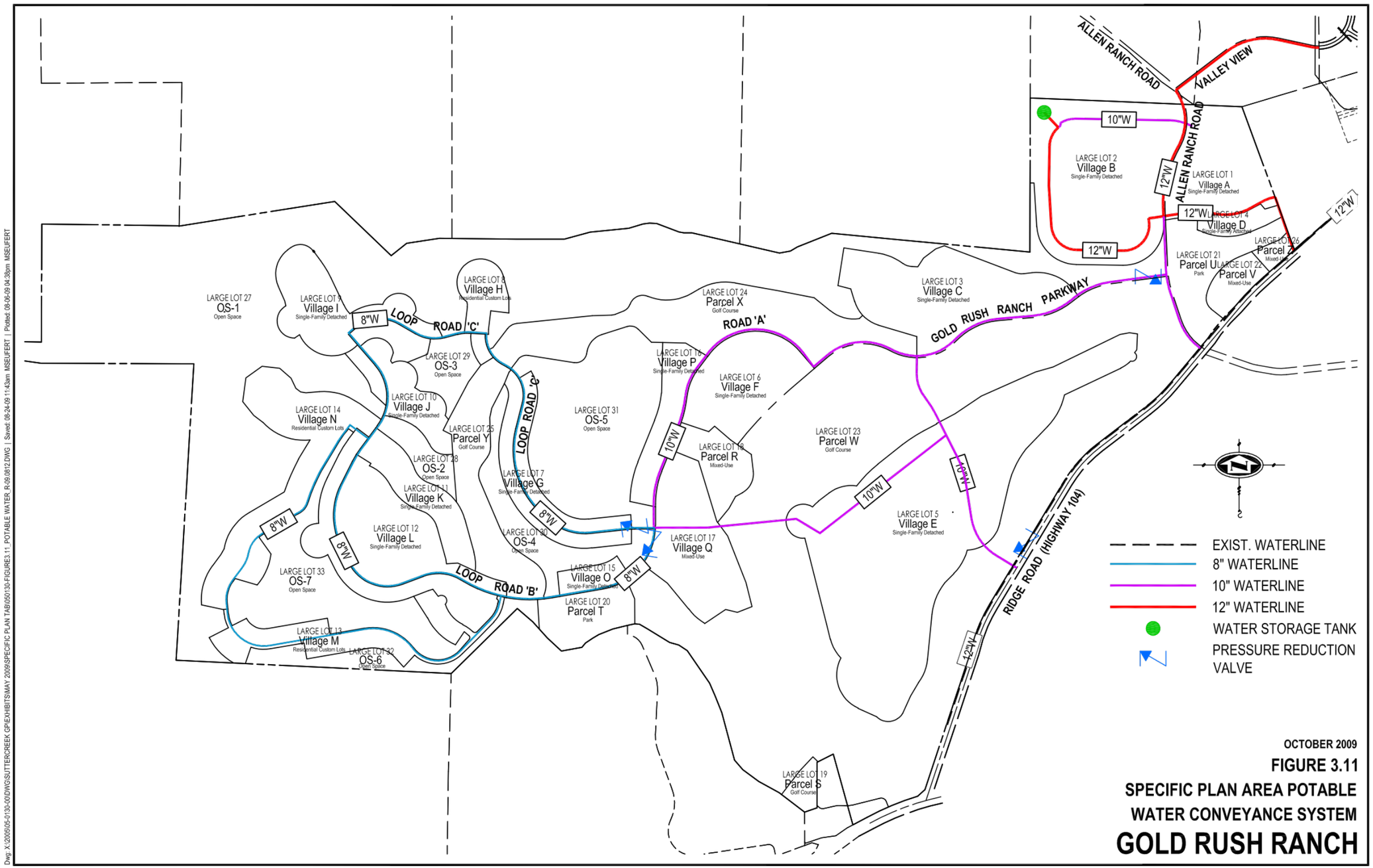

NOTE: Infrastructure required per the hydraulic water model for the GRR-Project may vary from that shown on the figure.

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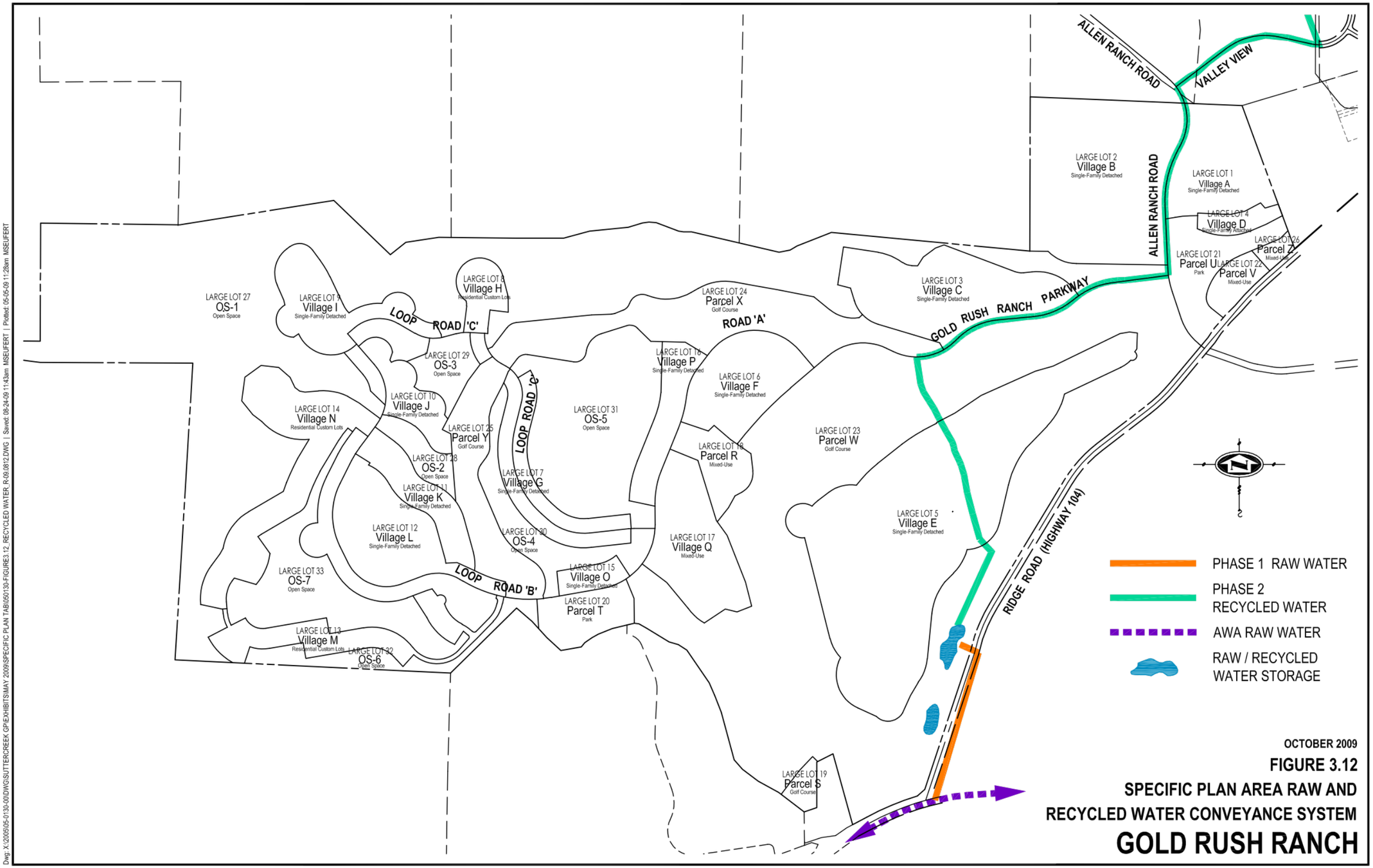

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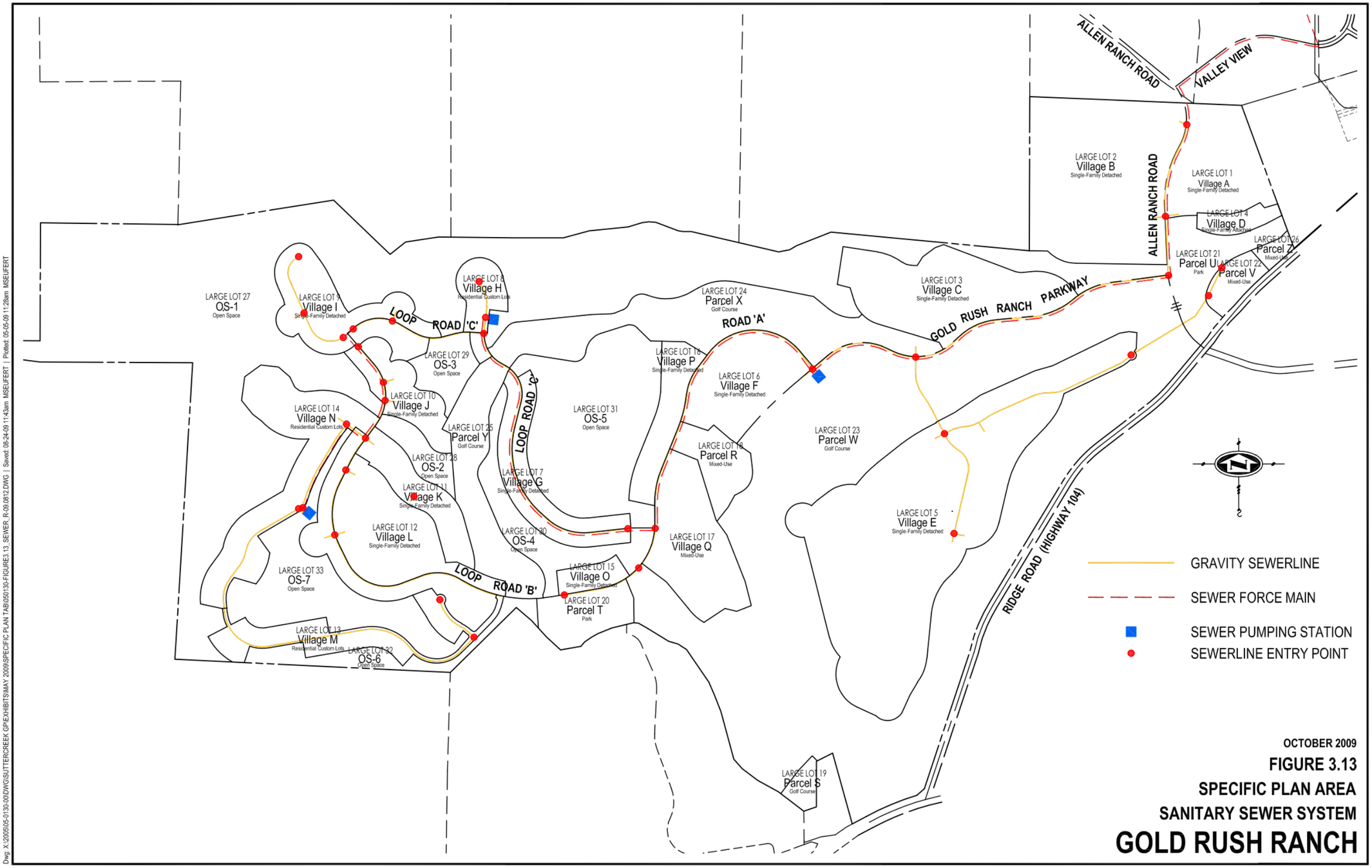

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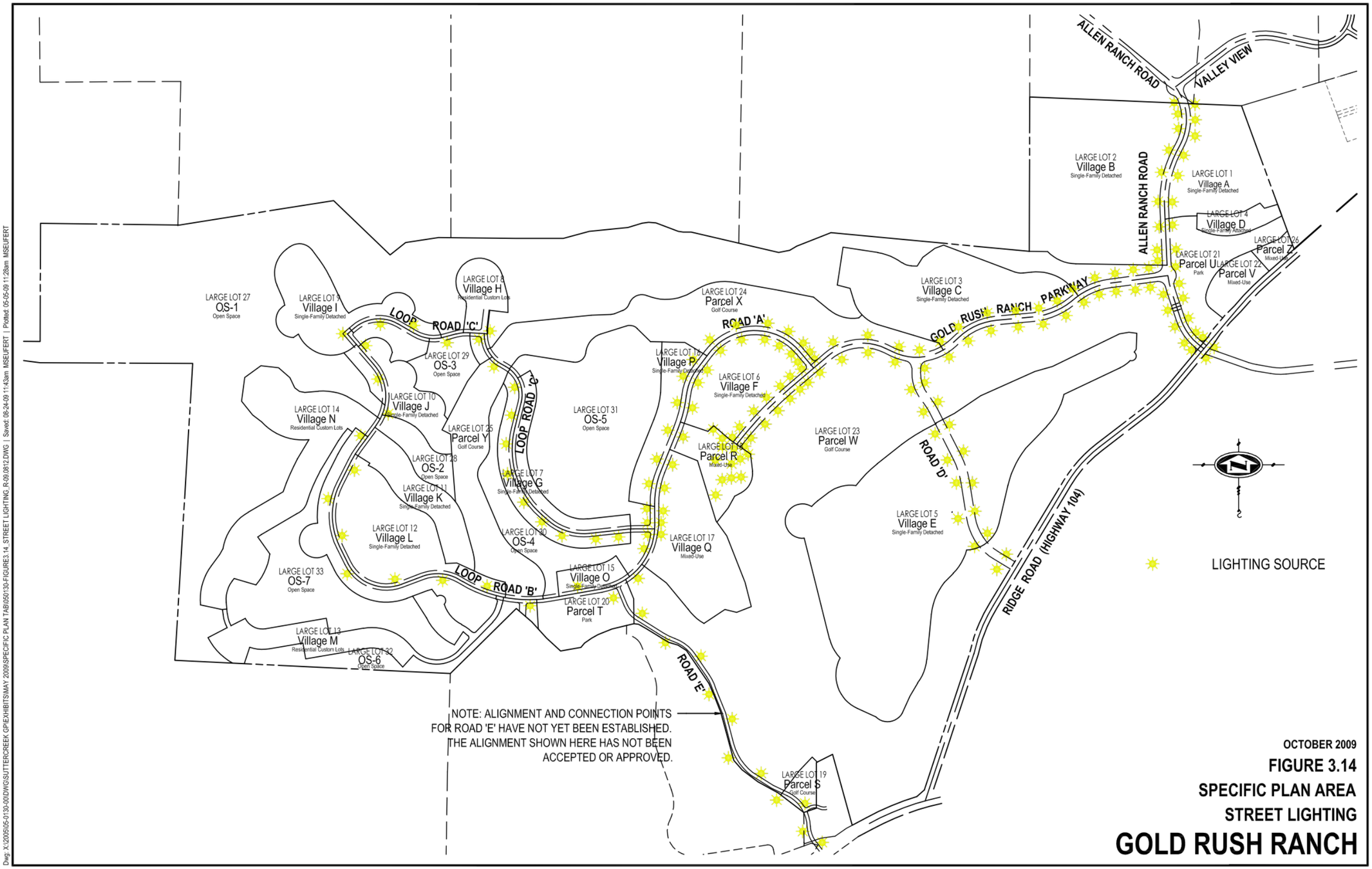

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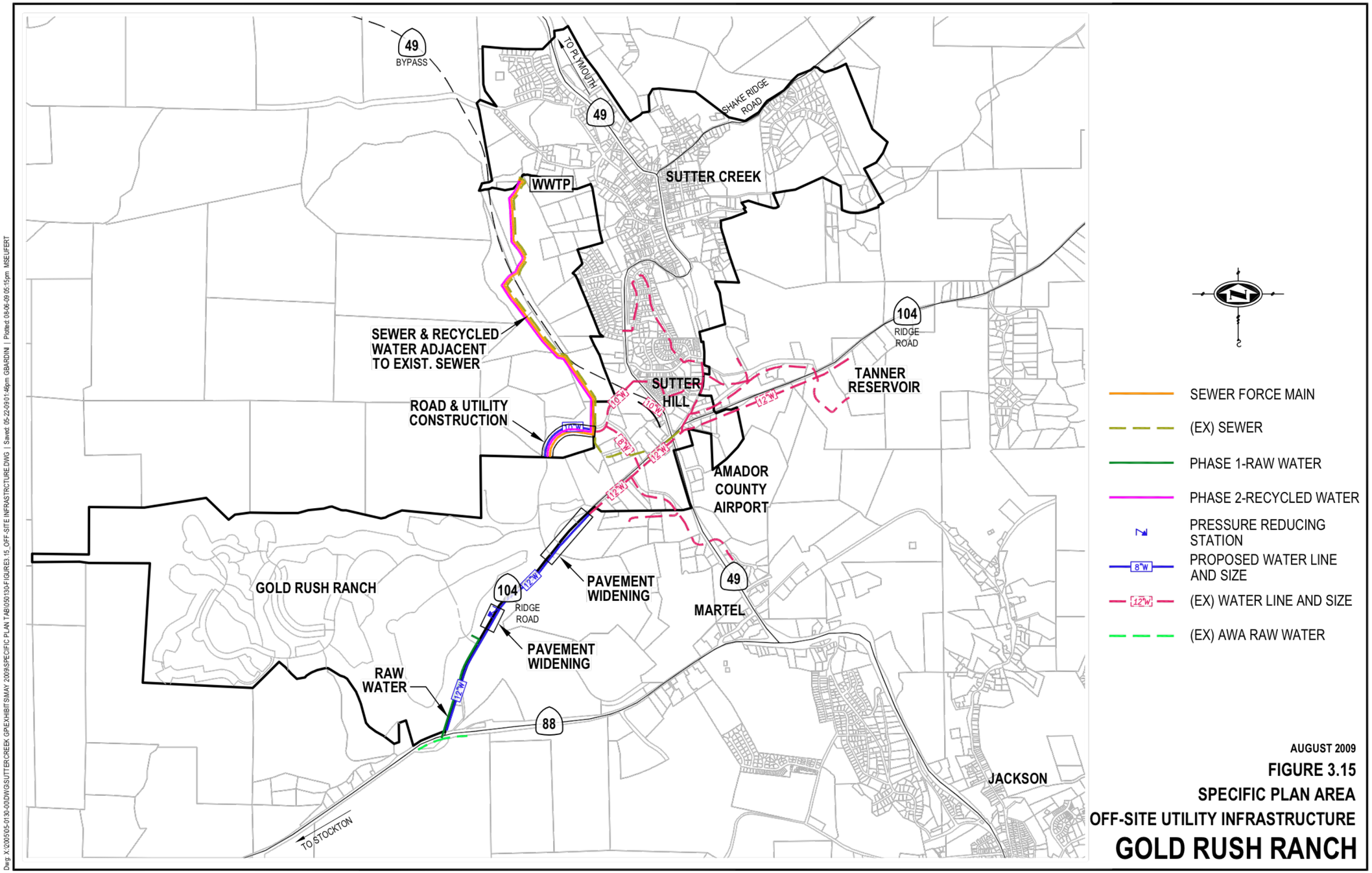
49
BYPASS
TO PLYMOUTH
49
SHAKE RIDGE ROAD
WWTP
SUTTER CREEK
SEWER & RECYCLED WATER ADJACENT TO EXIST. SEWER
104
RIDGE ROAD
TANNER RESERVOIR
SUTTER HILL
ROAD & UTILITY CONSTRUCTION
10"W
8"W
12"W
AMADOR COUNTY AIRPORT
PAVEMENT WIDENING
GOLD RUSH RANCH
104
RIDGE ROAD
PAVEMENT WIDENING
MARTEL
49
RAW WATER
88
JACKSON
TO STOCKTON
SEWER FORCE MAIN
(EX) SEWER
PHASE 1-RAW WATER
PHASE 2-RECYCLED WATER
PRESSURE REDUCING STATION
8"W
PROPOSED WATER LINE AND SIZE
12"W
(EX) WATER LINE AND SIZE
(EX) AWA RAW WATER
AUGUST 2009
FIGURE 3.15
SPECIFIC PLAN AREA
OFF-SITE UTILITY INFRASTRUCTURE
GOLD RUSH RANCH
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4.0 Chapter 4: Implementation

4.1 Compliance with Federal and State Law and Regulations

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

4.1.1 Air Quality

- Federal Clean Air Act – Establishes the overall national framework and regulation for attainment and maintenance of air quality standards, including the promulgation of federal air quality standards and setting requirements for air quality planning.
- State of California Air Pollution Control Laws (also known as the "Blue Book") – This publication is updated annually and compiles air pollution control laws from various state legal codes. The California Air Resources Board (ARB) establishes statewide Ambient Air Quality Standards for criteria air pollutants, and requires the preparation of air quality plans under the California Air Quality Act.
- Amador County Air Pollution Control District (ACAPCD) Rules and Regulations – The most applicable regulations for GRR-Project implementation include those for the control of nuisance emissions (Regulation II), open burning (Regulation III), authority to construct stationary sources and permits to operate (Regulations IV and V), and air quality zoning (Regulation VIII).

4.1.2 Biological Resources

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

4.1.3 Water Quality

- Federal Clean Water Act (CWA) 40 CFR 404(b)(1) – Provides for protection of wetlands and jurisdictional waters (Waters of the United States).
- Water Quality Order 99-08-DWQ – National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (General Permit) for projects which disturb 1 or more acres of soil or those that disturb less than 1 acre but are part of a larger plan.

- State Water Resources Control Board, Central Valley Region – This state agency establishes beneficial uses for surface water and water quality standards, including wastewater treatment requirements.

4.1.4 Cultural and Paleontological Resources

- National Register of Historic Places (Authorized under National Resources Preservation Act of 1966) and California Register of Historic Places (Public Resources Code (PRC) §5024.1) – Provides for listing and preservation of historic places that meet specific criteria.
- Protection of Archaeological Resources (PRC §21083.2) provides for protection of archaeological resources under CEQA.
- Protection of Paleontological Resources (PRC §5097.5) – Prohibits the excavation or removal of "vertebrate paleontological site or any other archaeological, paleontological or historical feature situated on public lands except with the express permission of the public agency having jurisdiction over such lands."
- Native American Graves Protection and Repatriation Act (NAGPRA) (43 CFR Part 10) – Provides for the protection of Native American graves and cultural items.

4.1.5 Geology

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

4.1.6 Agriculture

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

4.1.7 Housing and Building

- California Resources Code §65852.1 – zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed for the sole occupancy of one adult or two adult persons 62 years or older.
- Universal Building Code (1997) with California Amendments (1998) – Sets building code requirements for structures.

4.2 Regulatory Approvals for the Gold Rush Ranch Specific Plan

Table 4.1 provides a list of regulatory approvals by federal, state, and local agencies necessary for the GRR-Project.

Table 4.1. Regulatory Approvals

Entitlement	*Responsible Agency*
Approval of Wastewater Master Plan and Wastewater Treatment Plant Expansion and Associated CEQA Documents	City of Sutter Creek
Annexation to the City of Sutter Creek	Amador County Local Agency Formation Commission (LAFCO)
Annexation to the Sutter Creek Fire Protection District (and detachment from Amador Fire Protection District)	Amador County Local Agency Formation Commission (LAFCO)
Water Quality Certification – Section 401 of the Clean Water Act	California Regional Water Quality Control Board
Section 404 of the Clean Water Act Permit	U.S. Army Corps of Engineers
Agreement to Provide Water Service	Amador Water Agency
AWA Discretionary Approval of the Tanner Treatment Plant Expansion and Associated CEQA Documents	Amador Water Agency
Agreement to Provide Wastewater Service	City of Sutter Creek
Encroachment Permits	California Department of Transportation (Caltrans)
Agreement to Provide Fire Protection	Sutter Creek Fire Protection District
Biological Opinion with Take Authorization and Elderberry Preservation and Mitigation Plan	U.S. Department of Fish and Wildlife Service
Streambed Alteration Agreement	California Department of Fish and Game
Water Quality and Wastewater Service District Plan Approvals	Central Valley Regional Water Quality Control Board
Storm Water Discharge Permit	Central Valley Regional Water Quality Control Board
Voluntary Clean-up Agreement and Removal Action Workplan	California Department of Toxic Substances Control

4.3 Future Entitlements

4.3.1 Processing

Individual development projects are subject to review and approval of subsequent permits and entitlements by the City of Sutter Creek. Subsequent development projects, public improvements, and other activities shall be consistent with the General Plan and applicable City policies, requirements, and

standards. In acting to approve a subsequent project or permit, the City may impose conditions as are reasonable and necessary to ensure that the project is in compliance with the GRR-SP and applicable plans and regulations.

4.3.2 Environmental Review

The Gold Rush Ranch and Golf Resort Environmental Impact Report (EIR) (dated June 8, 2009 and available at the City of Sutter Creek City Hall), certified concurrent with the adoption of the GRR-SP, serves as the base environmental document for subsequent entitlements. The GRR-SP, including Attachment J, Conditions of Approval, incorporate mitigation measures provided in the EIR and Mitigation and Monitoring and Reporting Program. Individual project applications will be reviewed to determine whether each individual project application is consistent with the project as evaluated in the EIR or whether subsequent or supplemental environmental review is required to comply with the California Environmental Act.

If a subsequent project is consistent with the GRR-SP and within the scope of the EIR, no further environmental review may be necessary. California Government Code §65457(a) of the California Government Code and CEQA Guidelines §15182(a) provide that an EIR or negative declaration is not required for residential project undertaken in conformity with an adopted specific plan for which an EIR has been certified. If the City determines that a development application is inconsistent with the GRR-SP and/or if there are project-specific significant effects that are peculiar to the project or site as set forth in CEQA Guidelines §15183, a determination will be made as to the appropriate subsequent environmental document.

4.3.3 Building Permit Application Fees

Each building permit applicant within the GRR-Project shall pay fees legally due at the time of building permit issuance in compliance with the most recent City of Sutter Creek Fee Schedule in effect at the time of the building permit.

4.4 Gold Rush Ranch Specific Plan Phasing

The GRR-Project will develop in four phases. Figure 4.1 provides a graphic representation of the four phases and Table 4.2 presents the maximum units/square footage/acreage by large lot/village of development for each phase. Prior to completion of backbone infrastructure, as described in Section 4.4.1 of the GRR-SP for Phase One, the GRR-Project Developer(s) may commence construction of backbone infrastructure of Phase Two, as described in Section 4.4.2 of the GRR-SP, even though Phase One has not completed construction of the Phase One backbone infrastructure. Upon completion of the Phase One and Two backbone infrastructure and the completion of 100% of neighborhood commercial uses, 300 vacation units, 60-unit hotel, mixed-use commercial, golf course and related facilities, community park, 8.4 miles of hiking trails, and completion of 75% of all residential units proposed for Phases One and Two, the GRR-Project Developer(s) may commence construction of the Phase Three and Four backbone infrastructure set forth in Sections 4.4.3 and 4.4.4 of the GRR-SP.

Variations in the sequences set forth above may be approved by the City Council, so long as the intent and purposes of the GRR-SP are met.

4.4.1 Phase One

Phase One shall be the first phase of development within the GRR-Project. This phase includes Large Lots 1, 2, 4, 5 (part), 6, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 (aka Villages A, B, D, E-1, E-2, and F and Parcels Q, R, S, T, U, V, W, X, Y, and Z). The following actions shall be implemented in Phase One:

1. Prior to the start of construction activities, biological mitigation and monitoring programs, including wetland, elderberry, oak woodland, and wildlife habitat mitigation programs, will be initiated.
2. The tertiary wastewater treatment plant together with related wastewater system facilities including, but not limited to, storage, transmission, disposal, and other facilities as specified in the Sutter Creek Sewer System Master Plan, the Amador Regional Sanitary Authority Master Plan, and the final technical memorandum adopted by the City Council, as amended, will be constructed.
3. The golf course on Large Lots 23, 24, and 25 (aka Parcels W, X, and Y), the maintenance facility on Large Lot 19 (aka Parcel S), and the clubhouse on Large Lot 18 (aka Parcel R) will be constructed.
4. Prior to the permitting of the thirty-first single-family dwelling unit within the GRR-Project, the conservation and open space preserve on Large Lots 27 through 33 (aka Parcels OS-1 through OS-7) will be dedicated to the City with at least 8.4 miles of completed nature trails and trailhead parking areas.
5. Prior to the recordation of Large Lots 1 or 2 (aka Villages A or B) or the permitting of the fifty-first single-family dwelling unit in Large Lot 5 (part) (aka Village E-1 and E-2), the Valley View Way extension between the Allen Ranch Road and State Route 49 will be constructed.
6. The primary infrastructure improvements for Large Lots 1, 2, 4, 5 (part), 6, 17, 18, 23, 24, and 25 (aka Villages A, B, D, E-1, E-2, F, and Q and Parcels R, W, X, and Y), including the 80-foot local collector street (Allen Ranch Road, Gold Rush Ranch Parkway, and Valley View extension), the 60-foot primary local street (Roads A and D and a portion of Loop Road B), on-site and off-site sewer and water facilities, and drainage infrastructure, will be installed. Non-potable irrigation demands will be served utilizing Amador Water Agency (AWA) raw water unless reclaimed water exists.
7. The neighborhood commercial uses and hotel on Large Lot 18 (aka Parcel R) and vacation-ownership units on Large Lot 17 (aka Village Q) with at least 150 units will be constructed in Phase One.
8. Mixed-use commercial on Large Lots 22 and 26 (aka Parcels V and Z) will be developed.
9. Residential neighborhoods on Large Lots 1, 2, 4, and 6, and eastern portions of Large Lot 5 (aka Villages A, B, D, E-1, E-2, and F) will be developed (see Table 4.2 for detail on the maximum number of units and square footage for each phase).
10. A community park with at least 15 acres of usable parkland within or adjacent to the GRR-Project and applicable residential parks will be dedicated and constructed.
11. Large Lots 20 and 21 (Parcels T and U) will be dedicated to the City for passive parks.
12. Collector and minor streets will be built and sewer, water, and drainage facilities extended to individual structures and lots.

4.4.2 Phase Two

Phase Two shall be the second phase of development within the GRR-Project. This phase includes Large Lots 3 and 5 (part) (aka Villages C and E-3). The following actions shall be implemented in Phase Two:

1. Residential neighborhoods on Large Lot 3 and western portion of Large Lot 5 (aka Village C and E-3) and applicable residential parks will be developed.
2. Local collector streets, sewer, water, and drainage facilities associated with Large Lots 3 and 5 (part) (aka Village C and E-3) will be extended to individual lots.

3. Remainder of vacation-ownership units not completed in Phase One, for a total of 300 vacation-ownership units.

4.4.3 Phases Three

Phase Three shall be the third phase of development within the GRR-Project. Upon completion of the entire Phase One and Two backbone infrastructure and the completion of 100% of neighborhood commercial uses, 300 vacation units, 60-unit hotel, mixed-use commercial, golf course and related facilities, community park, 8.4 miles of hiking trails, and the completion of 75% of all residential units proposed for Phases One and Two, the GRR-Project Developer(s) may commence construction of Phase Three backbone infrastructure. This phase includes Large Lots 7, 8, 9, 10, 12, 15, and 16 (aka Villages G, H, I, J, L, O, and P). The following actions shall be implemented in Phase Three:

1. Prior to subdivision development, grading, or other activities excepting those directly related to construction and maintenance of public facilities, Road E will be constructed and in operation between Loop Road B and State Route 88.
2. The primary infrastructure improvements for Large Lots 7, 8, 9, 10, 12, 15, and 16 (aka Villages G, H, I, J, L, O, and P), including the 60-foot primary local street (Loop Road C and the remainder of Loop Road B), sewer and water facilities, and drainage infrastructure, will be installed.
3. Residential neighborhoods on Large Lots 7, 8, 9, 10, 12, 15, and 16 (aka Villages G, H, I, J, L, O, and P) and applicable residential parks will be developed.
4. Local collector streets, sewer, water, and drainage facilities associated with Large Lots 7, 8, 9, 10, 12, 15, and 16 (aka Villages G, H, I, J, L, O, and P) will be extended to individual lots.

4.4.4 Phase Four

Phase Four shall be the fourth phase of development within the GRR-Project. This phase includes Large Lots 11, 13, and 14 (aka Villages K, M, and N). The following actions shall be implemented in Phase Four:

1. Residential neighborhoods on Large Lots 11, 13, and 14 (aka Villages K, M, and N) and applicable residential parks will be developed.
2. Local collector streets, sewer, water, and drainage facilities associated with Large Lots 11, 13, and 14 (aka Villages K, M, and N) will be extended to individual structures and lots.

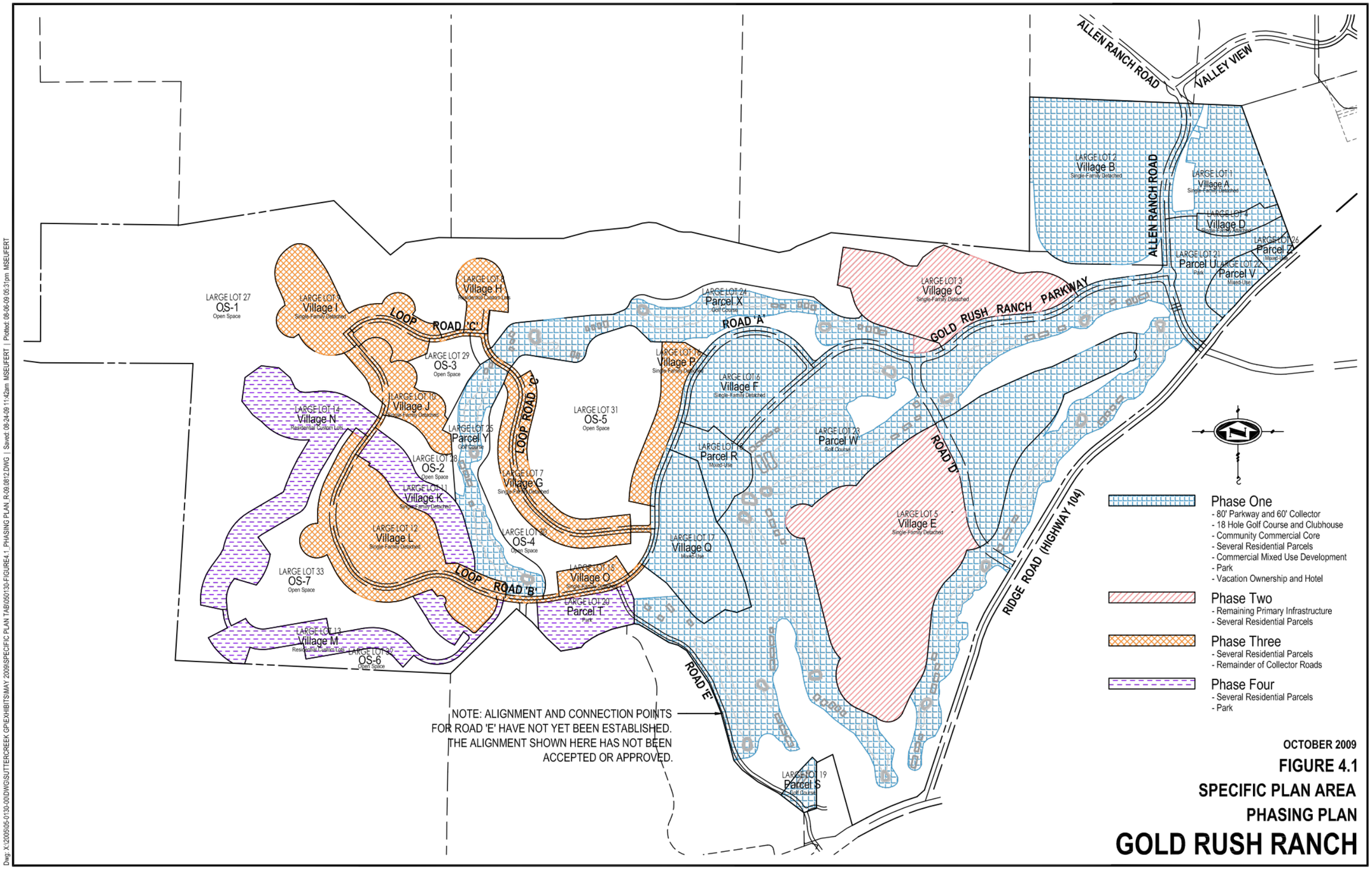
ALLEN RANCH ROAD
VALLEY VIEW
ALLEN RANCH ROAD
GOLD RUSH RANCH PARKWAY
RIDGE ROAD (HIGHWAY 104)
LOOP ROAD 'C'
LOOP ROAD 'B'
LOOP ROAD 'C'
ROAD 'A'
ROAD 'D'
ROAD 'E'
LARGE LOT 1 Village A Single-Family Detached
LARGE LOT 2 Village B Single-Family Detached
LARGE LOT 3 Village C Single-Family Detached
LARGE LOT 4 Village D Single-Family Detached
LARGE LOT 5 Village E Single-Family Detached
LARGE LOT 6 Village F Single-Family Detached
LARGE LOT 7 Village G Single-Family Detached
LARGE LOT 8 Village H Residential Custom Lots
LARGE LOT 9 Village I Single-Family Detached
LARGE LOT 10 Village J Single-Family Detached
LARGE LOT 11 Village K Single-Family Detached
LARGE LOT 12 Village L Single-Family Detached
LARGE LOT 13 Village M Residential Custom Lots
LARGE LOT 14 Village N Residential Custom Lots
LARGE LOT 15 Village O Single-Family Detached
LARGE LOT 16 Village P Single-Family Detached
LARGE LOT 17 Village Q Mixed Use
LARGE LOT 18 Parcel R Mixed-Use
LARGE LOT 19 Parcel S Golf Course
LARGE LOT 20 Parcel T Park
LARGE LOT 21 Parcel U Park
LARGE LOT 22 Parcel V Mixed Use
LARGE LOT 23 Parcel W Golf Course
LARGE LOT 24 Parcel X Golf Course
LARGE LOT 25 Parcel Y Golf Course
LARGE LOT 26 Parcel Z Mixed Use
LARGE LOT 27 OS-1 Open Space
LARGE LOT 28 OS-2 Open Space
LARGE LOT 29 OS-3 Open Space
LARGE LOT 30 OS-4 Open Space
LARGE LOT 31 OS-5 Open Space
LARGE LOT 32 OS-6 Open Space
LARGE LOT 33 OS-7 Open Space
NOTE: ALIGNMENT AND CONNECTION POINTS FOR ROAD 'E' HAVE NOT YET BEEN ESTABLISHED. THE ALIGNMENT SHOWN HERE HAS NOT BEEN ACCEPTED OR APPROVED.
Phase One
- 80' Parkway and 60' Collector
- 18 Hole Golf Course and Clubhouse
- Community Commercial Core
- Several Residential Parcels
- Commercial Mixed Use Development
- Park
- Vacation Ownership and Hotel
Phase Two
- Remaining Primary Infrastructure
- Several Residential Parcels
Phase Three
- Several Residential Parcels
- Remainder of Collector Roads
Phase Four
- Several Residential Parcels
- Park
OCTOBER 2009
FIGURE 4.1
SPECIFIC PLAN AREA
PHASING PLAN
GOLD RUSH RANCH
Dwg: X:\2005\05-0130-00\DWG\SUTTERCREEK GP\EXHIBITS\MAY 2009\SPECIFIC PLAN TAB\050130-FIGURE4.1, PHASING PLAN R-09.08\2.DWG | Saved: 08-24-09 11:42am MSEUFERT | Plotted: 08-06-09 05:31pm MSEUFERT

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Table 4.2. Land Use Development by Phase					
Land Use/Development	**Phase One**	**Phase Two**	**Phase Three**	**Phase Four**	**Total**
Single-Family Residential (units)					
Large Lot 1 (Village A)	57				57
Large Lot 2 (Village B)	228				228
Large Lot 3 (Village C-3)		89			89
Large Lot 5 (Villages E-2 and E-3)	110	231			341
Large Lot 6 (Village F)	45				45
Large Lot 7 (Village G)			72		72
Large Lot 9 (Village I)			72		72
Large Lot 10 (Village J)			42		42
Large Lot 11(Village K)				46	46
Large Lot 12 (Village L)			120		120
Residential Custom Lots (units)					
Large Lot 3 (Villages C-1 and C-2)		19			19
Large Lot 5 (Village E1)	24				24
Large Lot 8 (Village H)			15		15
Large Lot 13 (Village M)				35	35
Large Lot 14 (Village N)				42	42
Large Lot 15 (Village O)			6		6
Large Lot 16 (Village P)			15		15
Attached Residential (units) *Large Lot 4 (Village D)*	36				36
Mixed-Use Residential (units) *Large Lot 22 (Parcel V)*	30				30
Max. Number of Residential Units by Phase	**530**	**339**	**342**	**123**	**1,334**
Mixed-Use Commercial Office/Retail (sq ft) *Large Lot 22 (Parcel V)*	37,000				37,000
Mixed Use Police/Fire Station (sq ft) *Large Lot 26 (Parcel Z)*	13,000				13,000
Commercial Core Clubhouse/Restaurant (sq ft) *Large Lot 18 (Parcel R)*	15,000				15,000
Commercial Core Neighborhood Commercial (sq ft) *Large Lot 18 (Parcel R)*	20,000				20,000
Commercial Area by Phase (Square Feet)	**85,000**				**85,000**
Commercial Core Hotel (sq ft) *Large Lot 18 (Parcel R)*	60				60
Vacation Units (units) *Large Lot 17 (Parcel Q)*	150 min./ 300 max.	Remainder of units			300
Golf Course (18 holes and driving range) (acres)	239.40				239.40
Golf Maintenance Facility (sq ft) *Large Lot 19 (Parcel S)*	20,000				20,000
Community Park (acres)	15+				15+
Passive Parks (acres)	19.26				19.26
Open Space (acres)	309.90				309.90
Source: Based on GRR, 2007, Volume I, Tab 1, Attachment 2, page 2					

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5.0 Glossary of Terms, Bibliography, and Credits

5.1 Glossary of Terms

Acre-foot: A volume equal to one acre covered with water to a depth of one foot. One acre-foot is 43,560 cubic feet, or approximately 325,829 gallons. Acre-foot is usually used to describe the volume of detention basins and reservoirs.

Best Management Practices (BMP): A program, technology, process, siting criteria, operating method, measure, or device that controls, prevents, removes, or reduces pollution.

California Environmental Quality Act (CEQA): A State law requiring State and local agencies to consider the environmental consequences of their actions before approving plans and policies or committing to a course of action on a project.

City: The City of Sutter Creek City Council or its designee.

Common area: An area held, designed, and designated for common or cooperative use.

Community Noise Equivalent Level (CNEL): CNEL is a 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 p.m. to 10 p.m.) and nighttime (10 p.m. to 7 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Community park: A community parks require fifteen (15) acres or more of useable park area and include facilities for organized and individual sports such as ball fields, tennis, basketball and/or volleyball courts as well as area for picnics and community or family functions.

Conditional use permit: A permit for a special use, which is not allowed as a matter of right within a zoning district, by the establishment of conditions of approval.

Condominium: A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and buildings) are owned in common by the owners of the individual units.

Decibel (dBA): A unit used to express the relative intensity of a sound as heard by the human ear.

Detention: The temporary storage of storm runoff to ease peak runoff and to provide water quality treatment benefits.

Easement: A limited right to make use of a property owned by another, for example, a right of way across the property.

Effluent: Treated wastewater that is discharged from a wastewater treatment facility.

Environmental Impact Report (EIR): In accordance with CEQA, an EIR is a document prepared by the jurisdiction or agency considering a project, or action, that includes the following: identification of potential impacts to the environment by the proposed project; the determination of the level of significance of the impact, and the identification of measures that would mitigate the impact. The EIR is required to discuss alternatives to the proposed project as well as identify the environmentally superior

alternative. The EIR is used by the decision makers in their deliberations on whether to approve the project or action.

Floor Area Ratio (FAR): Floor area ratio means the floor area of the building or buildings on a lot, divided by the lot area. For example, on a lot with 10,000 square feet of net land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and an FAR of 0.25 would allow 2,500 square feet.

Gold Rush Ranch Project (GRR-Project): Development that occurs within the Gold Rush Ranch Specific Plan boundaries, including but not limited to the Gold Rush Ranch Specific Plan, Vesting Large Lot Tentative Subdivision Map, General Plan Amendments, Zoning Ordinance Amendments, annexation, subsequent lot subdivision map(s), golf course, small lot subdivision maps, grading permits, parcel and lot line adjustments, and transfers of ownership and/or control (sale, lease, or rental of structures).

Gross acreage: The entire acreage of a site, calculated from the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Impervious surface: Impervious surfaces are mainly constructed surfaces - rooftops, sidewalks, roads, and parking lots - covered by impenetrable materials such as asphalt, concrete, brick, and stone. These materials seal surfaces, repel water and prevent precipitation from infiltrating soils.

L_{eq} L_{dn}: L_{eq} is the energy equivalent level, defined as the average sound level on the basis of sound energy (or sound pressure squared). The L_{eq} is a dosage type measure and is the basis for the descriptors used in current standards. L_{dn} is day/night average sound level (i.e., average of L_{eq} measurements for daytime and the average for nighttime measurements). L_{dn} is similar to CNEL (see above), but does not have evening weighting.

Low-impact development (LID): LID is an approach to land development that works with nature to manage stormwater as close to the source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing impervious surfaces to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

Negative Declaration: In accordance with CEQA, a Negative Declaration is a finding made by the Lead Agency that a proposed project or action would not have a significant impact on the environment.

Net acreage: Net acreage is the portion of a site that can actually be built upon, which typically does not include public or private road rights-of-way, public open space, and flood ways.

Oak woodlands: Oak woodlands are defined in the Oak Woodlands Conservation Act as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover" (California Fish and Game Code 1361(h)).

Open space: Open space is a parcel, area, or waterway that is essentially unimproved and devoted to an open space use. Section 65560 of the California State Government Code defines open space land as land designated for preservation of natural resources (i.e., lakeshore and watershed lands); managed production of resources (i.e., lands for agriculture, forestry, recharge of ground water basins); outdoor recreation (i.e., parks, scenic highway corridors, and areas with outstanding scenic, historic and cultural values); and public health and safety (i.e., flood plains, unstable soil areas).

Passive recreation park: A passive recreation park is a park that contains natural open space and passive, low-intensity uses with minimal development.

Peak flow: Peak flow is the maximum volume of water that is carried in the river over a certain period of time, expressed in cubic feet per second (cfs). Peak flows are described in terms of rainfall event frequencies. For example, the "100-year peak flow" has a 1% chance of occurring in a given year.

Potable water: Potable water is water of sufficiently high quality to be consumed or utilized without risk of immediate or long-term harm.

Primary treatment: Primary treatment involves settling and removal of suspended solids in wastewater.

Raw water: Raw water is water that is drawn directly from ground water or surface water (e.g. stream, lake, or reservoir) supplies and is not treated or otherwise purified to meet drinking water standards. In the Gold Rush Ranch Specific Plan, raw water will be diverted prior to treatment at the Tanner Water Treatment Plan to irrigate the Golf Course and other common area landscaping until tertiary water is available.

Recycled water: Recycled water, sometimes called reclaimed water, is former wastewater that has been treated to remove solids and certain impurities (secondary or tertiary). Recycled water should only be used for nonpotable uses, such as irrigation, dust control, and fire suppression.

Residential park: A residential park is a park of approximately one acre but not less than half an acre in size located in residential neighborhoods that contain a large lawn area and may have playground facilities and picnic benches.

Riparian habitat: Riparian lands are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are distinguished by the existence of plant species normally found near freshwater.

Sanitary sewer: Sanitary sewer consists of pipes, pump stations, manholes, and other facilities that convey untreated wastewater from different sources.

Secondary treatment: Treatment of wastewater that typically follows primary treatment and involves biological processes and settling tanks to remove organic material.

Sensitive natural community: A sensitive natural community is a biological community that is regionally rare, provides important habitat opportunities for wildlife, are structurally complex, or are in other ways of special concern to local, State, or Federal agencies. The California Department of Fish and Game tracks sensitive natural communities in the California Natural Diversity Database (CNDDB) and the California Environmental Quality Act (CEQA) identifies the elimination or substantial degradation of such communities as a significant impact.

Service area: Service area is the area for which a purveyor is responsible for distributing water, natural gas, electricity, or other utilities.

Soil liquefaction: Soil liquefaction is the liquefying of wet, unconsolidated sediments that can occur during an earthquake. Soil liquefaction can cause flooding and major structural damage to buildings and other structures.

Special-status species: Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to habitat loss or population decline, are recognized by Federal, State, or other agencies.

Stacked flat: Apartments that are constructed one upon another.

Stormwater Management Plan (SWMP): A stormwater management plan is a document submitted to the Regional Water Quality Control Board. The SWMP describes how the City will reduce the discharge of pollutants in stormwater and limit non-stormwater discharges into the City's storm drain systems.

Stormwater Pollution Prevention Plan (SWPPP): For construction projects that disturb one or more acres of soil, the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) is required. The SWPPP contains maps of the site and lists Best Management Practices (BMPs) the discharger will use to protect stormwater runoff.

Swale: A swale is a natural, low-lying area that slows or captures surface water runoff and increases infiltration of rainwater. Swales differ from a stream channel by not having a defined bed or bank or other fluvial geomorphic feature. The short or ephemeral time of water ponding (hours to days after a precipitation event) distinguishes swales from ponds or vernal pools. Swales may or may not support distinct vegetation compared to surrounding upland habitats.

Tertiary treatment: Tertiary treatment is the advanced treatment process, following secondary treatment of wastewater, that produces high-quality water in accordance with Central Valley Regional Water Quality Control Board requirements. Tertiary treatment includes removal of nutrients such as phosphorus and nitrogen and suspended and organic matter from wastewater.

Threatened, endangered, rare species: Special-status species that are granted specific protections under the Federal Endangered Species Act or California Endangered Species Act.

Townhouse: A townhouse is a type of housing structure consisting of three or more dwelling units, with each having at least two stories, sharing at least one common wall with other units, and having its own front and rear or side access to the outside.

Wastewater: Sewage (either treated or untreated) from residential, commercial, industrial, and institutional sources.

Waters of the United States: The Clean Water Act (CWA) regulates water quality in the United States. The statute asserts that the CWA covers discharge of a pollutant to "navigable waters." As defined in 40 CFR 230.3(s), Waters of the United States include interstate waters, intrastate waters, tributaries to these waters, and wetlands adjacent to these streams.

Watershed: Watershed is an area of land that drains water, sediment and dissolved material to a common outlet.

Wetlands: Wetlands are ecologically complex habitats that support a variety of both plant and animal life. Section 404 of the federal Clean Water Act define wetlands as "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support (and do support, under normal circumstances) a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[b] and 40 CFR 230.3). Under normal circumstances, the Federal definition of wetlands requires that three wetland identification parameters be present: wetland hydrology, hydric soils, and hydrophytic vegetation. Examples of wetlands include freshwater marsh, seasonal wetlands, and vernal pool complexes that have a hydrologic link to other Waters of the United States.

Zoning variance: Zoning variance is a requested deviation from the zoning ordinance.

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5.3 Credits

City of Sutter Creek

Sutter Creek City Council
Gary Wooten, Mayor
Tim Murphy, Mayor Pro Tem
Sandra Anderson
Pat Crosby
Linda Rianda
Bill Hepworth (Former)
Brent Parsons (Former)

Sutter Creek Planning Commission
Robin Peters, Chairman
Cort Strandberg, Vice Chairman
Frank Cunha
Mike Kirkley
Robert Olson

City of Sutter Creek Staff
Rob Duke, City Manager/Chief of Police
Dennis Crabb, City Attorney
Sean Rabé, Assistant City Manager and Community Development Director
Judy Allen, City Clerk
Jeff Gardner, Director of Finance
Anders Hauge, Planning Consultant
Mary Beth Van Voorhis, Planning Technician

Project Sponsor
Gold Rush Golf, LLC

Preparers
Hauge Brueck Associates
Mintier Harnish Planning Consultants
Environmental Stewardship & Planning, Inc.
Morton & Pitalo
Abbott & Kindermann LLP
BSB Design
Ralph Osterling Consultants, Inc.
Walker & Associates, Inc.

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Attachment A
Architectural and Landscape Design Standards

The Architectural and Landscape Design Standards (Standards) for development within the City of Sutter Creek's Gold Rush Ranch ("GRR-Project") includes the following elements:

1. Architectural Design Standards
2. Landscaping Standards (Common Areas)
3. Trails
4. Bikeway Network
5. Golf Carts and Neighborhood Electric Vehicles (NEVs)
6. Walls and Fencing
7. Artificial Lighting
8. Unique Land Use Interfaces
9. Special Considerations
10. Parks
11. Design Review Standards

These Standards reflect the City's vision and guiding principles of development in the GRR-SP and were created to honor the architectural heritage of the Sutter Creek community and to provide a clear vision of the architectural styles. These Standards have been prepared to be consistent with the goals, policies, objectives, and implementation measures in the City General Plan, and incorporate mitigation measures in *The Gold Rush Ranch and Golf Resort Environmental Impact Report* (SCH# 2005042094).

The detailed performance criteria and Standards are intended to assist the City staff, Planning Commission, and City Council in their reviews of individual developments. Standards cover several planning and design issues, including:

- Elements that are common throughout the GRR-SP and shall be applied uniformly;
- Landscape and entry requirements;
- Buffers and adjacency issues;
- Conditions that are unique to the GRR-SP;
- Details that define the character of the GRR-SP, and are not found in the Citywide documents; and
- Specific parcel considerations.

Relationship to Other City Documents

These Standards are intended to encourage creativity in developing solutions to specific design opportunities. In order to meet the overall objectives of the GRR-SP, certain Standards must be fulfilled. Where the provisions of these Standards are more restrictive than the City of Sutter Creek's Community Design Standards and Zoning Ordinance, these Standards shall govern development within the GRR-Project.

Other Standards applicable to the GRR-Project are set forth in the following documents, which shall be referenced in the design of uses:

- Sutter Creek Municipal Code Title 18, Zoning Ordinance;
- Sutter Creek Sign Ordinance (City Municipal Code Chapter 15.16); and
- Sutter Creek Tree and Landscaping Ordinance (City Municipal Code Chapter 13.24).

The GRR-SP shall govern except where silent, in which case City regulations shall apply.

Neighborhood Character and Design Intent

The design theme of the GRR-SP is centered on the golf course, hiking trail system, and open space land uses. Including the golf course, over 500 acres of the GRR-Project's 949 acres are contiguous open spaces. Sierra foothill chaparral, oak woodlands, and oak savanna used for domestic livestock grazing dominate the natural vegetation and habitats of the GRR-Project.

Naturalized design elements that include large boulders, natural stone-like materials and textures, earthen colors, and warm hues of grasslands will contribute to the identity for the GRR-Project. The overall landscape design theme is organized around the predominant use of locally-native plant species arranged in naturalistic patterns to blend with surrounding preserved habitat areas and open space.

Architectural styles appropriate for the GRR-Project include Craftsman/Bungalow, Western Farmhouse, Spanish Eclectic, Rural Italian, and National Style. Examples of architecture that include these styles can be found in Sutter Creek and adjacent areas and are appropriate in the context of California history in general.

Design Standards fall into two general categories:

- Common Elements are to be applied uniformly to the GRR-Project with the intent to ensure that a visually-cohesive community.

- Parcel-Specific Elements address specific areas where careful design consideration must be given to site design and building layout to ensure that an appropriate interface with adjoining parcels is achieved.

1.0 Architectural Design Standards (Residential)

The intent of the Architectural Design Standards is to provide clear guidelines for the design and construction of new individual residential lots and homes in the GRR-Project. The Architectural Design Standards seek to respect the architectural heritage of the City of Sutter Creek and provide a clear vision of the architectural styles. Sutter Creek, established in the early days of the California Gold Rush, is rich with historical examples of regional architectural styles.

The Architectural Design Standards provide property owners, architects, homebuilders, and contractors with a set of parameters for the preparation of drawings and specifications. Adherence to these Standards will assure homeowners that a consistent level of quality and visual consistency will be maintained within and between individual residential neighborhoods in the GRR-Project.

The keys to creating a "sense of place" are architectural consistency, authenticity of detailing, and neighborhood design elements that add variety and balance to the overall community flavor. Key issues to be addressed include:

- Retention of oak trees,
- Minimization of building pad and driveway grading,
- Garage and driveway orientation to streets,
- Authentic façade and window treatments,
- Roof treatments,
- Building setbacks and orientations,
- Fencing materials,
- Design and construction of unattached structures, and
- Appropriate architectural styles, construction materials, landscaping design, and use of colors.

1.1 Architectural Concepts

A brief review of architectural concepts and essential design characteristics are included to establish the general architectural character of the structures and quality control mechanisms that shall be employed to maintain architectural integrity. The built environment of the GRR-Project shall employ elements of the following architectural styles:

- Victorian Period Styles, particularly the Queen Anne Style;
- Craftsman/Bungalow;
- Western Farmhouse (local variation);
- Spanish Eclectic (local variation);
- Rural Italian (local variation); and
- National Style.

Architectural design shall be selected from these styles. To best emulate the diversity of Sutter Creek, no individual neighborhood should be dominated by one architectural style. The built environment shall employ architectural materials and colors consistent with styles located in the neighborhood. These shall be applied to visible common area infrastructure such as street lamps, street furnishings, and fencing.

Landscape design will be a key element in protecting the character of the GRR-Project. Native oak woodland habitat will be conserved throughout the GRR-Project, including throughout residential neighborhoods and around the perimeter of the golf course. An intensive street tree program will be implemented along new streets, and large lots will require landscape designs to be submitted as part of the Gold Rush Ranch Architectural Review Committee (GRRARC) review described in Section 11.0. An approved plant list and common area landscape design standards for the GRR-Project are provided in Section 2.0.

The primary goal of the architectural concepts is to create homes with a balance of form, massing, and scale that will appeal to new homebuyers, yet respect the overall neighborhood. The following builder guidelines establishes essential characteristics that will promote and support these goals:

- Houses should be oriented to the street.
- House design should provide visual diversity and interest.
- Two elevations of the same style or plan type, side-by-side within a given street scene, are not allowed.

- The impact of upper stories should be reduced through stepbacks, varied massing, and articulated vertical and horizontal elements.
- Long horizontal masses should be broken and counterbalanced by strong vertical elements.
- Garages should be deemphasized at the street frontage through creative location, detailing, and configuration.
- Entries and windows should be proportional to the overall structure.
- Finish materials should be complementary.
- Detailing should emphasize the appropriate historic styles.
- Colors should be appropriate for the architectural style, with accent colors on doors, windows, shutters, wrought iron, awnings, and trim as appropriate.

1.2 Residential Site Design Overview

Residential site design standards concentrate on the location and arrangement of features common to house sites and how the features interact with adjacent houses and public areas. The features include, but are not limited to, driveway location, building setbacks, limited grading, retention of oak trees, garage orientation, and recreation facilities. See Figure A.1 for detail regarding residential lot setbacks. See Figure A.2 for examples of tree retention and limited grading.

1.3 Garage / Floor Plan Configurations

See Figure A.3 for detail on garage/floor plan configurations.

1.4 Design Oriented to the Street

- Houses must contain at least one interactive element that creates a human scale and is inviting. Interactive elements include porches, verandas, porte-cocheres, balconies, decks, porticos, colonnades, trellises, arbors, and courtyards (see Figure A.4 for illustrations of interactive elements).
- Living areas should be placed toward the front of the house.
- The design and orientation of interactive elements should allow residents to have “eyes on the street”, which contributes to pedestrian safety, a sense of place and activity, and neighborhood socialization.

1.5 Exterior Treatment

The architectural use of exterior materials to enhance the richness of a home’s character is encouraged. These may include:

- Combinations of various finish materials.
- Use of material change (vertical and/or horizontal) to break-up building form and create movement along the facade.
- Architectural treatments and trims applied to building facades.
- Dominant material shall comprise a maximum of 80% of primary elevations.
- Finishes shall not to terminate on outside corners; minimum wrap back at an outside corner is 36 inches.

- Wrap-around porches, loggias, colonnades, and porches combined with entry elements.
- Wide variety of column details and materials are encouraged.
- Entry elements with varied heights and proportions.
- Windows and doors that are detailed, sized, and positioned appropriately within the context of the architectural style.
- Enhanced rear and side elevation detailing and finishes.
- Relationship of building materials to landscape paving, garden walls, and accent element material.
- Development of overall design character relating building elements to landscape elements.

1.6 Massing, Scale, and Proportion

The following techniques are appropriate means to achieve proper massing, scale, and proportion:

- One-story homes.
- Two-story massing shall be controlled and balanced with the one-story massing to reduce the dominance of two-story massing. This is further reinforced with varied setbacks and allowable square footage for first and second floors on home site plot plans.
- Varied setbacks (for front, side, and rear yards) for different components of the home such as the garage and second floors.
- Utilization of ells (a wing at right angles) and porches.
- Staggered offset wall planes on facades, when possible.
- Massing characterized by a series of stepping forms.
- Minimum of three facade element breaks at building front elevation.
- Minimum of two facade element breaks at the building rear elevation.
- Minimum of one facade element break at the side elevations.
- Minimize corner home site impact by designing homes with reduced building heights at corners.

1.7 Garages and Driveways

- Garage façades should be articulated, particularly for garage forward plans (see Figure A.5 for illustration of garage facades).
- Pairs of single garage doors are encouraged, and offsetting these garage doors creates variety along the façade (see Figure A.5 for illustration of paired single garage doors).
- Garage doors shall have a minimum six-inch recess from the frame to create a shadow line.
- Variation of garage door styles is strongly encouraged.
- Tandem 3-car garages will be allowed, as long as permitted by lot and floor plans.
- Locating a small planter area with sufficient space for a vine to trail on the garage or planting a columnar tree or shrub is encouraged.
- "Hollywood-style" driveways, with landscape strip at least six inches to two feet wide between two paved tire paths, are encouraged.
- Driveway surfaces shall have a pattern of scored lines that will create pleasing texture compatible with the architecture.

1.8 Projections and Bays

- In order to create variety and human scale in the facades, bays and projections are permitted to encroach up to two feet into the side-yard building setback.
- No projections and bays are allowed within the front setback from the street to livable structure.

1.9 Roof Form and Configuration

- The minimum roof pitch shall be five feet vertical to 12 feet horizontal (5:12). Roof pitches may be reduced to 4:12 (minimum) dependent on the specific architectural style (Prairie, Craftsman and Rural Italian) or, if the roof pitch is critical to the overall design, from a massing, scale and/or architectural standpoint. Flat roofs are not allowed.
- Generous eaves and overhangs should be included to provide shadow and texture to houses if compatible with the architectural style.

1.10 Windows and Doors

Window projections and window and door detailing patterns shall be compatible in scale with the home and the architectural character.

- Windows shall be rectangular and vertically proportioned. The window height shall be greater than its width. Circular or square accent windows may be used sparingly subject to historical precedence.
- Windows are encouraged to have divided lights.
- Windows may be grouped together provided there is a separating vertical trim or wall element.
- Transom windows are allowed and encouraged based on the appropriate architectural style and wall massing.
- Recessed doors and windows are required with the appropriate supporting architectural style.
- Wood and wood clad windows are preferred; aluminum or steel hinged windows are allowed.
- Window frames are encouraged to be a color other than white.
- Glass block is allowed provided it is not used in a dominant elevation.
- Mirrored glass is not allowed.
- Door and window shutters are allowed; operable with authentic hardware is encouraged.
- Entry doors are encouraged to be solid wood panels, wood planks, carved wood, or combinations of the above.

1.11 Materials and Features

Building materials are an important element in maintaining the character of the individual home sites. The imaginative use of building materials can be combined to create unique designs, while providing individual identity to homes.

Color can act as a theme-conveying element that is reflective of a particular architectural style. Combinations of subdued and rich colors that are earthy in nature will blend naturally with hillside settings and are encouraged to be used as predominant colors throughout the neighborhood. The use of bright, vibrant exterior colors shall be evaluated on a case-by-case basis.

1.12 Architectural Styles

The rich character and personality of the GRR-Project will be achieved through the consistent application of the architectural styles portrayed within these guidelines. Application of the architectural styles shall incorporate the use of detail, massing, and form. Examples of appropriate architectural styles are:

- Victorian/Queen Anne;
- Craftsman/Bungalow;
- Western Farmhouse;
- Spanish Eclectic;
- Rural Italian; and
- National Style.

Pure and contemporary adaptations of the appropriate styles are acceptable. The mixture of these architectural styles is intended to promote a unique but cohesive community style. The adaptation of styles can produce a formal, symmetrical design; or an informal asymmetrical design. The character of the GRR-Project will emerge from the integration of these styles, including the use of similar details, materials, and colors to produce a true California personality. Typical architectural elements and features of these styles are described below in the following sections.

1.12.1 Victorian/Queen Anne

The Queen Anne style (see Figure A.6 for illustrations of the Victorian/Queen Anne style) is a varied and decoratively rich style. The asymmetrical composition consists of a variety of forms, textures, materials, and colors. Architectural elements include towers, turrets, tall chimneys, projecting pavilions, porches, bays, and encircling verandas. Elements and forms from styles are manipulated into an expressive visual display. These include:

- Use of a minimum of five colors;
- Roof pitches, with a minimum pitch of 8:12 to 12:12;
- Metal roofs;
- Wall texture variations;
- Scalloped shingle siding;
- Full width asymmetrical porches;
- Gable ornaments;
- Highly-detailed turned spindle porch supports;
- Three or more lines of windows;
- Single-hung windows;
- Colored glass panels in windows;
- Octagonal and other towers; and
- Windows walk railing beveled glass in entry doors.

1.12.2 Craftsman/Bungalow Style

The Craftsman/Bungalow style (see Figure A.7 for illustrations of the Craftsman/Bungalow style) evolved from the late nineteenth century English Arts and Crafts movement during the Industrial Revolution. California architects Bernard Maybeck and Green and Green continued developing this movement with their characteristic crafted detailing on the exterior of their homes. These intricately designed buildings are characterized by the use of hand-finished materials with a rusticated texture. Design characteristics include:

- Predominately low-pitched gabled roofs, with the occasional hipped or shed roof;
- Deep 18-inch minimum overhangs accentuated with exposed and extended rafters;
- One-story and 1½-story massing (Bungalow style);
- Exterior wall materials with combinations of wood shingles, siding, board and batten, stucco and foundation, or wainscot using stone or brick;
- Porches, partial or full front, with a variety of wood column and beam detailing with stone or brick pilaster base;
- Multi-paned windows with wood or stucco trim surrounds (four inch minimum);
- Asymmetrical massing and proportions;
- Front door – divided or undivided glass or multi-panel solid with side lights or transoms;
- 5:12 to 6:12 roof pitch with flat concrete or slate type tile;
- Colors varying widely from light to dark with contrasting or complimentary trim;
- Grouped windows with decorative enhancement;
- ”Bell” towers for interest;
- Dormers;
- Window boxes;
- Transoms over windows and main doors;
- Triangle knee bracing on gable ends;
- Battered or sloped square porch columns of brick or stucco;
- Smooth stucco or lapped siding brick or stone accents; and
- Wood or wood-like trim.

1.12.3 Western Farmhouse

Western Farmhouse (see Figure A.8 for illustrations of the Western Farmhouse style) evokes a style of early California farmhouse and mining towns. Its rustic utilitarian qualities represent the simplicity of construction techniques and materials typical of this period. Design characteristics include:

- Rectangular massing typically two-story with one-story covered porches;
- Dominant gable roof forms with shed and hip accent features such as covered porches and dormers;
- Roof pitch ranging from 5:12 to 10:12;
- Roof materials typically flat concrete tile or slate in dark earth or gray tones with occasional metal roof accents;
- Extended wood eave and rake overhangs;
- Roof dormers – shed or gabled;
- Exposed wood or faux rafters, rakes and structural members;
- Exterior materials – siding, board and batten, stucco, stone, timbers and beams;
- Windows and doors may be wood, clad, painted aluminum or vinyl;
- Picket railings;
- Simple 2x4 wood window and door trims;
- Square wood post or column supports;
- Detailing representing a simple rustic quality;
- Colors in the earth tone range (typically brown tones, light to dark);
- Limited use of shutters;
- Faux, composite, and cementous materials may be substituted for wood details, trims, and stone.

1.12.4 Spanish Eclectic

Spanish Eclectic (see Figure A.9 for illustrations of the Spanish Eclectic style), often referred to as Spanish Colonial Revival, borrows its detailing from various Spanish architectural styles, including Moorish, Gothic, Byzantine and Renaissance Spanish influences. Key architectural elements developed in 1915 after the Panama-California Exposition imitated the more elaborate Spanish styles. Typical design elements include:

- Low pitched roofs (4:12 to 5:12), with minimal 12-inch or no overhang, gabled, or hipped design;
- Singular or multiple arched openings and recesses;
- Stucco exterior finish;
- Asymmetrical massing;
- Stucco or tile decorative gable end vents;
- Projected window and door balconies, open or roofed, with a variety of wood or wrought iron railings;
- Round or square columns at one- and two-story porches;
- Elaborate decorative wrought iron lighting and hardware;
- Garden walls as extensions of the building to form enclosed spaces or "outdoor rooms"; and
- Entry gateways forming entry courtyards, where the gateway functions as the "front door."

1.12.5 Rural Italian

Dominating American house styles between 1850 and 1880, Rural Italian (see Figure A.10 for illustrations of the Rural Italian style) was commonly found throughout the growing towns and cities of the United States. Italian homes were informal rural adaptations of the picturesque movement. These rambling Italian and Spanish farmhouses were models for villa-style architecture. American prototypes were altered and improved beyond their original Latin origins. The adaptation of the Italianate style is described with Tuscany origins of simple forms, massing, and details as depicted herein. Stylistic treatments include:

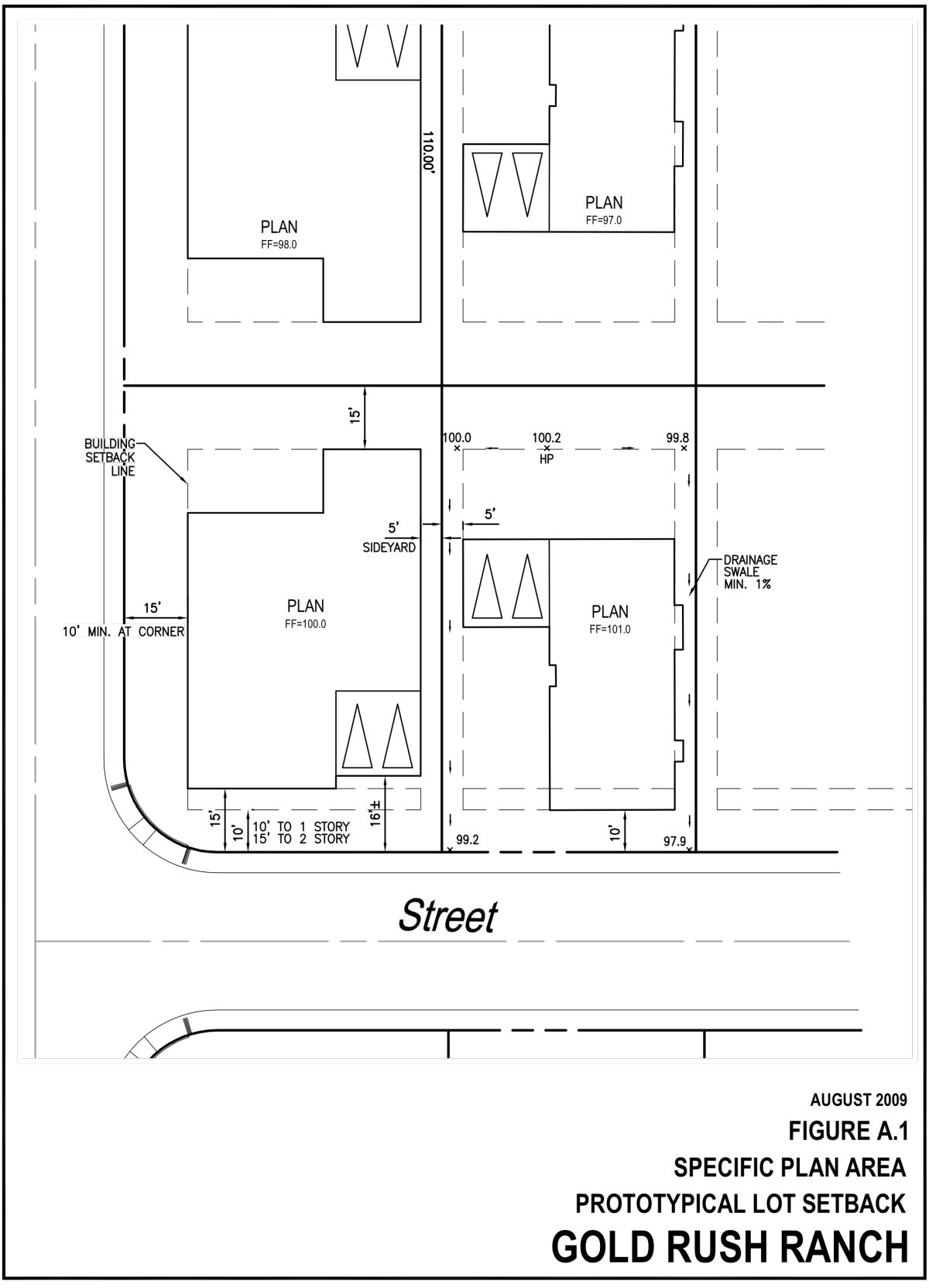
- Two-story symmetrical or asymmetrical massing;
- Low-pitched barrel or "S" tile roofs;
- Deep overhanging eaves with decorative brackets and frieze board;
- Square towers or cupolas in a wide variety of forms and detailing;
- Simplistically trimmed and appointed with rectangular and arched tall/narrow windows;
- Projecting balconies adorned with wrought iron railings; and
- Stucco, stone, and brick exterior finishes, applied to full vertical massed elements.

1.12.6 National Style

In the early years of the nineteenth century, the Greek Revival style was labeled America's first national architecture and was adapted from a classical form that possessed a sense of a past that the young United States lacked. See Figure A.11 for illustrations of the National style. Design characteristics include:

- Rectangular massing, typically two-story with one-story covered porches;
- Gable roofs with a minimum pitch of 8:12 to 12:12;
- Windows recessed behind porches;
- Wrap-around porches at front and sides;
- Porches supported by rows of columns with base, shaft, and capital;
- Double hung windows;

- Picket railings;
- Simple 2x4 wood window and door trims; and
- Square wood post or column supports.



AUGUST 2009

FIGURE A.1

SPECIFIC PLAN AREA

PROTOTYPICAL LOT SETBACK

GOLD RUSH RANCH

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Figure A.2. Examples of Tree Retention and Limited Grading






Figure A.3. Garage/Floor Plan Configurations

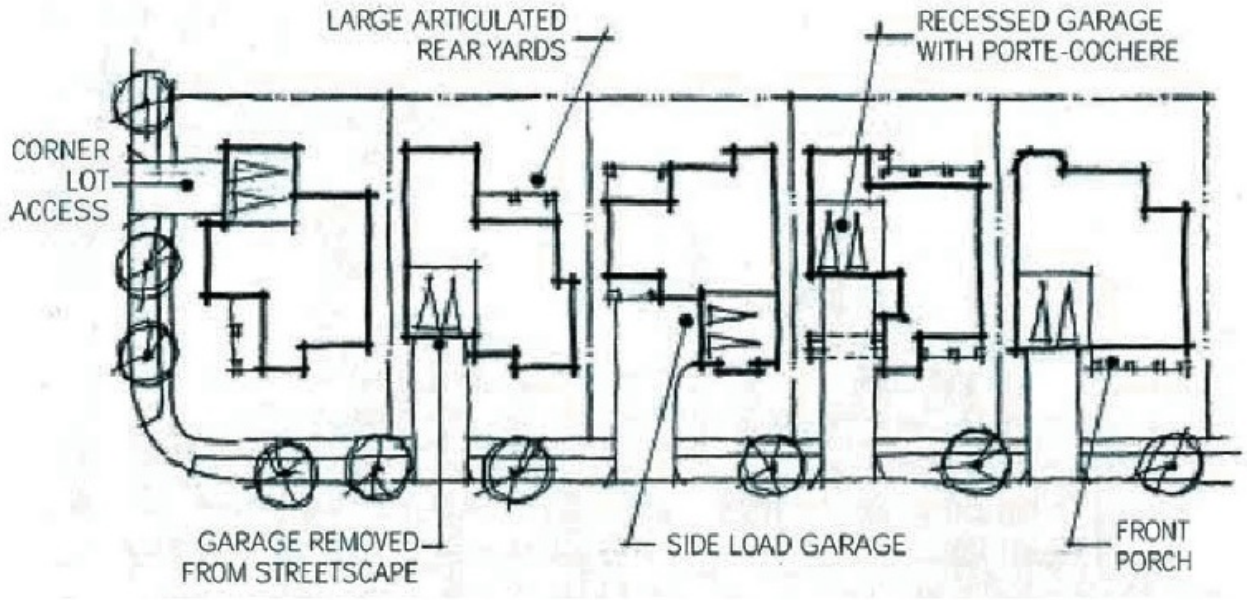
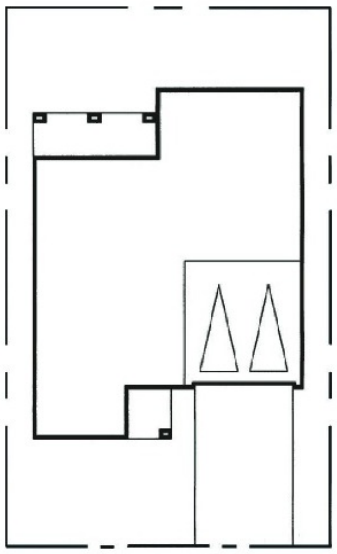
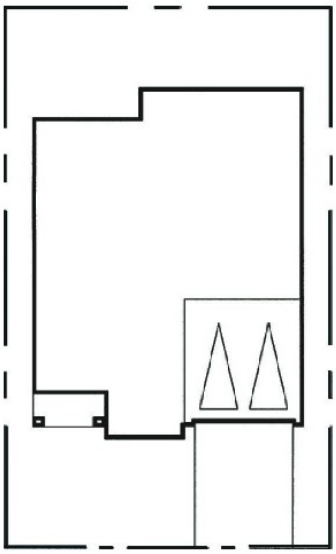


Figure A.3. Garage/Floor Plan Configurations (Continued)

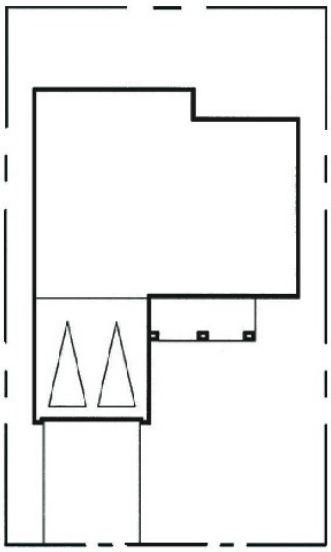


Medium-Recessed Garage:
The garage is recessed from four feet (4') to up to ten feet (10') from the front of the house.

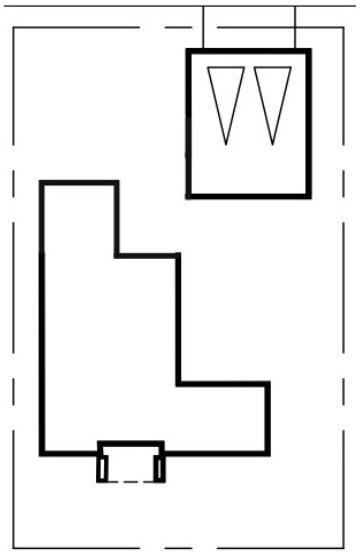


Shallow-Recessed Garage:
The garage is recessed from three feet (3') to up to five feet (5') from the front of the house*.

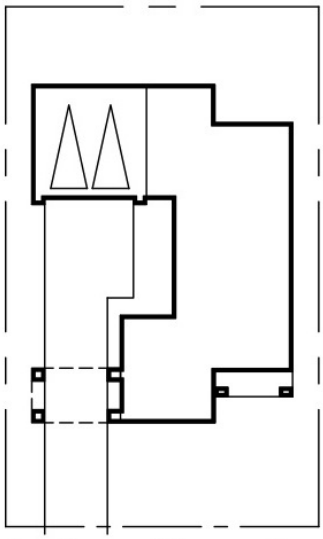
* Three feet is the minimum offset to qualify as a recessed garage. Refer to Forward Garage for offsets less than three feet.



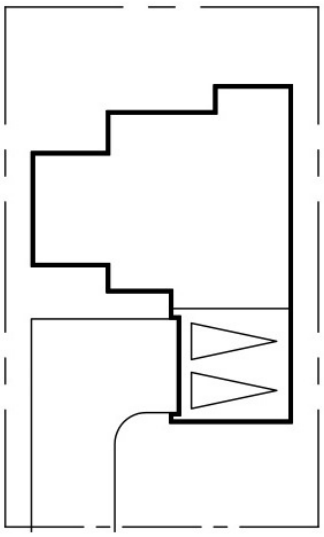
Flush-Forward Garage with Porch:
The garage is located froward of the front of the house (garage forward). Garages may be located with to a minimum setback of twenty feet (20').



Detached Alley Garage:



Deep Recessed Garage w/ Porte-Cochere:



Side Loaded Garage:

Figure A.4. Examples of Interactive Elements

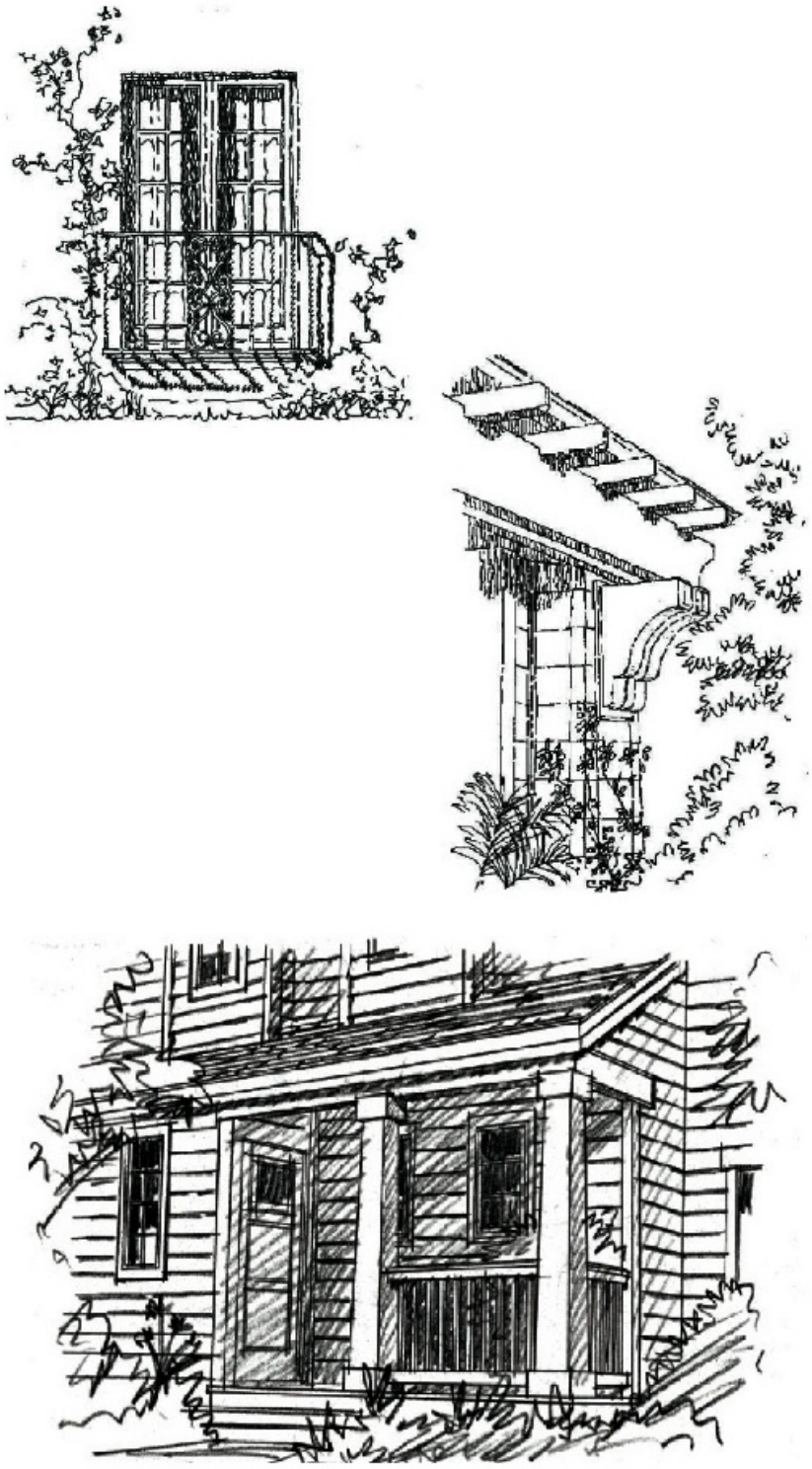


Figure A.5. Examples of Garage Facades

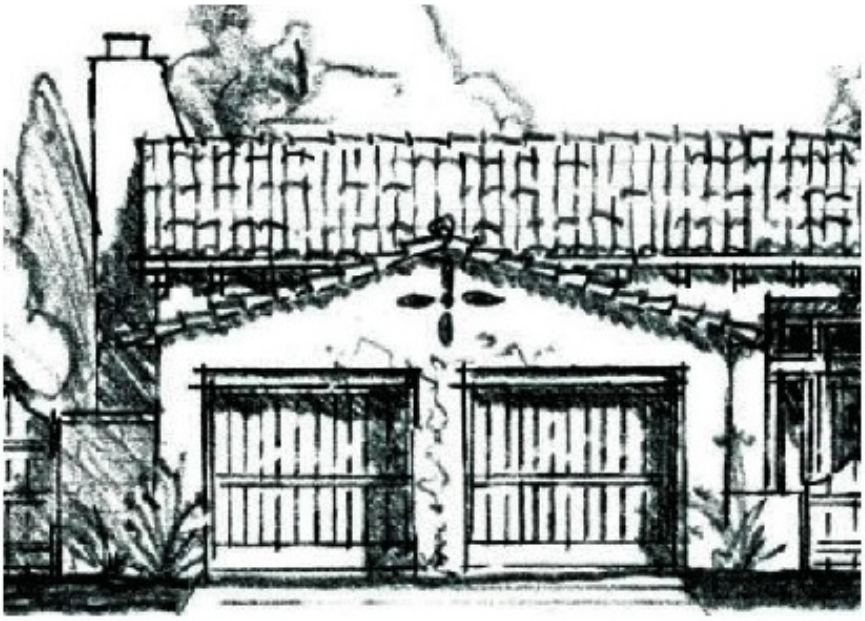
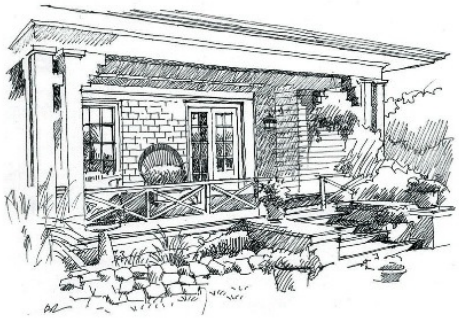
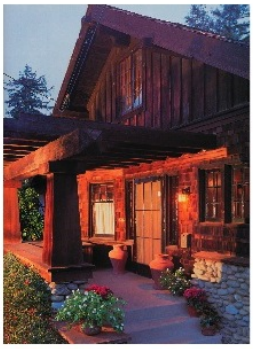
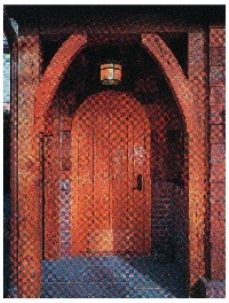


Figure A.6. Examples of Victorian/Queen Anne Style

Figure A.7. Examples of Craftsman/Bungalow Style



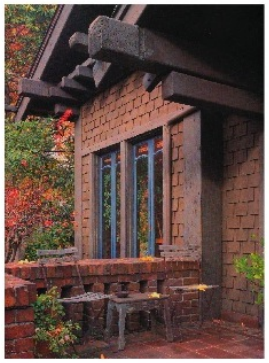



Figure A.8. Examples of Western Farmhouse Style

Figure A.9. Examples of Spanish Eclectic Style

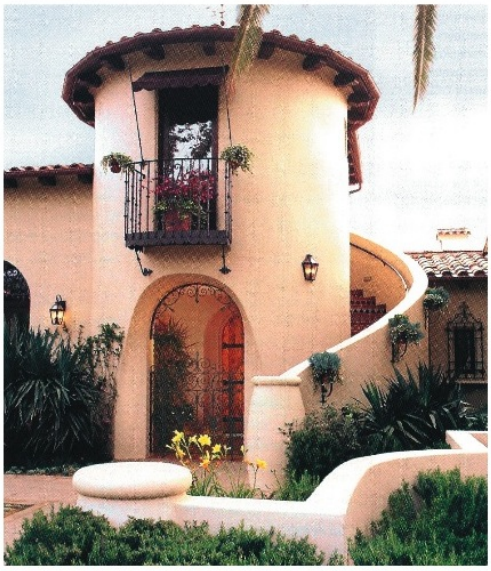


Figure A.10. Examples of Rural Italian Style



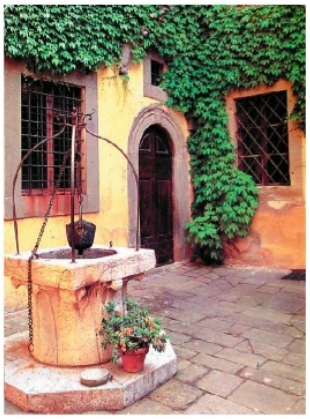





Figure A.11. Examples of National Style

2.0 Landscape Standards (Common Areas)

This section describes Design Standards that apply to common area landscaping throughout the entire GRR-Project. These landscape Standards integrate the proposed land uses and circulation elements of the common areas and establish a comprehensive and unified landscaping plan.

The plant list (Table A-1) identifies approved plant species for common area landscaping, and recommended species for individual parcels. Locally-native plants are defined as species that are native to western Amador County in habitats similar to those found in the GRR-Project. California native plants are those native to the state of California. Exotic plants on the approved plant list are native to areas outside of California, but are considered suitable for use in common area landscaping because they are adapted to the growing conditions in the GRR-Project and are not known to be invasive in wildland habitats or poisonous or otherwise harmful to locally-native wildlife.

California native and exotic species may be added to the approved plant list based on the recommendation of the University of California Amador County Cooperative Extension Master Gardeners if they meet the following criteria:

- The plant species are adapted to the growing condition in the GRR-Project such they will require little maintenance and supplemental irrigation after the initial establishment period;
- The plant species are not known to be poisonous or otherwise harmful to locally-native wildlife species;
- The plant species are not known to be potential hosts of insect pests or pathogens that may infect or damage locally-native plant species or agricultural crops, as determined by the Amador County Agricultural Commissioner; and
- The plant species are not known to be or considered potentially invasive of natural habitats as determined by the California Invasive Plant Council (www.cal-ipc.org), or similar authority.

Primary street trees are large stature trees, expected to grow to more than 35 feet in height at maturity and of large spreading habit or tall and commanding form.

Secondary street trees are smaller stature trees, generally less than 35 feet in height at maturity.

2.1 Character and Theme Overview (Common Areas)

The GRR-Project is situated in the rolling foothills of the Sierra Nevada in the California's Gold Country. Landscapes in common areas shall merge harmoniously into the existing natural landscape through the use of locally-native species and incorporation of materials (e.g., outcroppings of locally-native rocks) placed in groupings that mimic natural habitats. It is anticipated that there will be flexibility within the boundaries of the individual villages in order to develop landscapes that both reflects the native setting and works with the theme of the village architecture. Coordinated landscaping throughout the common area will ensure that the character of the GRR-Project remains consistent throughout the entire development.

GRR-Project streets fall within a hierarchy of size and importance, including the Ridge Road (Highway 104) corridor, collectors (Allen Ranch Road, Gold Rush Parkway, Valley View, Street A, Road D, and Road E), primary streets (including Loop B and local streets internal to the villages), and rural roads (Loop C). The following sections address each category of street specifically.

Table A.1. Approved Landscaping Plant List

Botanical Name	Common Name	Growth Form	Status
Primary Street Trees			
Acer macrophyllum	Big-Leaf Maple	Deciduous*	Locally-native
Acer rubrum	Red Maple	Deciduous*	Exotic
Calocedrus decurrens	Incense Cedar	Evergreen	CA native
Cedrus atlantica	Atlas Cedar	Evergreen	Exotic
Cedrus deodara	Deodar Cedar	Evergreen*	Exotic
Cedrus libani	Lebanon Cedar	Evergreen*	Exotic
Fraxinus latifolia	Oregon Ash	Deciduous*	Locally-native
Fraxinus oxycarpa 'Raywood'	Raywood Ash	Deciduous*	Exotic
Ginkgo biloba	Maidenhair Tree	Deciduous*	Exotic
Koelreuteria paniculata	Goldenrain Tree	Deciduous	Exotic
Liriodendron tulipfera	Tulip tree	Deciduous	Exotic
Pinus lambertiana	Sugar Pine	Evergreen*	Locally-native
Pinus ponderosa	Ponderosa Pine	Evergreen*	Locally-native
Pinus sabiniana	Gray Pine	Evergreen*	Locally-native
Platanus acerifolia	London Plane Tree	Deciduous	Exotic
Platanus orientalis	Oriental Plane Tree	Deciduous	Exotic
Platanus racemosa	California Sycamore	Deciduous	Locally-native
Nyssa sylvatica	Black Gum	Deciduous	Exotic
Quercus agrifolia	Coastal Live Oak	Evergreen*	CA native
Quercus chrysolepis	Canyon Live Oak	Evergreen*	Locally-native
Quercus douglasii	Blue Oak	Deciduous	Locally-native
Quercus kelloggii	Black Oak	Deciduous	Locally-native
Quercus lobata	Valley Oak	Deciduous	Locally-native
Quercus suber	Cork Oak	Evergreen*	Exotic
Quercus virginiana	Southern Live Oak	Evergreen*	Exotic
Quercus wislizenii	Interior Live Oak	Evergreen*	Locally-native
Sophora japonica	Japanese Pagoda Tree	Deciduous	Exotic

Botanical Name	Common Name	Growth Form	Status
Umbellularia californica	California Bay	Evergreen*	Locally-native
Secondary Street Trees			
Acer palmatum	Japanese Maple	Deciduous	Exotic
Aesculus californica	California Buckeye	Deciduous*	Locally-native
Arbutus andrachne	Turkish Madrone	Evergreen	Exotic
Arbutus menziesii	California Madrone	Evergreen	CA native
Arbutus unedo	Strawberry Tree	Evergreen	Exotic
Cercis canadensis	Eastern Redbud	Deciduous*	Exotic
Cercis occidentalis	Western Redbud	Deciduous*	Locally-native
Cornus nuttallii	Pacific Dogwood	Deciduous	Locally-native
Cornus sericea	Western Dogwood	Deciduous	CA native
Cotinus coggygria	Purple Smoke Tree	Deciduous	Exotic
Crataegus phaenopyrum	Washington Hawthorn	Deciduous*	Exotic
Lagerstroemia indica	Crape Myrtle	Deciduous	Exotic
Laurus nobilis	Sweet Bay	Deciduous	Exotic
Pinus edulis	Pinon Pine	Evergreen	Exotic
Pinus monophylla	Pinyon Pine	Evergreen	CA native
Pistacia chinensis	Chinese pistache	Deciduous	Exotic
Shrubs			
Adiantum aleuticum	Western Five Fingered Fern	Small evergreen shrub*	Locally-native
Adiantum jordanii	California Maidenhair Fern	Small evergreen shrub*	Locally-native
Adenostoma fasciculatum	Chamise	Large evergreen shrub*	Locally-native
Aquilegia eximia	Serpentine Columbine	Small deciduous shrub	CA native
Arctostaphylos densiflora "Howard McMinn"	Howard McMinn Manzanita	Small evergreen shrub*	CA native
Arctostaphylos densiflora "Vine Hill"	Vine Hill Manzanita	Small evergreen shrub*	CA native
Arctostaphylos glauca	Bigberry Manzanita	Large evergreen shrub*	Locally-native
Arctostaphylos manzanita	Whiteleaf Manzanita	Large evergreen shrub*	Locally-native
Arctostaphylos patula	Greenleaf Manzanita	Large evergreen shrub*	CA native
Arctostaphylos viscida	Sticky Whiteleaf Manzanita	Large evergreen shrub*	Locally-native

Botanical Name	Common Name	Growth Form	Status
Artemisia douglasiana	Mugwort	Small deciduous shrub*	Locally-native
Artemisia ludoviciana	Silver Wormwood	Small deciduous shrub*	Locally-native
Athyrium filix-femina	Common Ladyfern	Small evergreen shrub*	Locally-native
Baccharis pilularis	Coyote Brush	Large evergreen shrub	CA native
Berberis aquifolium	Oregon Grape	Large evergreen shrub*	Locally-native
Calycanthus occidentalis	Western Spice Bush	Large deciduous shrub*	CA native
Carpenteria californica	Bush Anemone	Large deciduous shrub*	CA native
Ceanothus 'Concha'	Concha Ceanothus	Large evergreen shrub*	CA native
Ceanothus 'Ray Hartman'	Ray Hartman California Lilac	Large evergreen shrub*	CA native
Ceanothus cuneatus	Buckbrush	Small evergreen shrub*	Locally-native
Ceanothus integerrimus	Deerbrush	Large evergreen shrub*	Locally-native
Ceanothus lemmonii	Lemmon's Ceanothus	Small evergreen shrub*	CA native
Ceanothus leucodermis	Chaparral Whitethorn	Small evergreen shrub*	Locally-native
Ceanothus palmeri	Palmer's Ceanothus	Small evergreen shrub*	CA native
Ceanothus thyrsiflorus	Blueblossom	Large evergreen shrub*	CA native
Ceanothus tomentosus	Blueblossom	Large evergreen shrub*	CA native
Ceanothus velutinus	Tobaccobrush	Large evergreen shrub*	CA native
Chlorogalum pomeridianum	Soap Plant	Small deciduous shrub	Locally-native
Cistus parviflora	Rockrose	Small evergreen shrub*	Exotic
Dendromecon harfordii	Island Bush Poppy	Large evergreen shrub*	CA native
Dendromecon rigida	Bush Poppy	Large evergreen shrub*	CA native
Dodonea viscose	Hop Bush	Small evergreen shrub*	CA native
Dryopteris arguta	California Wood Fern	Small evergreen shrub*	Locally-native
Elaeagnus pungens	Silverberry, Thorny Olive	Large evergreen shrub*	Exotic
Eriogonum giganteum	Saint Catherine's Lace	Small evergreen shrub*	CA native
Fremontodendron californicum	Flannel Bush	Large evergreen shrub*	Locally-native
Garrya condongii	Interior Silktassel	Large evergreen shrub	Locally-native
Garrya elliptica	Silktassel	Large evergreen shrub	Locally-native
Garrya fremontii	Fremont's Silktassel	Large evergreen shrub	Locally-native

Botanical Name	Common Name	Growth Form	Status
Heteromeles arbutifolia	Toyon	Large evergreen shrub*	Locally-native
Heuchera 'Rosada'	Rosada Coral Bells	Small evergreen shrub	CA native
Keckiella breviflora	Bush Beardtongue	Small evergreen shrub	Locally-native
Lavandula angustifolia	English Lavender	Small evergreen shrub*	Exotic
Lavandula stoechas	Spanish Lavender	Small evergreen shrub*	Exotic
Lavandula x *ginginsii*	Goodwin Creek Lavender	Small evergreen shrub*	Exotic
Leucophyllum langmaniae	Leucophyllum	Small evergreen shrub	Exotic
Mimulus aurantiacus	Sticky Monkey Flower	Small evergreen shrub*	Locally-native
Myrica californica	Pacific Wax Myrtle	Large evergreen shrub*	Locally-native
Pellaea mucronata	Birdfoot Cliffbrake	Small evergreen shrub*	Locally-native
Penstemon azureus	Blue Penstemon	Small evergreen shrub	Locally-native
Penstemon heterophyllus	Foothill Penstemon	Small evergreen shrub	Locally-native
Philadelphus lewisii	Mock Orange	Large evergreen shrub	Locally-native
Photinia fraseri	Photinia	Large evergreen shrub	Exotic
Ptelea crenulata	Hop Tree	Large evergreen shrub	Locally-native
Pteridium aquilinum var. *pubescens*	Western Bracken Fern	Small evergreen shrub	Locally-native
Quercus berberidifolia	Inland Scrub Oak	Large evergreen shrub*	Locally-native
Quercus dumosa	Nuttall's Scrub Oak	Large evergreen shrub*	CA native
Ranunculus californicus	California Buttercup	Small evergreen shrub	Locally-native
Rhamnus californica	California Coffeeberry	Large evergreen shrub	Locally-native
Rhamnus crocea	Redberry	Large evergreen shrub	Locally-native
Rhamnus illicifolia	Hollyleaf Redberry	Large evergreen shrub	Locally-native
Rhamnus purshiana	Cascara Sagrada	Large evergreen shrub	CA native
Rhamnus rubra	Sierra Coffeeberry	Large evergreen shrub	CA native
Rhus integrifolia	Lemonadeberry	Large evergreen shrub*	CA native
Rhus trilobata	Squaw Bush	Small deciduous shrub*	Locally-native
Ribes amarum	Bitter Gooseberry	Small deciduous shrub*	Locally-native
Ribes aureum	Golden Currant	Large deciduous shrub*	Locally-native
Ribes californicum	California Gooseberry	Small deciduous shrub*	Locally-native
Ribes malvaceum	Chaparral Currant	Small deciduous shrub*	Locally-native

Botanical Name	Common Name	Growth Form	Status
Ribes nevadense	Sierra Currant	Small deciduous shrub*	CA native
Ribes roezli	Sierra Gooseberry	Small deciduous shrub*	Locally-native
Ribes sanguineum	Pink-Flowered Currant	Large deciduous shrub*	CA native
Romneya coulteri	Coulter's Matilija Poppy	Large deciduous shrub	CA native
Rosa californica	California Rose	Small deciduous shrub	Locally-native
Rosmarinus officinalis	Rosemary	Small evergreen shrub*	Exotic
Rosmarinus officinalis 'Prostratus'	Trailing Rosemary	Small evergreen shrub*	Exotic
Salvia apiana	White Sage	Small evergreen shrub*	CA native
Salvia clevelandii	Cleveland Sage	Small evergreen shrub*	CA native
Salvia greggii	Autumn Sage	Small evergreen shrub*	Exotic
Salvia mellifera	Black Sage	Small evergreen shrub*	CA native
Salvia microphylla	Mint Bush Sage	Small evergreen shrub*	Exotic
Santolina chamaecyparissus	Santolina	Small evergreen shrub*	Exotic
Santolina repens	Santolina	Small evergreen shrub*	Exotic
Solidago californica	California Goldenrod	Small deciduous shrub	Locally-native
Syringa x *laciniata*	Cut Leaf Lilac	Large deciduous shrub*	Exotic
Teucrium fruticans	Bush Germander	Small evergreen shrub*	Exotic
Tulbaghia violacea	Society Garlic	Small evergreen shrub*	Exotic
Viguiera parishii	Desert Goldeneye	Small evergreen shrub	CA native
Woodwardia fimbriata	Giant Chain Fern	Small evergreen shrub*	Locally-native
Vines			
Aristolochia californica	California Pipevine	Vine	Locally-native
Clematis ligusticifolia	Virgin's Bower	Vine	Locally-native
Convolvulus cneorum	Bush Morning Glory	Vine	Exotic
Lonicera hispidula	Pink Honeysuckle	Vine	Locally-native
Lonicera interrupta	Chaparral Honeysuckle	Vine	Locally-native
Rosa banksiae	Lady Banks' Rose	Vine	Exotic
Rubus ursinus	California blackberry	Vine	Locally-native
Vitis californica	California Grape	Vine	Locally-native

Botanical Name	Common Name	Growth Form	Status
Grasses and Groundcovers			
Achillea millefolium	Yarrow	Herbaceous groundcover*	Locally-native
Arctostaphylos nevadensis	Pinemat Manzanita	Woody groundcover*	CA native
Arctostaphylos uva-ursi	Bearberry Manzanita	Woody groundcover*	CA native
Arctostaphylos hookeri	Monterey Carpet Manzanita	Woody groundcover*	CA native
Baccharis pilularis ssp. *consanguinea*	Prostrate Coyote Brush	Woody groundcover*	CA native
Berberis aquifolium var. *repens*	Creeping Oregon Grape	Woody groundcover*	Locally-native
Boutleoua gracilis	Blue Grama Grass	Perennial grass	CA native
Ceanothus diversifolius	Pinemat	Woody groundcover*	CA native
Ceanothus griseus var. *horizontalis*	Yankee Point Ceanothus	Woody groundcover*	CA native
Ceanothus prostratus	Mahala Mat	Woody groundcover*	CA native
Cerastium tomentosum	Snow-in-Summer	Woody groundcover*	Exotic
Collinsia heterophylla	Purple Chinese Houses	Annual flower	Locally-native
Dichelostemma capitatum	Blue Dicks	Small perennial flower	Locally-native
Elymus glauca	Blue Wildrye	Perennial grass	Locally-native
Elymus trachycaulus	Slender Wheatgrass	Perennial grass	Locally-native
Epilobium canum	California Fuchsia	Woody groundcover*	Locally-native
Eschscholzia californica	California Poppy	Small annual flower*	Locally-native
Festuca californica	California Fescue	Perennial grass	Locally-native
Festuca idahoensis	Idaho Fescue	Perennial grass	Locally-native
Festuca rubra	Red Fescue	Perennial grass	Locally-native
Gilia tricolor	Bird's-Eye Gilia	Small annual flower	Locally-native
Juniperus spp.	Juniper	Woody groundcover*	Exotic
Lessingia filaginifolia var. *californica*	California Silver Carpet	Woody groundcover	CA native
Leymus triticoides	Creeping Wildrye	Perennial grass	Locally-native
Linum lewisi	Western Blue Flax	Small perennial flower	Locally-native
Lupinus albifrons	Silver Bush Lupine	Small perennial shrub*	Locally-native
Lupinus benthamii	Spider Lupine	Annual flower*	Locally-native
Lupinus bicolor	Bicolor Lupine	Annual flower*	Locally-native

Botanical Name	Common Name	Growth Form	Status
Lupinus nanus	Sky Lupine	Annual flower*	Locally-native
Melica californica	California Melic Grass	Perennial grass	Locally-native
Melica imperfecta	Small-Flowered Melic Grass	Perennial grass	Locally-native
Melica torreyana	Torrey Melic Grass	Perennial grass	Locally-native
Muhlenbergia dubia	Mexican Deergrass	Perennial grass	Exotic
Muhlenbergia rigens	Deer Grass	Perennial grass	Locally-native
Nassella cernua	Nodding Needle Grass	Perennial grass*	Locally-native
Nassella pulchra	Purple Needle Grass	Perennial grass*	Locally-native
Nemophila menziesii	Baby Blue Eyes	Small annual flower	Locally-native
Oenothera berlandieri	Mexican Evening Primrose	Herbaceous groundcover	Exotic
Ribes viburnifolium	Catalina Currant	Woody groundcover*	CA native
Rosmarinus offinialis	Prostrate Rosemary	Woody groundcover*	Exotic
Rubus parviflorus	Thimbleberry	Woody groundcover	CA native
Stipa gigantea	Giant Feather Grass	Perennial grass*	Exotic
Triteleia laxa	Ithuriel's Spear	Small perennial flower	Locally-native

* Considered resistant to deering browsing.

2.2 Plants Types and Installation (Common Areas)

- The use of locally-natives plant species, especially locally-native trees, arranged in naturalistic patterns, is preferred.
- Variations in specific plant installation and design standards in common areas along different road types in the GRR-Project are listed in Table A-2.
- A limited/cohesive materials palette with locally-native materials is encouraged.
- Non-native plants outside of turf areas shall be limited to those on the approved Plant List (Table A-1).
- The interface between developed areas and natural areas shall be blended through the use of locally-native plants where landscaped areas are adjacent to preserved open space.
- Standard horticultural practices with respect to correct plant installation methods, staking, and approval of healthy nursery stock shall be used. Root-bound plants shall not be used.
- The use of slow-release, granular fertilizer per label instructions is encouraged when plants are placed.
- Landscaped areas within 150 feet of wildlife crossing locations shall use only locally-native plant species, and include multiple-layers, including trees, shrubs, and groundcovers to provide cover for small animals.

2.2.1 Trees (Common)

- Street trees shall be located a minimum of five feet from the back of a curb or in the center of planting strips.

Table A.2. Road-Type Specific Landscape and Design Guidelines

Road Type	Primary Street Trees	Secondary Street Trees	Shrubs and Vines
Ridge Road (HWY 104) Corridor			
Minimum percentage of locally-native species	100%	100%	100%
Minimum installed container size	10% > 48" box 30% > 36" box 60% > 24" box	30% > 36" box 70% > 24" box	50% > 5-gal. 50% > 1-gal.
Design standards	• Planted close enough to have overlapping canopies at maturity; • 60 ft. maximum spacing; • Planted in locations to obscure view of homes from Ridge Road.	Planted in locations to obscure view of homes from Ridge Road.	Planted in a naturalistic pattern.
Collectors (e.g., Allen Ranch Road, Gold Rush Parkway, Valley View, and Road A)			
Minimum percentage of locally-native species	At least 70%	At least 70%	At least 50%
Minimum installed container size	20% > 48" box 20% > 36" box 60% > 24" box	30% > 36" box 70% > 24" box	25% > 15-gal. 35% > 5-gal. 40% > 1-gal.
Design Standards	• At least 60% of trees are primary trees; • 40 ft. maximum spacing; • Installed to preserve and frame views of open space; • Planted in single-species groupings.	• No more than 40% of trees are secondary trees; • Installed to preserve and frame views of open space; • Planted in single-species groupings.	Planted in a naturalistic pattern.

Road Type	Primary Street Trees	Secondary Street Trees	Shrubs and Vines
Primary Streets (e.g., Loop B and local streets internal to large lots)			
Minimum percentage of locally-native species	At least 50%	At least 50%	At least 40%
Minimum installed container size	70% > 24" box 30% > 15-gal.	70% > 24" box 30% > 15-gal.	50% > 5-gal. 50% > 1-gal.
Design Standards	• At least 80% of trees are primary trees; • Overlapping canopies at maturity; • 60 ft. maximum spacing; • Primary trees shall be one species or combination of 2-3 species used in each major section; • At least one primary street tree shall be provided in the park strip in front of each single-family home.	• No more than 20% of trees are secondary trees; • At least 5 species planted.	Planted in a naturalistic pattern.
Rural Roads (e.g., Loop C)			
Minimum percentage of locally-native species	100%	100%	At least 50%
Minimum installed container size	30% > 36" box 50% > 24" box 20% > 15-gal.	70% > 24" box 30% > 15-gal.	50% > 5-gal. 50% > 1-gal.
Design Standards	• At least 80% of trees are primary trees; • Planted close enough to have overlapping canopies at maturity; • 60 ft. maximum spacing.	No more than 20% of trees are secondary trees.	Planted in a naturalistic pattern.

2.2.2 Shrubs, Grasses and Groundcover (Common Areas)

- Shrubs, grasses and other plant material shall be used to emphasize the overall design character of each particular area.
- Low and medium shrubs and grasses shall be utilized as understory plantings or to delineate pedestrian ways.
- Medium and large shrubs shall be used to screen parking areas and equipment.
- Taller shrubs, grasses, and vines shall provide emphasis in larger areas.
- Grasses, perennials, and annuals shall be used to accentuate the importance of entries, intersections, and other focal points.
- Locally-native herbaceous and woody groundcovers are preferred. Alternative species chosen must compliment the natural setting and design intent of the GRR-Project.
- Groundcovers shall be placed appropriately to allow for their future growth and installed to attain 50% cover in one year and 100% cover in two years after planting.
- Live plant groundcover shall be used instead of gravel, colored rock, and other similar materials.
- Two inches of bark mulch shall be placed in non-turf planting areas, except for undisturbed native areas.

2.2.3 Turf Grass and Lawns (Common Areas)

- Turf grass shall be minimized and is not encouraged.
- Used in a mowed and manicured condition, it turf grass shall comprise a maximum of 15 percent of the total landscaped portion of the common area within the GRR-Project (excluding the golf course area).
- Turf grass types shall be limited to non-invasive warm season grasses and drought tolerant cool season grasses such as turf-type tall fescues.
- The use of sod planting is preferred for turf grass areas.
- Turf areas shall be separated from other plantings by a minimum six-inch-wide and deep concrete mow strip reinforced with one number three rebar.

2.3 Parking Lots, Sidewalks and Visual Screening (Common Areas)

- Landscaping shall be used to screen parking lots from the street to maintain a consistent streetscape façade.
- The use of berms is encouraged for screening, aesthetics, and when existing soil conditions are poor.
- Landscaping and walkways shall be provided between buildings.

- Trash and recycling enclosures shall be screened with landscape planters on at least two sides and placed so that views of them are minimized from nearby public streets.

- Landscaping shall be used to frame, soften, and embellish the quality of the environment and to buffer undesirable views. Plantings shall be used to screen objectionable fencing, trash receptacle areas, utility boxes, and other utility installations, while adhering to utility district standards.

- Landscaping and lighting installation shall be coordinated to lessen chances of conflict with the size of trees at maturity.

- Walls that separate neighborhoods and/or subdivisions are strongly discouraged and shall be avoided whenever possible. Berms with shorter walls are preferred over tall walls. If used, walls shall be supplemented with landscaping and/or berms and the landscaping shall be designed to cover at least 50 percent of the wall within three years.

- Unless unavoidable restrictions exist, parking lot planters shall be a minimum of five feet wide in areas containing wheel stops (i.e., parking lots) and seven feet wide in areas without wheel stops.

- In parking lots, landscape islands shall be provided every 10 spaces and must contain a tree with shrubs and/or groundcover. These islands shall generally be the same size as a parking lot stall.

- Parking lots shall be designed and planted to minimize glare, reflections, and the visual impact of automobiles.

- Deciduous primary street trees shall be planted within and around parking lots and in areas with south and southwest building exposures to provide summer shade and winter sun.

2.4 Slopes (Common Areas)

- Slope-area plants shall be drought-tolerant and suitable for erosion control.

- Groundcover plants other than turf (except for the golf course) must be used on slope areas exceeding ten percent.

- Landscaped slopes greater than 3:1 or 33 percent are discouraged.

2.5 Irrigation (Common Areas)

- The installation of irrigation systems shall conform to applicable regulations and codes.

- The overall common area landscape shall be designed to meet the requirements of the Water Conservation in Landscaping Act of 1990 (AB 325) or subsequent acts.

- Irrigation of common areas shall be with reclaimed wastewater when available from the City of Sutter Creek.

- Landscaped areas shall be properly watered through the use of automatic irrigation systems with a “smart” controller including a rain shutoff.

- The irrigation system shall not be overloaded and shall be designed to avoid run-off and overspray.
- The irrigation system shall be operated to apply infrequent, deep watering instead of less frequent, shallow watering, when consistent with good plant growth and establishment.
- Sprinkler heads shall direct water away from hardscape areas. Pop-up heads shall be used next to paved areas and shall be a minimum of six inches in turf areas and 12 inches in groundcover areas.
- Valves shall operate between 10:00 p.m. and 10:00 a.m. to minimize water loss through evaporation.
- Sprinkler heads shall be of the "pop-up" variety with no fixed risers used. Rotors and rotary sprinklers are preferred over spray heads where possible.
- The irrigation zones regulated by each remote control valve shall be determined by the common horticultural requirements of the plants they contain. Turf/non-turf areas and drip emitters/sprinklers shall be placed on separate valves.
- Check valves and pressure-compensating valves and sprinklers are required in areas where significant variations in water pressure occur due to elevation changes.
- No irrigation shall be allowed within the drip line of an existing locally-native oak tree.
- Provide water conservation or xeriscape (low water use) landscaping and irrigation features in common areas such as:
    - Grading and landscaping for bioswales, rain gardens, and similar features to capture storm runoff and potential irrigation runoff and allow to infiltrate prior to discharge from the site;
    - Minimal use of turf grass or other water intensive vegetation;
    - Predominant use of locally-native and other drought-tolerant plant species with mulch, wood chips, or other soil moisture retention groundcovers;
    - Use of drip or bubbler systems for shrubs and trees; and
    - Automatic rain shut-off or soil moisture sensitive irrigation systems.

2.6 General Vehicular Circulation Landscaping (Common Areas)

- In order to create a safe environment, visibility and clear sight lines shall be maintained at intersections and road curves as necessary. Landscaping plans shall consider future growth and maturation of plants to minimize the need for ongoing pruning, trimming, or other vegetation management that maintains visibility, sight lines, public safety, and clearance at intersections, curves, traffic lanes, sidewalks, trails and utilities.
- The intent is to re-establish the landscape the way it was before the road was built.

- Preservation *in situ* of existing natural vegetation, especially trees, is strongly encouraged.

- Salvage or transplantation of onsite locally-native plants during construction for replacement after the necessary infrastructure is built is strongly encouraged.
- Intersections shall be given a specialized, but unified, treatment throughout the public right of ways (ROW).
- Roadway swales shall be planted with turf or natural grasses. Rock cobbles and/or geotextile fabric may be required in areas for high velocities to prevent excessive erosion.

2.7 Specific Landscaping Design Standards by Road Type

2.7.1 Ridge Road (HWY 104)

The open space buffer between Highway 104 and the golf course will be landscaped to follow as closely as practical the existing native landscape, using primarily locally-native oaks and pines as listed on the plant list. The understory plantings in this area shall be locally-native, have a long lifespan, be self-sowing and hardy, and require little supplemental water or maintenance after establishment. Large locally-native oaks shall provide the predominant character of this corridor, but smaller secondary tree and shrub groupings may be used as warranted to enhance the natural quality of the corridor as well as to provide variety and views into the development. Soundwalls and/or fences separating collector and arterial streets and residential areas shall be limited to 5 feet high to provide viewsheds. The need for higher separation features shall be accomplished through a combination of berms, walls, and fences. See Table A-2 for specific Design Standards for the Ridge Road corridor.

2.7.2 Collector Streets (e.g., Allen Ranch Road, Gold Rush Parkway, Valley View, Street A, Road D, Road E)

Collector and primary streets such as Allen Ranch Road, Gold Rush Parkway, Valley View, Street A, Road D, and Road E traverse a wide variety of landscape types and character of the GRR-Project from the more natural character of native open space to the built environment of the golf course, residential, and the resort. Landscaping on collector streets shall present a natural feel that harkens to locally-native oak woodland, chaparral, and savanna habitats. To integrate the built elements into the open space elements, trees shall be planted in groupings of the same species with space between the groupings for additional plantings of large shrubs or smaller trees. This can include trees along the edge of the golf course and open space areas and move to a more regular, linear form adjacent to the built areas. Smaller streets located within individual villages are allowed a more "formal feel," with trees placed at regular intervals along each neighborhood street, under-planted with flowering shrubs and groundcover.

Viewsheds (spaces between the tree groupings) shall be retained at appropriate points along each length to provide visual access and connection to GRR-Project features such as views of preserved open space, the golf course, the community clubhouse, and the resort area. Preserved views shall be wide enough to ensure that the desired elements may be viewed at the driving speed typical for each roadway. Understory shrub and groundcover plantings shall consist in form and species typical of those in locally-native habitats. In areas where streets abut or cross open-space areas, viewsheds into the open space areas shall be created by increasing tree and shrub spacing and to emphasize the connection of the community with the natural landscape. See Table A-2 for specific Design Standards for landscaped areas along collector streets.

2.7.3 Primary Streets (e.g., local streets within the Villages and Loop B)

The primary differences between primary streets and those in the more "public" areas of the GRR-Project are varying road widths, the presence or absence of parking, and the architectural style of the particular

neighborhood. In order to emphasize the integration of the natural landscape into the more structured landscape of the community, the natural feel of open space areas shall be incorporated into the understory plantings along these streets by placing plants in irregularly spaced and sized groupings.

Although the treatment for streets shall be similar, the plant species chosen and plant spacing shall be based on the type of architectural style present. For example, Spanish Eclectic would incorporate plants typical of the Mediterranean region.

The same primary street tree species (or combination of two or three species) shall be used throughout each major section (or street) in order to ensure continuity of design expression. A minimum of one primary street tree shall be planted in the park strip in front of individual residences. Where there is a side yard adjacent to the street, a minimum of one primary street tree shall be planted as well.

A minimum of five secondary tree species shall be planted to provide a variety of color, texture, and growth habit. As with the primary street trees in this category, the majority of these trees will be planted in the park strip at the front of each neighborhood residence. Secondary trees shall be planted only in cases where the park strip can accommodate the growth habit of at least one primary tree and at least one secondary tree. See Table A-2 for specific Design Standards for landscaped areas along primary streets.

2.7.4 Rural Roads (e.g., Loop C)

Rural roads along preserved open space shall be landscaped to closely follow existing locally-native habitats, using primarily locally-native oaks and pines as listed on the plant list. The understory planting shall be locally-native species. Large locally-native oaks shall provide the predominant character of rural road corridors, but smaller secondary tree and shrub groupings may be used as warranted to enhance the natural quality of the corridor, as well as to provide variety and views into the development. See Table A-2 for specific Design Standards for landscaped areas along rural roads.

2.8 Entrance Features (Common Areas)

Entrance features consist of a combination of plant materials, hardscape elements (such as walls and/or monuments), and signs. Entrance features are intended to provide a rhythm to the streetscape and create a defining element that reinforces the overall design theme of the GRR-Project. Design of the entry features shall emphasize locally-native plants and materials. Enhanced landscape and hardscape features derived from a themed palette of monuments, walls, pilasters, raised planters, fountains, plazas, and/or other architectural elements may be incorporated into the entry features of the GRR-Project.

Where intersections function as entrances, whether at the GRR-Project entry or an entrance to individual villages, these entrances shall be characterized by changes in the type and placement of the landscaping elements as well as placement of structures, entry signs, and monuments. Character of the entrance will change as greater emphasis is placed on the complexity and type of landscape design.

The following standards are common to entry features and gateways in the GRR-Project:

- In order to create a safe environment, visibility and clear sight lines shall be maintained at entrances and gateways as necessary. Landscaping plans shall consider future growth and maturation of plants to minimize the need for ongoing pruning, trimming, or other vegetation management that maintains visibility, sight lines, public safety, and clearance at intersections, curves, traffic lanes, sidewalks, trails and utilities.

- Annual "color beds" are prohibited in GRR-Project entry landscapes. Color effect shall be achieved through use of other plant alternatives, such as locally-native perennials (i.e., California poppy), ornamental plants with distinctive foliage color, or perennial shrub species that have extended flowering periods.

- Entry feature landscapes shall reflect the natural setting of the GRR-Project through the application of themed landscape planting. The themes will complement the oak woodlands and savannas and other natural habitats of the GRR-Project.

- Landscaping shall reflect naturalistic layouts and forms with emphasis placed on developing a rich and diverse plant palette with no single species dominating.

- In choosing ornamental species, those that complement the colors, textures, and growth habits of the locally-native species are preferred.

2.9 Specific Entrance Features Design Standards by Entrance Type

The GRR-Project has a hierarchy of three types of entrance features: 1) GRR-Project Gateways, 2) Village Entries, and 3) Neighborhood Entrances. The larger and more complex designs with a greater emphasis on native plant species are reserved for GRR-Project Gateways. Smaller and less complex designs with more ornamental plants will be found at Village Entries and Neighborhood Entrances.

2.9.1 GRR-Project Gateways

GRR-Project Gateway entry features are critical to communicating the theme of the site. GRR-Project Gateways are the most significant in the hierarchy of entrance features in the GRR-Project. Located along major roadways at GRR-Project edges, these gateways give a pronounced entrance statement into the GRR-Project. GRR-Project Gateways are characterized by hardscape and landscape elements that establish the GRR-Project's theme. A combination of architectural elements, water features, plant materials, walls, paving surfaces (within the roadway as well as on adjacent walks and trails), and lighting combine to define the feature.

The following Standards shall apply to GRR-Project Gateways:

- GRR-Project Gateways shall include widened landscape corridors at the street edge that transition to standard landscape corridor width typical for that roadway.

- Creative treatment of "typical" entry feature items such as paving and walls is encouraged.

- Native oak trees may be transplanted and incorporated into entry feature landscapes. Uses may be found for some of the oak wood and natural stones that will be removed during grading.

- Material selections offer an opportunity to represent hundreds of years of site history, including Native Americans, mining, and ranching activities. Use of native materials in the design of entry features shall be creative and where possible authentic (e.g., the incorporation or re-creation of stone walls in the GRR-Project).

- Recommended entry feature materials include:

- Stones from the standing rock walls on site shall be retained in place or used as a part of entry feature landscape elements where feasible;
- Materials specified for entry features shall be rot-, weather-, and insect-resistant;
- Material selections shall complement the overall design intent of the GRR-Project;
- Painted wood elements are discouraged in lieu of transparent and semi-transparent stains and wood preservatives; and
- Materials used shall be commercial grade or better for durability and maintenance.

- GRR-Project Gateway signs:
  - GRR-Project signs shall be incorporated into the entry feature;
  - Builder and or developer names and or corporate logos shall not be included in the sign;
  - Sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed;
  - No epoxy-mounted elements are permitted;
  - Forms of uplighting of signs, trees, monuments, or other features shall be discouraged;
  - Uplighting of signs and monuments must be approved by the Gold Rush Ranch Architectural Review Committee (GRRARC) and lighting equipment and design shall be subject to requirements of the Dark Sky Guidelines (i.e., *Simple Guidelines for Lighting Regulations for Small Communities, Urban Neighborhoods, and Subdivisions from International Dark-Sky Association*, [www.darksky.org]) and outdoor artificial lighting standards in the GRR-SP.
  - GRR-Project identification signs are permitted on entrance features. Sign text shall only be permitted to identify the name of each neighborhood or individual GRR-Project subdivisions.
  - Signs, including those related to commercial and vacation homes use, as well as temporary construction, marketing, and sales signs, are regulated by the City.
  - Signs shall be consistent with the following materials:
    - Backlit raised aluminum letters,
    - Dimensional letters,
    - Cast concrete signs,
    - Engraved stone,
    - Bronze castings, and
    - Custom crafted metal signs.

2.9.2 Village Entries and Neighborhood Entrances

Generally, Village and Neighborhood entrance features are to be located in "corner clips" (triangular landscape corridor enlargements at street intersections). Village entries are intended to provide a formal entrance into individual residential subdivisions within the GRR-Project neighborhoods. Village entries may begin to reflect the individual theme of the specific neighborhood to which they are attached. A combination of architectural elements, plant materials, walls, paving surfaces (within the roadway as well as on adjacent walks and trails), and lighting combine to define the feature.

Village entries shall include the following elements:

- Corner clip landscaping with plantings visually compatible with adjacent landscape corridors;
- Location at the entrance to a village or intersection of a village road and a collector street;
- Thematic walls or other hardscape features such as trellises, raised planters, pilasters and that are consistent with the GRR-Project's theme;
- Signs identifying the village's name. Signs may be incorporated into a wall or fence.

2.10 Neighborhood Features

Neighborhood features are streetscape elements that visually reinforce the streetscape theme within the village. As such, the individual landscape and hardscape themes for these features may differ within each neighborhood. The intent is that their overall appearance be complementary to one another and consistent at the village level. They may be located at dominant intersections, parks, or other prominent village features.

- Neighborhood features are enlarged landscape areas added to the landscape corridors;
- Neighborhood features are intended to provide subtle reinforcement of the village theme;
- GRR-Project signs may be included in these features that provide directions, label GRR-Project amenities (i.e., parks), or designate a route to the clubhouse or commercial center;
- While locally-native species are still encouraged, annual "color beds" are permitted for neighborhood features.
- Neighborhood monuments:
    - May be located at a significant way point along a trail or street;
    - May include thematic walls or other hardscape features such as trellises, raised planters, and pilasters that are consistent with the GRR-Project's theme;
    - May include signs for various purposes; and
    - Shall not impact site distance requirements for automobiles and other vehicles.

3.0 Trails (Common Areas)

3.1 Accessibility

- Motorized vehicles are prohibited from designated bicycle and pedestrian trails, with the exception of maintenance and emergency vehicles;
- Paved trails shall comply with the Americans with Disabilities Act Accessibility Standards (ADAAG);
- Trails that are constructed from natural porous materials will be accessible by pedestrians and mountain bikers only;
- No equestrian trails will be provided within the GRR-Project.

3.2 Trail Design

- Trails shall be designed to complement the natural setting of the GRR-Project.
- Wherever possible, alignments shall follow land contours and avoid areas that may be adversely affected by increased pedestrian use, including wetlands, streams, springs, riparian corridors, sensitive wildlife habitats, cultural resources, steep slopes, and erosive soils.
- Trails shall remain outside the 10-year flood plain areas except for necessary crossings. Crossings shall be situated and designed to minimize the length of trail in floodplains, streams, and wetlands.
- Paved trails shall be multi-modal, allowing access for bicycles, pedestrians, roller-bladers, and skateboarders. In some cases, paved trails may be posted to allow NEV/Golf Cart users.
- Trails through permanently preserved open space shall be constructed of decomposed granite or locally-native material.
- Trail design shall provide enough privacy to not disturb residences, but allow for residences to monitor the trail when trails are in residential areas.
- Along the trail, benches shall be provided as rest areas.
- Trails shall be constructed to be free from debris or obstacles that may harm the trail user.
- For safety and visibility, the minimum vertical clearance and clear path width shall be eight feet.
- Trail design, including width, materials, and grades, shall be adapted for different uses, such as walking, hiking, bicycling, and multiple modes. Primary trails connecting the community shall accommodate emergency vehicle access.
- Trails shall be designed to prevent erosion of the trail surface and the surrounding environment.
- Placement of drainage ditches or grates shall be placed in a way as to not endanger trail users.

3.3 Landscaping Along Trails

- Installed plants along trails shall be locally-native species.
- Planting designs shall be aesthetically pleasing and provide for year-round pleasure and safety of the residents and visitors of the GRR-Project.
- Accent planting may be provided at trail intersections, overlooks, seating areas, or other areas where emphasis on a landscape element is desired.
- Locations of installed trees and shrubs shall take safety considerations and surveillance into account for the protection of trail users.
- Root barriers shall be installed when trees are planted closer than ten feet to an impervious element or when required by a certified arborist.
- In order to create a safe environment, visibility and clear sight lines shall be maintained along trails as necessary. Landscaping plans shall consider future growth and maturation of plants order to minimize the need for ongoing pruning, trimming, or other vegetation management that maintains visibility, sight lines, public safety, and clearance.

3.4 Trailheads

- The City shall designate trailhead access points as necessary when trails are adjacent to commercial, retail, and office areas.
- Trail amenities shall be provided at each trailhead. Amenities may include rest rooms, trashcans, shade structures, pet waste stations, benches, water fountains, bicycle racks, emergency equipment, wayfinding or directional signs, and picnic areas.
- Trail entrance barriers shall be:
    - Placed at the trailhead to prevent motor vehicle access;
    - Removable, such as knock-down bollards, to allow access for maintenance vehicles;
    - Wide enough to allow passage of wheelchairs, bicyclists, and pedestrians; and
    - Set back from streets a sufficient distance in order to allow emergency and maintenance vehicles to pull completely out of traffic lanes while unlocking barriers.
- Plants and other elements shall be placed so as to not to obstruct necessary sight distances. Where sight distance needs to be maintained, trees shall have at least eight feet of vertical clearance below the canopy and shrubs shall be a maximum of three feet in height.
- At trailhead intersections with roads, a clear sight triangle of 25 feet shall be maintained.
- Trailhead staging areas shall be located near a roadway and provide access to the trailhead.

- Parking shall be provided at each trailhead staging area. The required amount of spaces will be based on the expected demand of the trail, but not serve as an overflow parking lot for other land uses.

3.5 Trail Signs

- Trail signs shall be placed at trailheads to provide the user with regulatory information for the trail, trail etiquette, maps of the area, general information, emergency contact information, hazards on the trail, and safety information.

- Signs shall be placed on roadways to notify users of a trail crossing and at intersections of trails to aid the user in direction finding.

- Signs, such as mile markers, shall be placed along the trail. Educational or interpretive signs can be placed to identify historical areas, places of interest, or give history of the area.

- Trails within the GRR-Project will be constructed through open space where the natural characteristics of the site shall be maintained to the highest degree possible. It is anticipated that trails through the open space will require at least a moderate level of understanding concerning dangers and risks associated with hiking on trails with minimal improvements. Warning signs shall be placed at trailheads indicating hazards typical of unimproved trails, i.e. unstable footing, trail damage, natural obstacles, or where established clearances are not met.

- Signs shall conform to applicable GRR-Project Standards, such as but not limited to, the Americans with Disabilities Act Accessibility Standards, Manual on Uniform Traffic Control Devices (MUTCD), and the California Highway Design Manual.

- Signs shall be legible for speeds and distances appropriate for their placement.

3.6 Trail Lighting

- Lighting, primarily for user safety, shall be provided at trailheads, parking areas, near roadways, and at intersections of trails and roads.

- Trail lighting shall conform to the Dark Sky Standards in the GRR-SP and *Simple Guidelines for Lighting Regulations for Small Communities, Urban Neighborhoods, and Subdivisions from International Dark-Sky Association* (www.darksky.org).

3.7 Trail Fencing

- Fencing along the trails shall only be provided if deemed necessary for reasons such as areas of special concern, sensitive areas, safety reasons, and private property.

- Fencing shall be open to provide safety and to allow the trail user to access scenic views.

4.0 Bikeway Network

The pedestrian/bikeway system shall provide connections between the residential and non-residential neighborhoods in the GRR-Project as shown in GRR-SP Figure 3.2.

The pedestrian/bikeway system in the GRR-Project shall be designed and built to provide connections to built, proposed, or planned City-wide or regional bikeway trails as shown in the Amador County Regional Transportation Commission's 2006 *Amador County Pedestrian and Bicycle Master Plan* (prepared by Moore Iacofano Goltsman, Inc., available at www.actc-amador.org/pdf/projects/Amador%20County%20Bicycle%20and%20Pedestrian%20Plan_1.pdf)

The bicycle network consists of three classes:

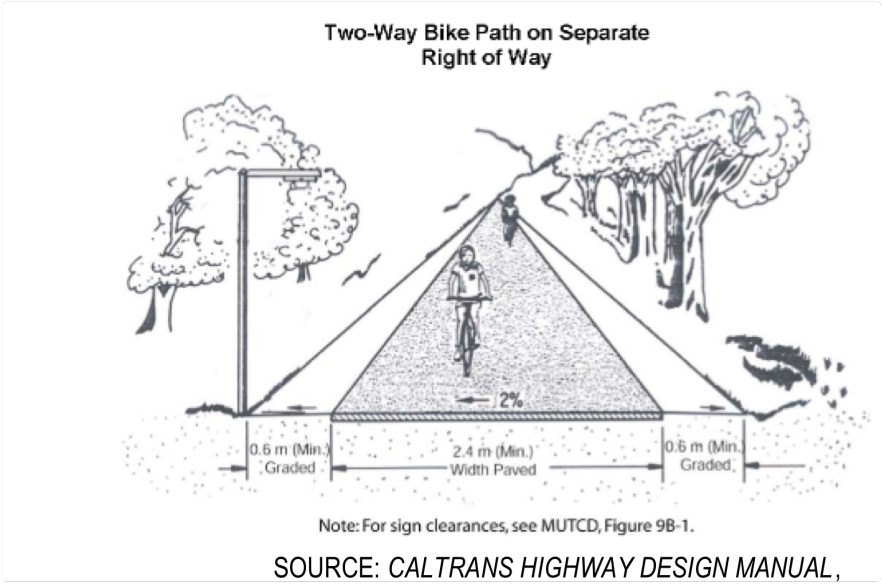
1) Class I Bike Paths: six-foot wide trails with compacted earth or decomposed granite surfaces, typically located in parks and open space corridors.

2) Class II Bike Lanes: eight-foot wide grade-separated paved routes located along collector streets.

3) Class III Bike Routes: defined through signs on residential streets and do not have formal lane striping.

Typical design details for Class I Bike Paths and Class II Bike Lanes are shown in Figure A.12.

Site plans for individual village parcels shall include specific areas for connections to bike paths when parcels abut open spaces and where consistent with the trails master plan as shown in GRR-SP Figure 3.2.



SOURCE: *CALTRANS HIGHWAY DESIGN MANUAL*, CHAPTER 1000, "BIKEWAY PLANNING AND DESIGN"

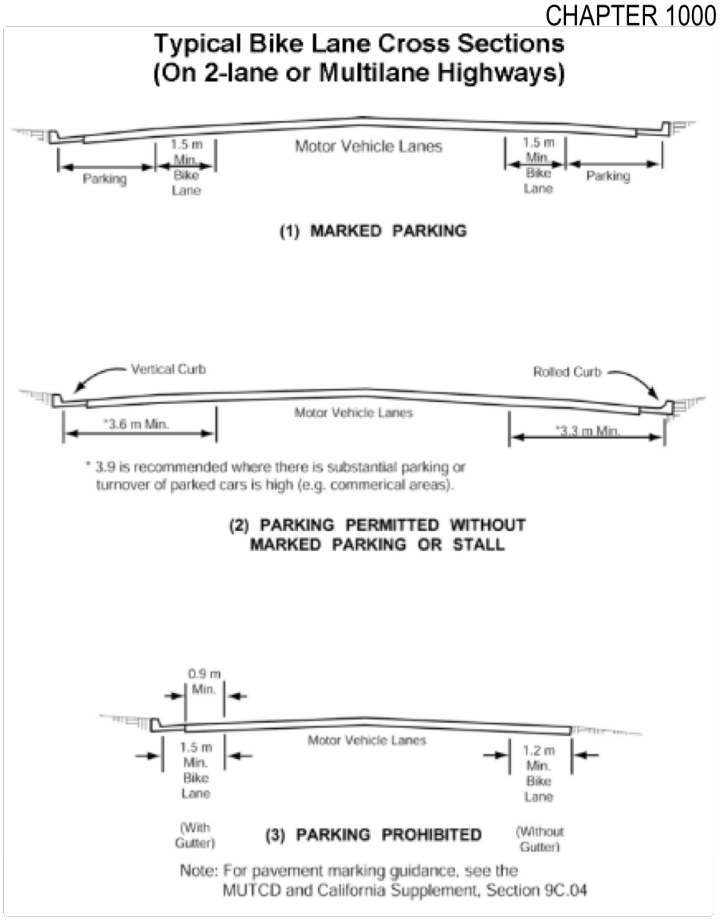


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FIGURE A.12

SPECIFIC PLAN AREA

DESIGN DETAIL FOR BICYCLE PATHS & LANES

GOLD RUSH RANCH

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5.0 Golf Cart and NEV Standards (Common Areas)

The GRR-Project has incorporated design standards to accommodate NEV (Neighborhood Electric Vehicles) and electric golf carts on roads and streets to provide alternate forms of transportation. The following design Standards governs the accommodation of golf carts and NEVs within the GRR-Project.

5.1 NEV/Golf Cart Lane Designs and Classifications

5.1.1 NEV/Golf Cart Routes

- NEV/golf cart routes are permitted on streets within the GRR-Project when the maximum posted speed limit is between 25 and 35 miles per hour. There shall be no exclusive lanes for NEVs.

5.1.2 Golf Cart Paved Paths

- Golf cart paved paths within the playable areas of the golf course will only be accessible to users engaged in a golf game and authorized maintenance and service staff.

5.2 NEV/Golf Cart Crossings

- NEV/golf cart crossings zones are permitted other than during darkness, on a street (other than a State Highway) that has a posted speed limit of 45 miles per hour or less and that is immediately adjacent to a golf course (California Vehicle Code (CVC) 21115 and CVC 21115.1).
- NEV/golf cart crossings shall be at an angle of approximately 90 degrees to the direction of the roadway.
- Crossings outside of the GRR-Project shall be done at signalized or stop controlled intersections.
- Carts shall cross the intersection in the right-hand travel lane.
- Dedicated crossings for golf carts shall be provided subject to the City Engineer's discretion based on a site-specific review.
- Crosswalks dedicated for pedestrians and bicycles shall not to be used by golf carts or NEVs.

5.3 NEV/Golf Cart Parking

- To promote golf cart travel, golf carts shall be given preferential parking at common facilities including retail centers, commercial centers, and parks.
- Dedicated parking stalls shall be seven feet by 15 feet.
- At retail and commercial centers, there shall be at least four dedicated spaces and two charging stations per 100,000 square feet plus one additional space for each additional 40,000 square feet.

- At passive recreation parks, there shall be three dedicated spaces for the first five acres plus one space for each additional two acres.
- At trailheads, there shall be at least three dedicated spaces for the first trail mile, and one space per additional trail mile.
- At residential parks, there shall be two dedicated spaces for the first acre plus one for each additional acre.
- The number of dedicated spaces may vary with larger size structures and/or user demand.

5.4 Signs and Pavement Markings

- GRR-Project recommendations for placement of NEV/golf cart signing and pavement markings are listed in Table A-3 below. Sign designations are subject to change when adopted by Caltrans).

Table A-3: Golf Cart/New Electric Vehicle (NEV) Sign Placement Standards

Sign Type	Placement Recommendations
SG-bb, Golf Cart Community Sign	Along streets entering the GRR-Project.
SR-y, No Golf Carts/NEVs	Entrances to public streets within the GRR-Project that will not have golf cart/NEV lanes or will not be designated as an NEV route. The sign shall be placed on the right hand side of the roadway, 25 feet past the intersection so it is visible to operators before entering the public right of way.
SR-yy, Golf Cart/NEVs Prohibited beyond This Point	Below the SR-y No Golf Cart/NEVs symbol sign for added emphasis.
SG-aa, Golf Cart/NEV Route	On streets which have been designated as golf cart/NEV routes. The sign shall be located at the far side of street intersections and at a maximum of one-half mile intervals on continuous residential streets.
SW-aa, Advanced Golf Cart/NEV Crossing	50 feet in advance of an un-signalized crossing.
SW-bb, Golf Cart/NEV Crossing	Where golf carts or NEVs cross the road at locations other than a signalized intersection.
W-cc, Golf Cart/NEV Crossing	Below the SW-bb golf cart/NEV crossing symbol sign or the advanced golf cart/NEV crossing sign (SW-aa) for added emphasis

6.0 Walls and Fencing

Walls and fences throughout the GRR-Project serve multiple functions. They may be employed in mitigating nuisance environmental impacts such as noise and light pollution, or aid in providing effective separation for some incompatible land uses. They provide security, privacy, and a visible delineator of separate land uses and ownership within the GRR-Project.

There are five basic types of walls and fences that will be approved for varied uses in the GRR-Project. Each of these fence types is limited in its approved use. Approved wall and fence types are described both in general applicability and construction below. Please refer to Zoning Ordinance Section 18.10.100 for requirements on fences in private areas.

6.1 Walls and Fencing Common Areas Design Standards

- For lots and properties adjacent to the golf course and preserved open space, either open fencing or no fencing shall be required. Exceptions being that wall fence combinations are acceptable as long as knee wall heights do not exceed two feet (2') above finished grade. Acceptable privacy barriers for lots and properties adjacent to the golf course include landscape berms and walls less than 3.5 feet in height.

- A wall or fence that is to be painted, stained, or have a surface treatment applied and is within public view shall submit color and material samples to the GRRARC for approval prior to construction to insure that colors and materials selected are in keeping with the overall GRR-Project's design theme.

- Masonry and rock walls shall be used on primary applications of walls and fences such as environmental nuisance mitigation, land use separations, privacy, and security. Masonry and rock walls may be used for application specified in this plan.

- Retaining walls shall be made of locally native, natural, or other materials with colors and textures that blend with the existing natural landscape;

- Retaining walls exceeding five feet in visible height shall be broken into multiple terraced walls. Terraced walls shall include landscaping on terraces.

- Landscaping shall be required adjacent to visible walls greater than 5 feet in height.

- For walls 3.5 feet in height or taller, a maximum of thirty feet of run is allowed before a design "break" is introduced, such as a column, change in wall texture and/or color, horizontal jog, or section of open fence. Exceptions may be granted by the City based on the mass of the column(s) and the length of the runs.

- For walls less than 3.5 feet, a maximum of sixty feet is allowed before a design "break" is required. Exceptions may be granted by the City based on the mass of column(s) and the length of the runs.

- For walls constructed within the GRR-Project, samples of materials and colors will be submitted to the GRRARC for approval prior to construction.

6.1.1 Materials

- Wall materials and design theme shall be consistently applied throughout individual neighborhoods.

- Materials used in the construction of fences and masonry and rock walls shall be rot-, weather-, and insect-resistant.

- Acceptable materials include, but are not limited to, brick, split face concrete block, cultured stone, natural stone, themed precast concrete, and concrete masonry units (CMU) as a base material for stucco or other decorative surface application.

- Vinyl fence that mimics wood privacy fence is not allowable except on a case-by-case basis as approved by the GRRARC.

6.2 Wood Fencing Standards

Two types of wood fencing are specified for use in the GRR-Project: standard wood fences, located in areas that are less visible from public view; and enhanced wood fences, generally located in areas with prominent public visibility. Both fence types are intended to provide security, screening, and privacy.

6.2.1 Standard Wood Fence

- Standard wood fences are typically located adjacent to parks, adjacent lots, or other areas with limited public views.

- When used as a privacy or security screen for non-residential zones, the maximum height is six feet. In residential zones, Zoning Ordinance Section 18.10.100 requires that the maximum height above finish grade is six feet for fences located in the required rear or side yards and four feet for fences located in the required front or street side yard.

- In cases where the fence serves as a purely decorative element or as a physical boundary marker in non-residential zones, varying height is acceptable.

- Typical sections may be eight to ten feet in length supported by four-by-four posts. Alternative designs of wood privacy fence are encouraged providing they serve the purpose of privacy and security. A typical "good neighbor" fence detail is provided that will serve as a minimum standard (see Figure A.12 for detail). Alternate designs may approve on a case-by-case basis by the GRRARC.

6.2.2 Enhanced Wood Fence

- The enhanced wood fence is a variation of a standard wood fence with decorative columns at regular intervals. This fence type is typically located along collector streets at the back of the landscape corridor, usually where residential lots back or side onto the street.

- Masonry columns shall be used for enhanced wood fences at each side of neighborhood vehicular and pedestrian entrances so as to visually define openings. They shall be used at each angle point (change in direction) to enhance wall aesthetics.

- Columns are encouraged at regular spaced intervals along lengths of fences, no more than thirty feet apart. Larger intervals may be allowed provided the mass of columns are proportional to the spacing.

- Columns shall be constructed of weather-, rot-, and insect-resistant materials complementary to the wood fence.

- Acceptable materials may include but are not limited to: split block, brick, stone, cobble and stucco finish. The column material and fence design shall be consistently applied throughout individual neighborhoods.

- Standards associated with a standard wood fence shall apply to the enhanced wood fence.

6.3 Open Fencing Standards

- Open fences are intended to provide a nearly transparent barrier at developed edges adjacent to open space parcels.

- Materials in open fence types shall typically be dark in color to diminish their presence as a foreground element.

- They may serve for security and safety uses within the GRR-Project. Depending on the interface, open fencing may be used between open space areas and the rear and side property line of residential parcels, along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels.

- Open fences may be used to separate different functions within landscape corridors (for example, to restrict access of bikes and motorized vehicles) and at other miscellaneous locations within the GRR-Project.

- Open fencing may be used as a decorative element or to delineate paths and circulation. There are four types of open fencing approved for use in the GRR-Project:

    - Tubular steel (wrought iron),

    - Post and cable,

    - Wood rail, and

    - Chain link/mesh fence.

6.3.1 Tubular Steel Open Fence

- The standard tubular steel fence is preferred for most open fence applications.

- An enhanced version of tubular steel fence that incorporates masonry columns or a combination of columns and wall is encouraged in areas within prominent public view or are associated with public areas within the GRR-Project.

- Open fencing shall be between 2.5 to 8 feet in height and constructed of tubular steel (wrought iron). In residential zones, Zoning Ordinance Section 18.10.100 requires that the maximum height above finish grade is six feet for fences located in the required rear or side yards and four feet for fences located in the required front or street side yard.

- Brick or other masonry columns may be used as an optional detail with tubular steel or wrought iron fences.

- Standard tubular steel fences may be combined with masonry wall applications.

- Both sides of fencing are to be addressed aesthetically if they are visible from streets.

- Combinations of tubular steel fencing and masonry wall shall not exceed eight feet. In residential zones, Zoning Ordinance Section 18.10.100 requires that the maximum height above finish grade is six feet for fences located in the required rear or side yards and four feet for fences located in the required front or street side yard.

- Tubular steel fence shall be dark in color in order to diminish its presence as a foreground element.

6.3.2 Post and Cable Open Fence

- Post and cable fences are typically the simplest and most cost effective constructions for fence. This category includes barbed wire livestock fence. Post and cable fences have limited applicability for most GRR-Project needs as they are not generally effective for privacy, security, or environmental mitigation methods. They do find applicability as safety barriers, separating some land uses, delineating protected areas, defining property boundaries preventing vehicle access and as a decorative landscape element.

- Post and cable fencing shall not exceed four feet in height except on a case-by-case basis as approved by the GRRARC. In residential zones, Zoning Ordinance Section 18.10.100 requires that the maximum height above finish grade is six feet for fences located in the required rear or side yards and four feet for fences located in the required front or street side yard.

- Barbed wire fences are acceptable in limited application, namely, at GRR-Project boundaries where the purpose of the fence is for restricting movement of livestock, both sides of the fence are expected to remain open space for at least 10 years or more, and both sides of the fence are out of the general public view.

6.3.3 Wood Rail Open Fence

- Wood rail fences are reminiscent of stockyard and ranch house and plantation fences from the turn of the century. Styles varied significantly based on region but typically included formal white three rail fences in eastern states, rough lodgepole post and rail fences in Rocky Mountain states, and split rail cedar fences in Pacific coast states.

- Wood rail fences may be applied as an area boundary or as a decorative element in landscape applications.

- The GRR-SP's context allows for most of the types and styles listed above except that finishes will be limited to transparent and semi-transparent stains and wood preservatives.

- Painted wood rail fence and vinyl fences that mimic wood rail are not permitted except as approved on a case-by-case basis by the GRRARC.

- Wood rail fences shall not exceed four feet in height unless approved by the GRRARC on a case-by-case basis. In residential zones, Zoning Ordinance Section 18.10.100 requires that the maximum height above finish grade is six feet for fences located in the required rear or side yards and four feet for fences located in the required front or street side yard.

6.3.4 Chain Link or Other Mesh Open Fence

- Chain link or an alternate mesh fence shall only be used when it may be demonstrated that there is not a feasible alternative provided for in these Design Standards. There are applications where chain link or mesh fence is the most appropriate for a given application. The GRR-Project may include appropriate uses, including tennis courts and golf course maintenance facilities.

- Chain link or mesh fencing and associated posts and hardware shall be constructed using dark colored vinyl-coated materials of the same color.

- Chain link or mesh fencing shall have a taught cable in lieu of a pipe as a top rail.

- Where privacy slats are specified, they shall be of the same color as the fence.

- The maximum height shall be consistent with the proposed use.

- A proposed installation of chain link or mesh fence shall be reviewed and approved by the GRRARC.

6.4 Soundwalls

Where soundwalls are required for screening, noise attenuation, and security reasons, these elements shall complement the GRR-Project's rural setting and shall be heavily landscaped and screened from the public right-of-way.

- Berming along soundwalls shall create the appearance of soundwalls no taller than five feet. In a case where additional height is required for sound or light nuisance mitigation, physical separation from the nuisance source may be used in combination with the wall to achieve the desired result.

- Additional landscape setbacks, street trees, and accent trees at entries are strongly encouraged to improve the appearance of the soundwalls.

- Soundwalls shall be constructed of natural materials, such as natural woods, common brick, stone, river rock, clinker brick, and wooden beams, rather than chain link. Concrete, including split face block, or other contemporary materials, are acceptable as long as they appear natural.

- Soundwalls shall be architecturally treated on both sides.

- Soundwalls shall incorporate standards to provide for wall inserts and/or decorative columns or pilasters to provide relief.

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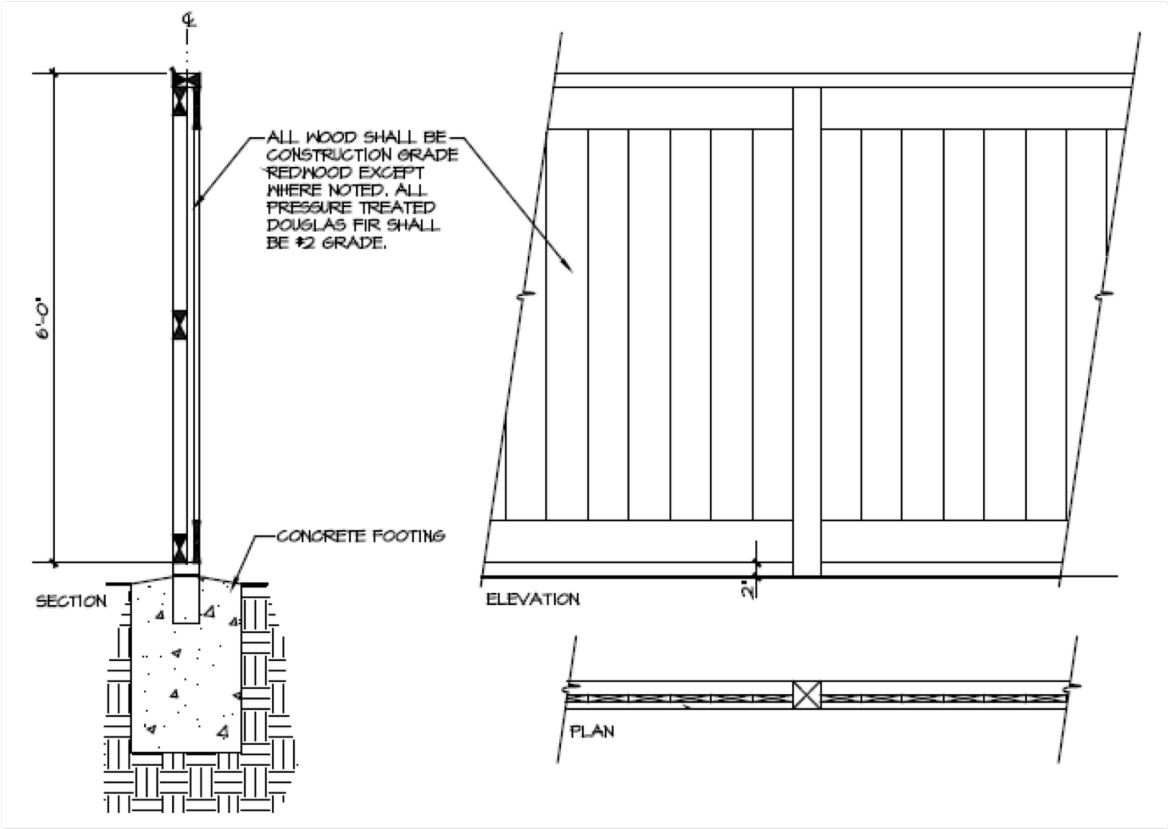

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FIGURE A.13

SPECIFIC PLAN AREA

DESIGN DETAIL OF STANDARD WOOD FENCES

GOLD RUSH RANCH

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7.0 Artificial Lighting Design Standards (Common Areas)

7.1 General Standards

- Artificial lighting within the GRR-Project shall be placed to provide for the safety and welfare of GRR-Project residents and users per City requirements.
- Lighting shall allow for nighttime safety, security, and enjoyment for outdoor usage.
- Lighting shall have a consistent and themed appearance throughout the development that maintains an overall cohesiveness of the GRR-Project.
- Outdoor artificial lighting applications, designs, and fixtures shall conform to *Simple Guidelines for Lighting Regulations for Small Communities, Urban Neighborhoods, and Subdivisions from International Dark-Sky Association* (www.darksky.org), unless exempted as listed below in Section 6.9 or by the GRRARC.
- Light spillover and glare onto adjacent properties shall be kept to a minimum.
- Light poles shall be no taller than 20 feet in parking areas and along roads and streets and 12 feet for pedestrian areas.
- Lights shall be adequately spaced to provide enough light, but still reduce glare and light escaping into the night sky.
- Lights shall not illuminate above the horizontal plane of the light source.

7.2 Hillside Lighting

- Lighting shall be designed to preserve the hillside environment and minimize the visual effects with low intensity and minimal area coverage.
- Area wide lighting that illuminates the hillsides shall be prohibited.
- Exterior lighting adjacent to preserved open space shall be designed such that only landscaped and developed areas are lit and the open space areas remain unlit.

7.3 Timing

- Lighting curfews shall be established to minimize effects from lighting and allow for dark sky conditions.
- Lights not important for safety and maintenance functions, including architectural, landscape, and accent, shall be subject to being turned off at a time deemed appropriate by the GRRARC.
- The Clubhouse, Hotel, Vacation Ownership, and Mixed Use Commercial area may be exempt from the curfew with approval of the GRRARC.

- Field lighting for nighttime use of the golf course, driving range, putting greens, and tennis courts shall be prohibited in the absence of a site-specific design, lighting study, and environmental review.

7.4 Parking and Security

- Lights used for parking and security purposes shall have fixtures that are top and side shielded to aid in reducing glare and spillover (light trespass) onto nearby properties and roadways.

7.5 Buildings

- "All night" artificial lighting deemed necessary for security and maintenance shall be shielded to minimize reflection off of building surfaces.
- Accent lighting providing for dramatic effects and architectural detailing shall be subject to lighting curfew requirements.
- Lights inside the building and display lights outside shall be turned to minimal levels outside of business hours, with the exception of security lighting.
- Attached lighting, security lighting, and accent lighting in single family homes shall be focused and directed in a manner that will not "spill" above the eaves of the home or trespass onto adjacent properties.

7.6 Landscape Lighting

- Accent lighting in landscape areas shall be of limited use and shielded to prevent glare.
- Accent lights will be subject to lighting curfew requirements.
- Walkway and security lighting near trees shall be placed at or below the average tree canopy level for the area to allow adequate safety of trail and walkway users.
- Lighted bollards will be the preferred method of lighting lengths of trail and walkway adjacent to, or within, residential areas that are not provided for by street lights.
- Lights shall not be placed near wildlife crossings, allowing for nocturnal animals to have a safer passage through the crossing.
- Road and trail under crossings shall not incorporate artificial lighting to facilitate safe animal movement.

7.7 Fixtures

- Fixtures shall conform to Dark Sky Guidelines (*Simple Guidelines for Lighting Regulations for Small Communities, Urban Neighborhoods, and Subdivisions from International Dark-Sky Association* [www.darksky.org]).
- Lights shall have hoods, shields or other design elements that direct the light downward and avoid spillover to adjacent areas.

- Full cutoffs (shields) shall be enforced to minimize the amount of lumens released into the night sky.
- Fixtures shall complement the style of the building and enhance the surrounding areas and landscape theme.
- Fixtures shall be creatively designed, attractive, vandal resistant, readily replaceable, and durable.

7.8 Type

- Lighting selections shall not include low or high sodium light fixtures, mercury vapor, or halide lighting.
- Searchlights, other than for emergency purposes, are prohibited.
- Lights shall be of appropriate intensity to insure the safety of pedestrians and other users.

7.9 Exceptions Provided without Need of Appeal

- Exception is made to the lighting Standards to provide for law enforcement and emergency personnel.
- Exception is made for the illumination of the flag of the United States of America, which shall be illuminated at night.
- Exception is made for swimming pools and other water features generally accessible after dark for the safety of pedestrians and users. Accent lighting for these features may still be subject to the lighting curfew.
- Exit signs, entrance signs, and other signs shall be illuminated, but shielded to prevent trespass of light.
- Lighting of ramps and stairs for safety of users shall be provided at all times.
- Exceptions are provided for holiday lighting as deemed appropriate by the GRRARC or other designated authority and shall not be limited to curfew, as long as light trespass does not occur.
- Exceptions are provided for fence locations and design to facilitate the safe passage and movement of wildlife at designated road crossings and to minimize wildlife-vehicle collisions. Heights of fences may vary for the different types of animals. Fences can vary from one foot to eight feet, from small animals to large animals.

8.0 Unique Land Use Interfaces

8.1 Residential Village Interface with Open Space and Parks (Common Areas)

Residential subdivisions in the GRR-Project are subject to the design requirements contained in the City's Subdivision Ordinance. Given the extensive residential interface with the GRR-Project's system of open space preserves, several additional design considerations must be employed. Open Space areas are a defining feature of the GRR-Project; this feature shall be integrated into the residential neighborhood design. To this end, the following criteria shall be employed when reviewing the street design and subdivision layout of each residential subdivision:

- Each neighborhood shall provide access to adjacent parks, permanently preserved open space, and pedestrian parkway corridors at locations appropriate for the purpose.
- A subdivision's internal street system shall be designed to allow residents to walk easily to residential parks and nearby passive recreation parks (Parcels T and U, aka Large Lots 20 and 21).
- Residential parks shall front on at least one single-loaded residential street to provide visibility, create open access for residents, and incorporate the amenity into the surrounding neighborhood.
- Residential subdivisions located adjacent to permanently preserved open space shall provide visual and physical access to the open space. This standard shall apply where a pedestrian or bike path is provided, but is encouraged in other instances to improve each neighborhood's visual and physical access to the open space system.
- Where residential subdivisions are located adjacent to permanently preserved open space, a variety of alternative street patterns and residential lot configurations shall be used to achieve visual and physical access to open space areas. These alternatives allow for a more direct connection to the open space.
- See Section 6.1 for design standards for fences between residential lots and open space areas.

8.2 Commercial Interface with Surrounding Areas

8.2.1 Commercial Interface with Open Space (Parcels V and Z)

Commercial sites adjacent to open space areas have unique opportunities to take advantage of this amenity in their site design and building orientation. Development of these parcels shall encourage as much interaction between the Commercial and Open Space land uses by using the following Standards to shape each GRR-Project's design:

- Buildings shall not "turn their back" to the open space preserves. Buildings shall be oriented to the open space areas to take advantage of outward views and, where appropriate, small plazas and pedestrian circulation will be oriented to the open space.
- Retaining walls along the open space edge shall not create a visual or physical barrier between the two land uses.

- Outdoor spaces shall be incorporated into GRR-Project design and include elements such as plazas, patios, outdoor seating, or gathering areas that are oriented to the open space and take advantage of viewsheds.

- Pedestrian access shall be provided to the open space area, especially for connection to the adjacent bike/hiking path.

8.2.2 Commercial Interface with Residential Areas (Parcel R)

- Truck unloading/loading and solid waste collection areas shall be located a minimum distance of 100 feet from residential properties;

- Circulation routes within commercial areas shall be located a minimum of 25 feet from residential properties;

- HVAC equipment within the commercial core area shall be located within enclosed mechanical rooms or otherwise shielded with solid barriers;

- Where commercial land uses are separated from residential areas by local streets, loading activities shall be limited to the opposite sides of the buildings from residential uses.

8.2.3 Golf Course Maintenance Yard Interface with Surrounding Areas (Parcel S)

- The orientation of the bays shall face due east.

- The building shall be constructed a minimum of 100 feet from the western property boundary.

- The building shall be constructed of the same materials utilized in the construction of the golf course main clubhouse except that split face block may be used in lieu.

- The storage bins utilized for storage of golf course materials (sand, soil amendments, etc.) shall be located on the east side of the building.

- The path for access to the course from the maintenance facility shall be from either the east or the south side of the facility.

- The west side of the building shall be screened from view by durable planting materials selected from an approved plant palette selected by the City staff.

8.3 Unique Residential Setback Conditions (Parcel-Specific)

8.3.1 Residential Setbacks from Lands Zoned Agricultural (Villages A, B, C & M)

Agricultural-zoned land in Amador County abuts the GRR-Project north and/or west of Villages A, B, C & M. Historic agricultural use in this area has been livestock grazing. Tilling, spraying, and other intensive agricultural activities are not typical of this area. Due to this adjacent use, the following Standards shall apply to these affected parcels:

- Separation between residential and agricultural uses shall be provided by a minimum 100-foot buffer to the livable areas of the structure in neighborhoods immediately abutting agricultural-zoned lands. This buffer includes existing/future roads, landscape corridors, and rear yard setbacks.

- The 100-foot buffer shall not be required if agricultural land use is converted to a land use compatible with residential adjacent to these parcels prior to construction.

- A standard wood fence or similar structure consistent with the fencing design Standard in this document shall be required between individually-owned residential parcel and agricultural-designated land.

8.3.2 Residential Setbacks from Collector Roadways (Villages A, B, C, F, & P)

To ensure that residential land uses adjacent to collector roadways have an appropriate setback, a special residential setback has been developed. For those lots that are adjacent to collector roads, an additional 15 feet is required.

8.3.3 Grading Considerations (Villages M & N)

The following design Standards apply to parcels that contain un-forested slopes steeper than 30 percent, along with the requirements of the geotechnical engineer:

- Grading on a single lot shall be no more than 25 percent of the gross site area.

- Coverage of the lot by impervious surfaces shall not exceed 20 percent of the gross lot area.

- The quantity and quality of off-site drainage shall not exceed the quantity and quality of existing off-site drainage.

9.0 Special Considerations (Common Areas)

This section addresses GRR-Project elements that may not be addressed as a part of the design Standards for the GRR-Project or specified land uses.

9.1 Bridges and Large Culverts Special Design Consideration

- Culverts and/or bridges with a diameter of 30 inches or greater must have a high-quality architectural design, enhanced with details such as thematic stone cladding, decorative railing and lighting, and similar elements.

- Culverts shall be constructed with a natural bottom to facilitate maintenance of natural hydrology, geomorphology, and wildlife movement.

- Attachment C, Wildlife Habitat Management Plan, contains design standards for wildlife-friendly undercrossings.

9.2 Sewer Lift Stations

Sewer lift stations have potential of being aesthetic-odor-, or noise-related nuisances in a neighborhood. It is anticipated that some lift stations may be necessary within the GRR-Project. The following Standards are intended to minimize potential nuisance of a sewer lift station:

- Sewer lift stations will be placed a minimum of 100 feet from the nearest residence.

- Sewer lift stations will be positioned within open space or parks and as much outside the view of the general public as possible.

- Landscaping such as large, perennial shrubs, in addition to walls, fences, and/or berms, shall be used to screen the facility and its associated equipment and buildings.
- Mechanical equipment such as pumps, fans, and transformers for a sewer lift station will be housed in a building designed to minimize noise associated with the facility.
- Design, maintenance and operation of the sewer lift station will incorporate odor-controlling technology that has proven dependable, efficient, and financially feasible.
- Sewer lift station sites will be kept clean and free of debris, vehicles, and materials storage not specifically needed for the operation of the station itself.

9.3 Scenic Ridgeline Development Guidelines

A ridge is defined as a landform where elevation is at its highest and contours drop away on either side to form a valley or drainage feature. A ridgeline has the characteristic of exhibiting a prominent "skyline" or silhouette against an open sky when viewed from different vantage points. A scenic ridgeline exhibits a prominent skyline when viewed from prominent public access points. Not every ridge is a scenic ridgeline. The intent of these Standards is to provide a set of standards for areas in the GRR-Project that are identified as scenic ridgelines.

Two lots within the GRR-Project contain visible scenic ridges: Lot 5 (Village E-3) and Lot 2 (Village B). The following are supplemental design Standards for Scenic Ridge Zones Lot 5 (Village E-3) and Lot 2 (Village B). Lotting, street layout, and building design will conform to other applicable Standards. In the scenic ridge zones, the following standards will apply.

- Ridgeline developments shall be designed to minimize visual impact by using neutral, natural colors (white may be used only as an accent color) that blend in to the surrounding area, non-reflective glass, metal and roofing materials, and varied roof lines. Emphasis will be placed on roof lines that present the rake of the roof parallel to the existing natural grade.
- Structures located within the ridgeline area shall not exceed 35 feet in height from lowest elevation of finished or natural grade, whichever is most restrictive, to the top of the structure.
- No structure shall rise above the crest of the visible ridge.
- A landscape plan shall be required and shall make use of trees designed to reduce visual impacts.
- Landscaping shall be added to screen structures in view from public roads.
- Revegetation and reforestation will use locally-native plant species.
- Revegetation or reforestation will be completed during the first planting season after construction of required improvements and maintained thereafter.
- Utilities shall be located and installed in such a way that reduces damage to the natural environment.
- Design of the road system shall minimize impacts on scenic quality.
- Building sites shall be downgrade of ridgelines.

- Structures and rooflines shall follow or mimic the contour of the ridge as feasible.
- The exterior of structures (including roofs) shall use muted and subdued earth-tone colors that blend in with the natural landscape.
- Appropriate sediment and erosion control measures shall be used throughout the zone to prevent erosion.
- Slopes of 66 percent or greater shall be permanently preserved and prohibited from development.
- Site grading shall not alter existing prominent geological features of the ridgeline silhouette.
- Driveways shall be designed to follow the contours of the terrain to minimize grading and to prevent erosion.

9.4 Minimum Energy Conservation Standards

- Structures constructed as part of the GRR-Project shall comply with California Energy Star Standards or a similar energy savings program.
    - California Energy Star Standards require that built structures exceed Title 24 California Code of Regulations energy efficient ratings by 15 percent or more.
    - This standard may be met through a combination of energy efficient designs, materials, materials and appliances, including but not limited to:
        - Effective insulation;
        - High performance windows;
        - "Tight" construction and ducts;
        - Efficient heating and cooling equipment; and
        - The use of natural heating and cooling methods such as passive solar design and geothermal heat pumps.

9.5 Crime Prevention Through Environmental Design Standards

Architectural and landscape design for all development within the GRR-Project shall be designed in accordance with documentation provided by the International Crime Prevention through Environmental Design (CPTED) Association.

10.0 Parks (Common Areas)

The design and theme of the GRR-Project is centered on clustering development within permanently preserved conservation and open space preserve (COSP) lands. The GRR-Project's residential population at full buildout is estimated to be 3,181 residents. The City has approximately 1.4 acres of developed park sites per 1,000 City residents and has a parkland dedication requirement of 5 acres per 1,000 residents. To be consistent with the City's existing park service standard, the buildout of the GRR-Project must include at least 4.5 acres of developed park sites and 16 acres of dedicated parkland.

The developed park sites requirement shall be met through the provision of residential parks in several large-lot, residential subdivisions (see section 10.1 below). Residential parks are within walking distance (0.25 mile) of residences and provide basic recreational amenities and developed play areas. The remainder of the dedicated parkland requirement will be met through the dedication of 21.1 acres in passive recreation park sites: Lot 20 (Parcel T, 8.8 acres) and Lot 21 (Parcel U, 12.3 acres). Passive recreation parks in the GRR-Project carry the theme of natural open space and passive, low intensity uses with minimal development.

10.1 Residential Parks

- Residential parks shall be designed, planned, and developed as a part of the small-lot subdivision design and permitting process;
- The GRR-Project shall include a minimum of 4.5 acres of residential parks developed and distributed within the large-lot residential parcels of the GRR-Project as listed in Table A-4;
- Dedicated parklands shall be completed with turf areas prior to the development of one hundred or one half of the residential lots (whichever is less) in the residential neighborhood in which they are located;
- Design Standards for dedicated residential parklands are as follows:
    - Situated in central location(s) within each single-family residential neighborhood within the GRR-Project as listed in Table A-4 (residential custom lot areas may be excluded);
    - In locations of high visibility from surrounding residences and roadways;
    - In locations approved by the Planning Commission and City Police Department prior to approval of small-lot subdivision maps within the GRR-Project;
    - A minimum of one-half acre and a maximum of one acre in size;
    - A minimum of one half of each dedicated parkland site shall be graded to create relatively level play field areas (with slope as required for drainage) with a minimum resulting regular-shaped turf area of 5,000 square feet;
    - Additional design and operation criteria for residential parks are as follows:
        - Hours of usage: Between dawn and dusk;
        - Parking: On street if necessary;
        - Lighting: At the entrance and at significant structures, including play area structures if provided;
        - Specific improvements and amenities may vary, but typical developments shall include, but are not limited to:
            - Sidewalks and paved paths;
            - Play structures;
            - Picnic facilities benches;
            - Park identification signs;
            - Turf grass playfields;
            - Drinking water fountains; and
            - Half or full basketball courts.

Table A-4. Distribution of Residential Parks in the GRR-Project.

Residential Large-Lot Subdivision

Lot	Village	Residential Parks Required
1	A	1
2	B	1
3	C3	1
5	E2	1
5	E3	1
9	I	1
10	J	1
11/12	K/L	2
	Total in GRR-Project	**9**

10.2 Passive Recreation Parks

The GRR-Project includes two passive recreation parks totaling approximately 21.1 acres (Parcel T, Lot 20, 8.8 acres; and Parcel U, Lot 21, 12.3 acres). These parks will primarily serve as places to access the GRR-Project's extensive trail system. The following elements shall be incorporated into the design of these parks:

- Operating hours: Between dawn and dusk;
- Parking: Onsite paved parking adjacent to the street. There shall be three dedicated spaces and facilities associated with NEV/Golf cart use and bicycle use for the first five acres plus one space for each additional two acres;
- Lighting shall be provided at trailheads and parking lots;
- Specific developments and amenities may vary by site, but typical developments shall include the following elements:
    - Unpaved walking trails;
    - Observation stations, with benches;
    - Interpretive and wayfinding signs;
    - Picnic facilities;
    - Park identification signs; and
    - Park regulation signs.

10.3 Community Park

A community park having at least 15 acres of usable area shall be located in or adjacent to the GRR-Project. The park is designed to provide a broader range of active and passive facilities and use areas, including structured recreation facilities such as sport fields. Community parks can provide indoor facilities to meet a wider range of recreation interests.

Design Standards for the community park are as follows:

- At least two-thirds of the site should be available for active recreation use. Adequate buffers or natural open space areas should separate active recreation areas from nearby homes.
- The site should be visible from adjoining streets and have a minimum of 400 feet of street or road frontage.
- Parking Requirements: Dependent upon facilities provided.
- Permanent restrooms are appropriate for this type of park.

Specific improvements and amenities may vary, but typical developments shall include, but are not limited to:

- Sport fields, such as baseball or soccer fields;
- Children's playgrounds;
- Restrooms;
- Tennis courts;
- Trail systems;
- Group picnic areas;
- Large picnic shelters;
- Performance space, such as a stage area or band shell;
- Small skate park;
- Special facilities such as an indoor recreation center or pool;
- Water playground;
- Community gardens;
- Interpretive signage;
- Natural area/greenspace; and
- Indoor recreation center or other indoor recreation space.

11.0 Design Review Standards

11.1 The Gold Rush Ranch Architectural Review Committee (GRRARC)

The Gold Rush Ranch Architectural Review Committee (GRRARC) shall be established and be charged with approving architectural design for new single-family residential construction. The GRRARC shall be appointed by and serve at the will of the homeowners association and be composed of property owners

from the GRR-Project, local architects, and individuals from the local real estate development community, with the majority of the members drawn from the GRR-Project. The GRRARC shall be composed of three or more members, as decided upon by property owners in the GRR-Project. An architect or other design professional may serve on or act as a consultant to the GRRARC.

The role of the GRRARC and the Design Review Standards apply to single-family residential neighborhoods in the GRR-Project. Multi-family residential, commercial elements, and public spaces in the GRR-Project (e.g., the golf course, vacation ownership, mixed use, commercial buildings, roadways, trails) are subject to review by the City of Sutter Creek. Major alterations or repairs to existing structures, construction of unattached buildings, fencing, or other features that may be visible to the general neighborhood shall be subject to review and approval. The GRRARC shall develop and publish a prescribed process of review and approval of alterations, design, and materials. The GRRARC will review designs, concept plans, and construction documents to assure:

- Primary site design issues have been adequately considered;
- Excellence in architectural design;
- The special landscape potential of the home site is addressed; and
- Compatibility and integration with surrounding land uses.

11.2 Design Review and Approval Process

The GRRARC has authority to approve or disapprove individual building and landscaping designs for single-family residential homes. The GRRARC will use Section 1.0, Architectural Design Standards, for the purpose of review, but may individually consider the merits of designs due to special conditions that, in the opinion of the GRRARC, provide benefits to the adjacent areas, the specific site, or to the community as a whole. The GRR-Project's Covenants, Conditions, and Restrictions (CC&Rs) do not list specific design items necessary for design approval. The GRRARC does not seek to restrict individual creativity or preferences, but rather maintain within the overall community the aesthetic relationship between homes, natural amenities, and surrounding neighbors. As the community matures, these key relationships will become increasingly important, requiring coordination through the design process.

11.2.1 Application for Approval

Prior to construction activity, property owners, or agents must submit to the GRRARC an Application for Approval of such work. Approval by the GRRARC must be received prior to the start of clearing, grading, construction, or landscaping. The authority of the GRRARC to approve or disapprove building and landscape designs is provided by the CC&Rs. Variances from the Section 1.0, Architectural Design Standards, may be permitted on a case-by-case basis.

Section 1.0, Architectural Design Standards, outline the design intent, basic requirements, and processes to be followed by the GRRARC in reviewing and approving architectural, site, and landscaping designs. Professional designers and builders should be acquainted with the Architectural Design Standards, GRR-Project, and County Codes and Regulations, and demonstrate an understanding of the quality and standards that will be required in the GRR-Project. A licensed architect, engineer, and landscape architect shall prepare plans and designs.

11.2.2 Pre-Design Submittal Meeting

To establish the design concept, owners, builders, and/or architects should schedule a Pre-Design Submittal Meeting to informally discuss with a representative or representatives of the GRRARC to

discuss and consider approaches, ideas, designs, and to review preliminary design sketches. The Pre-Design Submittal Meeting is intended give the owner, builder, and design team sufficient direction to prepare the Conceptual Design Submittal. An owner and/or builder may appoint a personal representative to attend meetings and process designs but residential property owners and/or builders are encouraged to be present.

During the Pre-Design Submittal Meeting, the GRRARC will review, with the owner or agent, the design approach to confirm the intent of the Architectural Design Standards and the appropriateness of the design concept. Adherence to the Architectural Design Standards and applicable government regulations is the sole responsibility of the owner. Before beginning the design process, the City of Sutter Creek Building Department shall be contacted to clarify regulatory questions.

11.2.3 Conceptual Design Submittal

Homeowners, builders, or their representatives shall provide a Conceptual Design Submittal to the GRRARC for review. The Conceptual Design Submittal shall consist of four sides of the exterior elevation drawings, including a material list, color palette, floor plan, conceptual landscape plan, and site plan, showing existing and proposed grades, property lines, proposed fencing, and building setbacks.

The Conceptual Design Submittal package shall contain two (2) sets of the following:

1. Floor plans, drawn to scale.
2. Conceptual exterior elevations with enough detail to allow the GRRARC to make an effective review of the design.

These items may be in sketch form and drawn to scale, that is, drawings of a preliminary nature, and need not have dimensions and details. Critical dimensions shall be included for the following items:

3. A site plan, drawn to scale, showing:
    a. Property lines.
    b. Existing grades, trees, rock outcroppings, and other significant resources.
    c. Home location, setbacks, and easements.
    d. Driveway and turn-around locations and dimensions, guest parking locations.
    e. Decks, patios, and/or outdoor living space, including location and size.
    f. Fence and wall locations.

4. Conceptual landscape plans showing:
    a. Hardscape materials, including material types, textures, and colors.
    b. Conceptual planting plan, including a plant list with botanical name, common name, size, quantity, and spacing indicated.

5. The completed Application for Approval.

    Builders shall submit a completed Application for Approval, along with the plans described above, to the GRRARC. The GRRARC will review the designs and contact the builder within 30 calendar days. If needed, an informal meeting will be scheduled to review the Conceptual Design Submittal.

6. Review and Processing Fee/Deposit.

    To ensure that a thorough review is provided to builders and that the highest architectural and design standards are met, the GRRARC may, at its discretion, retain the services of architects,

engineers, landscape architects, and/or inspectors. To cover the costs of the GRRARC and insure against damage to Gold Rush Ranch due to construction, builders are required to submit the Review and Processing Fee/Deposit, currently assessed at $4,000 at the time of GRR-Project adoption. Of this amount, $1,000 represents a fee to the GRRARC for services, which will not be returned. The remaining $3,000 will be held as a deposit until a construction inspection is completed. Upon inspection, if no damage occurred to other property in the GRR-Project as a result of construction, the $3,000 deposit will be returned. If the GRRARC finds that damage has occurred, the cost for repairs will be taken out of the deposit. The costs for repair services will be based on a time and materials basis with a full accounting provided to the builder. Unspent deposit will be returned to the builder. In the event that cost for damage repair exceeds the $3,000 deposit, an invoice will be provided to the builder. If a builder elects not to submit a preliminary design for comments, the Fee/Deposit will be due upon the submittal of the Final Design Review application.

The GRRARC may update the Review and Processing Fee/Deposit as needed to reflect market conditions.

11.2.4 Final Design Review and Approval

After preliminary review and approval of the materials, colors, and design concept, the builder or builder's agent must submit a final set of blueprints (construction documents), a detailed site plan of the home(s), including grading and drainage plans, and a fencing, landscaping, and irrigation plan showing type, size, and quantity of plant material, for final design approval.

The GRRARC's Final Design Review procedure is structured for a 30-day review period. Applicants must submit two (2) sets of final construction plans as defined below, and two copies of the Application for Approval to the GRRARC.

Construction documents, i.e., final plans drawn to scale, shall include the following information:

1. Grading Documents:
   The grading plan shall be prepared to comply with GRR-SP guidelines, particularly those contained within Attachment H, Grading Standards, and with the City of Sutter Creek grading standards.
   a. Existing topography and the proposed finish grades. The grading plan must include drainage information including swales, retention areas, berms, and erosion control measures and quantity of excavation, if required. The City of Sutter Creek engineer must approve the grading plan before earthwork begins.
   b. First floor and basement floor elevations must be shown with respect to the site grades.
   c. Indicate driveway widths, drainage culverts, pipes and headwalls, mailbox location, sidewalks, patios, fences and walls, air conditioning condenser unit, and garbage enclosure locations.
   d. Show rear deck size with stairs to the lower grade.
   e. Show site conditions including terrain, trees to be retained, and trees to be removed on the plan.
   f. Show proposed structures.
   g. Show the lengths, designs, height, finish, and location of walls (retaining and freestanding) and fences.

2. Landscape and Irrigation Plan:

a. The irrigation plan must include the point of connection to the water source, pipe location and sizes, head and drip emitter locations, zone limits, controller, pressure reducers, and back flow preventer locations.
b. Landscape plans must show trees, shrubs, ground cover, and lawn locations, and be drawn to scale. Plans should include a plant schedule listing common and botanical names, height and width minimums, container size, quantity, and typical spacing if applicable.

3. Site Plan Requirements:
    a. Indicate decks, patios, stoops, retaining walls, trash enclosures, air conditioning screening, front entry step sizes, and driveway areas.

4. Architecture First Floor Requirements:
    a. Indicate materials and finishes, and interior spaces of the first floor.

5. Second Floor Plan (if proposed):
    a. Indicate lower roof projections, roof overhangs, chimney locations, and interior spaces.

6. Roof Plan:
    a. Indicate roof areas and corresponding slopes and gutter and downspout locations.

7. Building Elevations:
    a. Building elevations shall be drawn along with floor plans to match the site plan orientation.
    b. Articulate elevations, including hidden elevations, with finishes, window types, trims, and fascia details. Show the proposed finish grades against elevations, garbage screens, air conditioning location, screens, decks, rear stairs, and the maximum height from the first floor to the uppermost roof peak.
    c. Provide private samples or a materials board with the exterior color scheme and material selections, including brick, stone, siding, and roof tile samples.

8. Specifications and Construction Schedule:
    a. Final construction specifications and construction schedule may be included on drawings or in book form.

9. Approval:
    a. If the GRRARC or the applicant so desire, meetings between the owner and/or their agent and the GRRARC shall be held to review GRRARC comments.
    b. When required revisions are minor, signatures shall be affixed to the comments sheet attesting to such and one (1) set of documents shall be returned to the owner marked "Approved as Submitted" or "Approved as Noted." Plans needing to be extensively modified shall be denied and will have to be resubmitted.
    c. Upon approval, the GRRARC will write a letter to the applicable owners, stating the final approval of the designs.
    d. The applicant must acquire building permits from the City.

The GRRARC will retain the final drawings until construction is completed and compliance with approval verified. If work has not started or a continuance not received by the owner or owner's agent within three (3) years from approval, the approval will then automatically expire.

Revisions required by the City of Sutter Creek building department must be re-submitted for final review by the GRRARC and construction may not proceed until approved.

11.3 Construction Guidelines and Standards

Upon final design approval from the GRRARC, the plans will be ready for building permit application and construction. Other requirements include:

1. The acquisition of a building permit from the City of Sutter Creek.

2. Previously collected funds will be utilized to repair damage caused by construction personnel or equipment to adjacent property or amenities, or used to clean the construction site if necessary.

3. Construction of driveways shall be prior to the issuance of certificate of occupancy for individual lots. The GRRARC shall review the placement of individual homes and driveways within the GRR-Project. Site improvement plans for lots shall be prepared by a Civil Engineer registered to practice in the State of California, based on the GRRARC-approved site plans and shall include slope stabilization and erosion control methods as per the City of Sutter Creek and GRR-Project standards. Provisions for the disposal of excess fill material shall be incorporated into the individual lot grading and/or building permit(s) filed with the City Building Department.

4. Builders shall maintain construction sites in a neat and orderly fashion, and shall clean up and remove debris on a daily basis. The owner and general contractors shall be responsible for the maintenance and removal of debris by subcontractors employed on the construction site. Activities expressly prohibited by the Design Standards include dumping excess concrete mix on adjacent lots or parcels, and the dumping of waste materials, chemicals, oils, sewage, garbage, paints, insecticides, petroleum, or other chemical products into storm drains and street gutters.

5. Contractors are responsible for providing on-site parking for their work crew's vehicles.

6. Contractors are responsible for erosion control and must comply with designs as approved by the GRRARC. The GRRARC may include more restrictive measures than required by the City, if appropriate for the site.

11.4 Exterior Remodeling and Additions

Exterior remodeling and additions to existing improvements shall be subject to the same criteria as new construction. Information concerning color, site location, architecture, landscaping, tree removal, grading and excavation, roof, height, solar collectors, setbacks, and lighting will be required of the GRRARC before approval for work is given.

Prior to starting work on existing homes or home sites, homeowners must contact the GRRARC to determine which designs will be required for the review process. Fees and deposits will be applicable, but may be reduced or waived if the GRRARC feels the degree of review needed does not warrant the full fee.

11.5 Submittal Fees and Deposits

The Application for Approval, Review and Processing Fee/Deposit, plans, and other materials necessary for the GRRARC to approve a residence must be sent to:

GRRARC
Address to be determined

11.6 Procedural Flow Chart

The outline below represents the steps necessary to complete a residence in the GRR-Project. Deviations from these procedures may cause delays or additional costs.

1. Pre-Design Submittal Meeting
   Pre-Submittal Meeting with the GRRARC for a preliminary review of design concepts is highly recommended, but not required.

2. Conceptual Design Review
   a. Two sets of Preliminary Plans showing:
      i. Floor Plans
      ii. Grading Plan
      iii. Elevations
      iv. Site Plans
      v. Fencing Plans
      vi. Conceptual Landscape
      vii. Application Form
      viii. Review and Processing Fee/Deposit receipt

3. Final Design Review Approval
   a. Two sets of:
      i. Site Plan
      ii. Landscape Plan
      iii. Irrigation Plan
      iv. First Floor Plan
      v. Second Floor Plan
      vi. Roof Plan
      vii. Building Elevations
      viii. Specifications and Schedule
      ix. Color and Material Selections
      x. Application Form

4. Construction Guidelines and Standards
   a. Construction Schedule
   b. Building Permit
   c. Staking and Site Inspection Request
   d. Final Inspection
5. Remodeling and Additions
   a. (Same process as Final Design Review Approval).

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Attachment B
Oak Woodland Management Plan Requirements and Rare Plant Management Plan

1.0 Oak Woodland Management Plan (OWMP) Preparation

An Oak Woodland Management Plan (OWMP) shall be prepared and submitted to the City of Sutter Creek for approval for those portions of the Gold Rush Ranch Project ("GRR-Project") proposed for grading and vegetation removal within oak woodlands. The OWMP addresses three aspects of managing oak woodlands: 1) a description of oak woodland habitats proposed for removal and preservation, 2) an inventory of trees proposed for removal and preservation in development areas, and 3) replanting locally-native trees, as needed.

1.1 Definitions

For the purposes of the OWMP, the following definitions apply:

- Oak woodlands are defined as "an oak stand with a greater than 10 percent canopy cover or that may have historically supported greater than 10 percent canopy cover" (Oak Woodlands Conservation Act, California Fish and Game Code 1361(h));

- Oak woodland habitat type mapping and the calculation of percent canopy cover shall use a 2.5-acre minimum mapping unit;

- Diameter at breast height (DBH) is the tree stem diameter measured in inches at 4.5 feet (54 inches) above grade;

- Tree inventories shall include trees measuring 5 inches or greater DBH (single stem or cumulative if multi-stemmed) (Public Resources Code 21083.4), rooted in or having a portion of their canopy projection dripline area over areas of ground disturbing activities;

- The canopy projection dripline area is the area on the ground directly beneath the furthest horizontal extent of branches in a tree canopy;

- The Root Protection Zone (RPZ) is a circle drawn on the ground with the tree stem at the center with a radius measuring 1.5 feet per inch of DBH;

- The Critical Root Zone (CRZ) is a circle drawn on the ground with the tree stem at the center with a radius measuring 0.5 feet per inch of DBH;

- Comparable oak woodland habitat to be preserved is defined as oak woodland habitat with similar species composition and within 20% of the canopy cover of the removed woodland.

1.2 Qualified, Independent Professionals

The OWMP shall be prepared by independent professionals working under the direction of the City of Sutter Creek at the sole expense of project applicants. Professionals shall be qualified based on their

experience and work on subjects consistent with professional standards and licensing requirements. For example:

- A registered professional forester may measure, map, and describe oak woodlands, percent canopy cover, species composition, tree size, and develop an oak woodland restoration plan in permanently preserved open space;

- A certified arborist may inventory trees in construction areas, including mapping and describing species, measuring size, assessing pre- and post-construction tree health, describing construction-related impacts and protection measures, and replanting plans in developed or maintained landscape areas;

- A licensed landscape architect may develop planting, maintenance, and monitoring plans for locally-native trees in developed or maintained landscape areas.

1.3 Lifespan of OWMP Field Data

The schedule of development in the GRR-Project is not known, and buildout may occur over years or decades. In order to provide accurate information about oak woodlands and trees that may be affected in construction areas, field data and measurements should be up to date. The following standards for the useable life of field data are based on the typical growth rates of trees in foothill blue oak woodlands. Blue oak trees average approximately one-seventh to one-eighth of an inch of radial stem growth per year. Consequently it requires an average of seven to eight years of growth to measure a different DBH, or for a four-inch DBH seedling to measure five inches and be counted in the tree inventory.

- Oak woodland and tree field data shall be considered valid for five years after the fieldwork date. After five years, either field verification or a new inventory is required.

- If a catastrophic stand replacement event occurs prior to a site-specific inventory, then Ralph Osterling Consultants, Inc. (2007a) sampling data shall be used to estimate the number, density, and sizes of individual trees in construction areas, and LSA's (2002a) habitat map of oak woodlands and oak savanna data shall be used for estimating oak woodland acreage and percent canopy cover. Oak woodland distribution and percent canopy cover may also be measured on recent pre-disturbance orthrectified aerial imagery of the GRR-Project.

- If a major disturbance event occurs in construction or preservation areas after the OWMP inventory, then the OWMP data remains as the basis for determining offsite oak woodland habitat preservation acreage requirements.

1.4 OWMP Contents

The OWMP shall provide a map and description of oak woodland habitats affected by construction-related activities and oak woodland habitats proposed for permanent preservation.

1.4.1 – Inventory of Oak Woodland Habitats in Construction Areas

The OWMP shall include the following data on oak woodland habitats affected by construction-related activities:

- Acres of oak woodland habitat, average percent canopy cover, and dominant and codominant tree species;
- A qualitative description of the overall health, size structure, and reproductive status of oak woodland habitats, including,
    - Estimated number, density, and distribution of senescent trees, snags, and seedlings (1-4 inches DBH), and,
    - A description of understory plant species composition;
- A description and mapped locations of locally-native trees measuring at least five inches in DBH rooted in or having a portion of its canopy projection dripline area over areas of ground-disturbing activities, including:
    - Individual tree identification number,
    - Species,
    - DBH,
    - Health classification (e.g., good, fair, poor),
    - Construction – related impact (e.g., removal, adverse impact, preservation),
- The following data shall be provided for trees proposed to be preserved in construction areas:
    - Stem location, canopy projection area, CRZ, and RPZ and the placement and type of protection measures (e.g., construction fencing) shown on grading and construction plans;
    - Percentage of CRZ and RPZ affected by construction;
    - Recommended tree protection measures to be implemented during construction, such as limits on excavation and fill, soil aeration measures, staking, pruning, and cabling.

1.4.2 – Inventory of Oak Woodland Habitats in Preservation Areas

For oak woodlands habitats proposed for preservation either within the GRR-Project or outside of the GRR-Project, the OWMP shall provide a map and description of the habitat, including:

- Acres of oak woodland habitat, average percent canopy cover, and dominant and codominant tree species proposed for preservation;
- A qualitative description of the overall health, size structure, and reproductive status of oak woodland habitats, including,
    - Estimated number, density, and distribution of senescent trees, snags, and seedlings (1-4 inches DBH), and,
    - A description of understory plant species composition;
- Land owner, assessor's parcel number, acreage, and legal description of the preserved area;
- The complete text of the conservation easement that describes acceptable, required, and prohibited land uses and management activities based on a site-specific assessment by a qualified registered professional forester. Land uses and management activities in preserved oak woodland habitat areas shall be consistent with the long-term conservation, sustainable use, and natural regeneration of oak woodlands and wildlife habitats. Examples include:
    - Properly managed livestock grazing,
    - Walking, equestrian, or other non-motorized recreational trails,
    - Fuels management,
    - Invasive plant removal,
    - Habitat restoration, and
    - Other low intensity uses;

- Proposed dollar amount of the management preserve trust account sufficient to perpetually maintain land management activities necessary to conserve oak woodlands and promote sustainable levels of natural oak regeneration;
    - An itemized cost estimate and schedule for management actions shall be developed as the basis for the calculation of the preserve trust account. Examples of land management activities to support or sustain oak woodland habitats may include:
        - Repair, construction, or replacement of gates and fences;
        - Livestock management;
        - Browse protection caging of oak seedlings;
        - Removal of non-native invasive plants;
        - Fuel management in wildland-urban interface areas; and,
        - Fuel break construction and maintenance.

1.4.3 – Native Oak Woodland Tree Planting Plan

If needed or applicable, the OWMP shall include the following information regarding a locally-native tree replanting plan:

- Map and description of planting sites, including:
    - Size (acres),
    - Existing vegetation types and tree canopy areas,
    - Hardscape areas, and
    - Site preparation requirements (e.g., mowing, disking, herbicide, fencing, road access);
- Tree planting plans, including:
    - Species and quantities,
    - Genetic sources,
    - Installed size (e.g, seed or nursery container size),
    - Planting density and designs,
    - Soil amendments, and
    - Site access;
- Maintenance plans, including:
    - Type of browse protection and staking,
    - Irrigation system type, design, and operation,
    - Wood chips or mulch,
    - Weeding methods, including methods and frequency;
- Monitoring and reporting plans, including:
    - Frequency,
    - Responsible parties and contact information, and
    - Methods for measuring seedling height, DBH, health, and performance of maintenance activities.

2.0 Permanent Preservation of Oak Woodland Habitats at a 2:1 Ratio

At least two acres of oak woodland habitat shall be preserved for each acre removed in the GRR-Project (2:1). Oak woodlands are assumed to be removed if they are located in a parcel designated for residential, commercial, recreation, or other land uses other than permanently protected open space (COSP). A currently unknown total of oak woodland habitat will be removed in the GRR-Project at buildout, requiring the permanent preservation of comparable habitat at a ratio of two acres preserved to one acre removed (2:1). An estimated 292 acres of oak woodland in the GRR-Project will be preserved within dedicated conservation and open space preserved (COSP) lands in Lots OS-1 to OS-7 (Lots 27-33). The seven COSP parcels vary from 5.4 acres to 205.4 acres in the GRR-Project. After accounting for oak

woodland habitats preserved in the GRR-Project, additional acreage of comparable oak woodland maybe be acquired to be permanently preserved outside of the GRR-Project.

The following Standards apply to the preservation of comparable oak woodland habitats:

- At least two acres of comparable oak woodland habitat shall be permanently preserved by acquisition in fee or perpetual conservation easement for one acre of oak woodland habitat removed or adversely affected in the GRR-Project (2:1 preserved:removed);
- Comparable oak woodland habitat to be preserved is defined as oak woodland habitat with similar species composition and within 20% of the canopy cover of the removed woodland;
- If oak woodlands proposed for preservation are below the comparable canopy cover standard, project applicants may, through mutual agreement with the City, preserve larger habitat areas to make up the deficit in canopy cover such that the preserved oak woodland has:
    - At least twice the total habitat area removed or affected, and,
    - Twice the comparable canopy cover area. The following is an example of how to apply the canopy cover deficit calculation:
        - If a development phase removes 100 acres of oak woodland habitat with an average of 50% canopy cover, that phase removes approximately 50 acres of oak woodland canopy area. Since comparable oak woodlands are defined as having within 20%, or greater, of the canopy cover of the oak woodlands affected by construction, the minimum required preservation area is at least 200 acres of oak woodland averaging at least 30% canopy cover, or at least 60 acres of canopy cover;
        - If the proposed preservation site in this example has only 20% canopy cover, then the preservation site has only 40 acres of oak tree canopy, and a canopy cover deficit of 20 acres. To make up the deficit, the project applicant may increase the preserved acreage to 300 acres of oak woodland with an average canopy cover of 20%, thereby preserving the required minimum of 60 acres of total canopy area;
- Oak woodlands proposed for preservation shall be described in the OWMP and acquired at the minimum 2:1 ratio by project applicants in fee or permanent conservation easement;
- Oak woodland preservation may be implemented on a phased basis or for the buildout of the GRR-Project provided that the standard of 2:1 preservation is met for that portion of oak woodland habitat subject to removal under a grading permit;
- Prior to the City issuing a grading permit, project applicants shall complete the following:
    - Submit to the City for review, and gain approval of, the OWMP for the area under the grading permit;
    - Acquire in fee or permanent conservation easement at least two acres of comparable oak woodland habitats for one acre of oak woodland habitat to be removed or adversely affected under the grading permit or by construction-related activities;
    - Record the conservation easement;
    - Provide a management preserve trust account sufficient for perpetual maintenance of the habitat area;
    - Transfer to the City or City-approved local land trust the title or easement of the preserved oak woodland habitat parcels and the management preserve trust endowment for managing the preserved oak woodlands in perpetuity;
- The preservation of comparable oak woodlands habitats outside of the GRR-Project must occur within western Amador County. Candidate sites are subject to the review and approval in advance by the City.

- There is no minimum size requirement for offsite preserved oak woodland habitats if they are contiguous with other existing preserved open space at least 100 acres in size;
- In order to provide comparable wildlife habitat values if the parcel is isolated from other protected areas, the minimum allowable parcel size of preserved habitats outside of the GRR-Project shall be 20 acres;
- Single, contiguous large sites provide better habitat values for wildlife, are more efficient to manage, and qualify for participation in the California Climate Action Registry. The priority configuration of properties for the preservation of comparable oak woodland habitats outside of the GRR-Project are, in order of priority:
    1) A single parcel or contiguous parcels to satisfy the acreage requirement for the buildout of the GRR-Project;
    2) Multiple parcels each with a minimum of 100 contiguous acres in size. Single, continuous large sites would provide comparable habitat values for wildlife populations and movement corridors as that affected by development in the GRR-Project, be more efficient to manage, and qualify for participation in the California Climate Action Registry;
    3) Parcels less than 100 acres in size but contiguous with other permanently protected open space;
    4) Parcels at least 20 acres in size but isolated from other permanently protected open space;
- The priority locations for preserving oak woodland habitats outside of the GRR-Project are sites that are visible and accessible to the public, and are, in order of priority:
    1) Parcels contiguous with preserved oak woodlands in the GRR-Project;
    2) Parcels within or contiguous to the City of Sutter Creek sphere of influence; and
    3) Parcels within 2 miles of the Sutter Creek sphere of influence.

2.1 Avoidance of Oak Woodland Habitats Within Construction Areas in the GRR-Project

The calculation of removed oak woodland habitat includes the entire area of a parcel subject to grading or development. While individual oak trees may be preserved (see Section 3.1 below), it is assumed the natural habitat values of oak woodlands have been permanently adversely affected in parcels that are not protected as COSP lands. Consequently, retaining individual trees or small groves in residential parcels does not reduce the 2:1 habitat preservation requirement described above in Section 2.0. To avoid impacts to oak woodland habitats and thereby reduce the 2:1 habitat preservation requirement, a parcel must be designated as permanently protected COSP land and contiguous with other COSP lands in the GRR-Project. Retained oak woodlands that are isolated from other oak woodlands in COSP lands are not considered adequately preserved habitats and will not reduce the 2:1 habitat preservation acreage requirement.

2.2 Monitoring and Reporting Requirements for Preserved Oak Woodlands

The oak woodland habitat management endowment holder shall provide a progress report to the City annually. The progress report shall include the following items:

- An accounting of the preserve trust account;
- Land uses and management activities during the reporting period;
- An assessment of observed changes to the health, structure, species composition, reproduction, and habitat quality of the preserved oak woodland habitats;
- Recommended or planned land uses and management activities; and,
- Proposed actions to improve, restore, or sustain oak woodland habitats.

3.0 Tree Retention

Oak woodlands form an important component of the visual resources of the GRR-SP. The existing, mature oak woodlands in the Specific Plan contribute to its distinctive character, look, and feel. Accordingly, the following Standards apply to the preservation of existing native oak trees in the GRR-SP.

3.1 Tree Retention Goals

Oak trees shall be retained in the GRR-Project unless it is demonstrated that to do so is neither feasible nor reasonable. Oak trees form an important component of the visual resources of the GRR-Project. The existing, oak trees in the GRR-Project contribute to its distinctive character, look, and feel. The following Standards apply to the preservation of existing native oak trees in residential, commercial, recreation, and other developed areas in the GRR-Project.

The removal and preservation of oak trees in developed areas shall be consistent with GRR Implementation Measure 3.3-1: Grading plans for the GRR-Project shall comply with Attachment H, Grading Standards, and the following provisions:

a) Grading shall be restricted to roadway and utility infrastructure construction except as otherwise provided in the GRR-SP;
b) Roadways shall be aligned along natural ridges or valleys, be curvilinear, and follow existing contours;
c) Grading, where allowable, shall strive to protect the existing skyline, oak trees, prominent hillsides, riparian corridors, and other topographically sensitive features and shall emulate the natural topography, which is the shape, height, and depth of the land surface;
d) Grading for individual home sites in detached residential areas shall be restricted to that necessary to develop the driveway and individual home site. Proposed grading shall be subject to grading plan review at the time of individual lot development; and
e) Oak trees shall be retained unless it is demonstrated that to do so is neither feasible nor reasonable.

GRR-SP Attachment H: Grading Standards contains several provisions that are consistent with the goal to retain native oak trees in developed areas. Applicable provisions include the following measures related to General Grading Zones, Restricted Grading Zones, and Limited Grading Zones:

2.2 General Grading Zones

- Oak trees will be retained unless it is demonstrated that to do so is not feasible or reasonable.

2.3 Restricted Grading Zone

- Grading of the golf course and parks shall be minimized to retain oak trees unless it is demonstrated that to do so is not feasible or reasonable.
- Individual residential lot grading shall be restricted to the driveway and individual home site.
- Tree removal is limited to individual home building footprint.

2.4 Limited Grading Zone

- Grading, alterations, or disturbances of the existing topography shall be limited to excavation, trenching or pad grading for infrastructure improvements (e.g., water, wastewater, utility), emergency access route, or trails and pathways, and for further environmental mitigation measures or conditions.

- Identified natural open space areas are to remain undisturbed, except for improvements such as pedestrian walkways, or bicycle path improvements.

3.2 Tree Retention Standard

The GRR-Project has a general goal of retaining existing oak trees in developed areas. Namely, oak trees shall be retained in the GRR-Project unless it is demonstrated that to do so is neither feasible nor reasonable. GRR-SP Attachment H, Grading Standards, (Sections 2.2 through 2.4) describes the limited areas in which it is generally considered permissible to remove oak trees in the course of grading for new roads, structures, and infrastructure. Individual residential lot grading shall be restricted to the driveway and individual home site and tree removal is limited to individual home building footprint.

3.3 Tree Retention Monitoring

- A qualified registered professional forester or certified arborist shall conduct a pre- and post-construction health assessment of retained trees, prescribe site-specific tree protection measures, monitor construction activities to verify that protection measures are being implemented correctly;
- The pre-construction health assessment shall be conducted within 1 year prior to construction, and the post-construction assessment shall be conducted during the period not less than two years and not later than three years (2-3 years) after the initiation of ground disturbance in the vicinity of the tree;
- Assessments shall be conducted during an appropriate phenological period to accurately assess and compare tree health and vigor;
- Retained trees are considered adversely affected by construction if any one of the following occurs due to construction-related activities:
    - Tree mortality;
    - >25% of the canopy is removed;
    - The CRZ is disturbed;
    - >35% of the RPZ is affected by ground disturbance; or
    - The post-construction tree health assessment finds a substantial decline in tree health or vigor.

4.0 Native Oak Woodland Tree Replanting

The OWMP shall describe the seedling planting and establishment plan including design, location, species, quantity, site preparation, maintenance, monitoring, reporting, and responsible parties. The plan shall describe how seedling planting and establishment will meet the following Standards.

4.1 Tree Seedling Planting Standards

- Species, planting densities and designs, and maintenance requirements shall be based on ecological compatibility with site-specific growing conditions;
- Seedlings may be planted in a variety of settings suitable for the growth and establishment of locally native trees, including:
    - Developed or maintained landscaped areas in the GRR-Project;

  - Portions of COSP lands in the GRR-Project or offsite oak woodland habitat preservation areas that are not dominated by trees; or
  - In conjunction with other onsite habitat mitigation or restoration measures, such as riparian or VELB habitat restoration.
- The maximum average density is 150 tree seedlings per acre (17 feet on center average spacing);
- In wildland-urban interface areas, seedling planting designs shall be consistent with fuel management guidelines under PRC 4291 (State Board of Forestry and Fire Protection (BOF) and California Department of Forestry and Fire Protection [CalFire]. 2006. *General Guidelines for Creating Defensible Space*) at vegetation maturity and be approved by the Sutter Creek Fire Protection District;
- In natural habitat areas such as COSP lands in the GRR-Project or offsite habitat preservation areas:
  - Trees shall be planted at least 20 feet from buildings and hardscape infrastructure and at least 10 feet from the canopy dripline of an existing tree;
  - Planting shall be in a naturalistic pattern;
  - Seedlings shall be planted within one year of tree removal or mortality due to construction;
  - Installed seedlings may vary in size from seeds (acorns) to small container stock (e.g., 2" x 9" d-pots to 4" x 14" treepots);
- In developed and maintained landscape areas,
  - Trees shall be planted at least 10 feet from the canopy dripline of existing trees;
  - If trees are planted within 10 feet of hardscape, root barriers shall be installed to protect infrastructure and tree roots;
  - Seedlings shall be planted within one year of tree removal due to construction or in the first suitable planting weather after the completion of construction activities;
  - Installed seedlings may vary in size from small to large container stock (e.g., 4" x 14" treepots to 15-gallon containers);
- Seedling genetic stock shall be derived from western Amador County;
- In order to maintain local genetic stock, tree planting may be delayed if a regional acorn crop failure occurs limiting seed collection, and planting would occur during the next suitable planting season after the next available crop is produced;
- Seedlings shall be installed with:
  - Friable native soil, with rocks greater than 1-inch removed, and tamped down and watered in at planting to remove air pockets;
  - Appropriate quantity and type of slow-release fertilizer;
  - All-weather aluminum tag with unique identification number;
  - Browse protection to minimize damage by deer, rodents and other herbivores;
  - A 3-ft. diameter, 4-inch deep watering basin;
  - Wood mulch, chips, or other natural material to retain soil moisture and control weed growth.

4.2 Tree Seedling Maintenance Standards

- Irrigation requirements during the growing season (April 15 – October 15) include:
  - No overhead spray shall be used in contact with seedlings;
  - Drip irrigation is an acceptable method for watering oak tree plantings;
  - Irrigation events shall be sufficient to fill the water basin or thoroughly irrigate the entire root zone via drip irrigation;
  - At least weekly irrigation during Year 1 or as needed based on temperature and precipitation and allowing the soil surface to dry between irrigation events;

  - At least bi-weekly irrigation Years 2–3 or as needed based on temperature and precipitation and to allowing the soil surface to dry between irrigation events;
  - Irrigation shall be provided bi-weekly or as needed Years 4–7 to promote the establishment and growth of seedlings;
- Weeding requirements include:
  - Weed control shall be conducted as needed to maintain a weed free area at least 3 feet from the seedling and vegetation to less than 6 inches in height within 6 feet of the seedling until the seedling is established;
- Browse protection, staking, watering basins, and wood chips or mulch shall be repaired or replaced as needed until the seedling is established;
- Seedlings shall be actively maintained with supplemental irrigation, weeding, and browse protection until established.

4.3 Tree Seedling Survival and Establishment Standards

- Established seedlings are considered to be wind firm, have a good tree-like growth form with a balanced canopy structure, healthy foliage, and no longer reliant on supplemental irrigation, weeding, staking, or browse protection for continued good growth to maturity;
- In natural habitat areas such as COSP lands in the GRR-Project or offsite habitat preservation areas:
  - The survival standard is 100% at the end of Year 4, and at least 70% of seedlings shall be established at the end of Year 7;
- In developed and maintained landscape areas:
  - The performance standard is 100% survival and replacement as needed for the life of the Project.

4.4 Tree Seedling Monitoring and Reporting Plan

The tree seedling monitoring and reporting plan described in the OWMP shall include:

- Map of planting locations, species, number, installed size and materials, and planting date;
- Monthly inspections April – October, Years 1–3 after initial planting;
- Inspections twice during the growing season, April – October, Years 4–5;
- Inspections at least once prior to July 15, Years 6–7 after initial planting;
- Within 14 days after each inspection, a letter report shall be distributed to the project applicant, City of Sutter Creek, and the parties responsible for maintenance describing general observations of growing conditions, maintenance levels, and recommended actions to improve success;
- During September – October of Years 1–7, an inventory shall be conducted recording tree number, height, canopy width, DBH, and overall health and vigor;
- A summary report shall be provided to the City of Sutter Creek and responsible entities by December 1 each year for Years 1–7, including the following information:
  - Seedling survival percentage, growth (height, width, DBH), and health;
  - Irrigation schedule, method, frequency, and quantity;
  - Weed conditions, removal schedule, method, and frequency;
  - Seedlings considered established;
  - Representative photographs of installed seedlings and planting areas;
  - Browse protection performance and condition; and
  - Recommended remedial actions or maintenance to improve site or seedling establishment success.

5.0 Rare Plant Management Plan

Species of rare plants have potential to occur in the GRR-Project and vicinity, especially associated with chaparral, grassland, and wetland habitats. Rare plants are considered those listed under the federal Endangered Species Act, the California Endangered Species Act, the California Native Plant Protection Act (CNPPA), or the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Plants* (Skinner and Pavlik 1994, California Native Plant Society 2008). A list of rare plants with potential to occur in the GRR-Project, their status, and probability of occurrence is provided in Table B-1 below.

Construction activities, including grading and vegetation clearance, may affect special-status plant species in the GRR-Project. Rare plants may be affected by development in the GRR-Project if they occur in areas of offsite infrastructure improvements or oak woodland restoration.

Botanical surveys have identified five individuals of Bisbee Peak rush-rose, a CNPS List 3 species, occurring in chaparral habitats in the western portion of the GRR-Project. List 3 is considered a watch list in that information is required to determine the rarity or threats to the species. Although not found during surveys and considered unlikely to occur, other special-status plant species may occur in the GRR-Project (LSA, 2002c, 2003b; Miriam Green Associates, 2005). No State or Federally listed plant species are expected to occur in the GRR-Project, including species associated with Ione Formation soils. Botanical surveys have not been completed for areas of offsite infrastructure improvements, but reconnaissance level habitat surveys indicate that Ione Formation soils and associated special-status plant species are unlikely to occur.

Prior to the issuance of permits for construction of off-site infrastructure to service the GRR-Project, or for the planting of locally-native trees in natural habitat area, project applicants shall demonstrate to the satisfaction of the City that the Standards listed below have been achieved:

- Prior to the City issuing a permit for construction of offsite infrastructure improvements, or in offsite areas proposed for oak tree planting and oak woodland restoration under the GRR-Project's OWMP above, a qualified botanist shall conduct rare plant surveys in areas of ground disturbance;

- Surveys shall be conducted during the appropriate phenological period to properly identify special-status plant species that may occur;

- Surveys shall be conducted in accordance with the CNPS' (2001) *CNPS Botanical Survey Guidelines* and the California Department of Fish and Game's (CDFG) (2000) *Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities;*

- The results of the survey shall be submitted to the City of Sutter Creek prior to the City issuing grading permits;

- If no special-status plant species occur in the area of ground disturbance, no impacts to special-status plants are expected to occur and no measures are required;

- If special-status plant species occur, the results of the surveys shall be submitted to the City of Sutter Creek and CDFG prior to the City issuing permits, and the following measures are required:

- Development design modifications shall be developed and implemented to avoid or reduce impacts to rare plants;

- If avoidance of rare plant populations is not achieved, project applicants shall consult with the CDFG under Section 1913 (CNPPA) to develop and implement species-specific measures, which may include:

    - Seasonal construction restrictions;
    - Boring below populations;
    - Erection of protective barriers;
    - Collection and relocation of individual plants or seeds;
    - Site monitoring during construction;
    - Site restoration following construction;
    - Restoration of similar habitats in offsite locations;
    - Acquisition and permanent preservation of unprotected populations; and
    - Implementation of construction practices that will avoid specific areas.

Table B-1. Special-Status Species with Potential to Occur in the GRR-Project and Vicinity

Name	Status Fed./State	Habitat
Plants		
Calycadenia hooveri Hoover's calycadenia	-/CNPS 1B	Woodlands and grasslands on exposed rocky soils; blooms July-September. Not found during surveys of GRR-Project and unlikely to occur.
Chlorogalum grandiflorum Red Hills soaproot	-/CNPS 1B	Woodland, chaparral, and lower montane coniferous forests; serpentine and gabbroic soils; blooms May-June. Not found during surveys of GRR-Project and unlikely to occur.
Clarkia biloba ssp. *brandegeeae* Brandegee's clarkia	-/CNPS 1B	Foothill woodland, ponderosa pine forest, and chaparral. Not found during surveys of GRR-Project and unlikely to occur.
Eryngium pinnatisectum Tuolumne button-celery	-/CNPS 1B	Woodland, grassland, and lower montane coniferous forests; in mesic areas and vernal pools; blooms May-August. Not found during surveys of GRR-Project and unlikely to occur.
Helianthemum suffrutescens Bisbee Peak rush-rose	-/CNPS 3	Chaparral, often serpentine, gabbroic, or Ione soil types; blooms April–June. Five plants observed in western portion of GRR-Project in chaparral.
Navarretia myersii ssp. *myersii* Pincushion navarretia	-/CNPS 1B	Vernal pools and mesic grassland; on clay and acidic soils with non-native grassland; blooms May. Not found during surveys of GRR-Project and unlikely to occur.
Perideridia bacigalupi Bacigalupi's yampah	-/CNPS 4	Chaparral and lower montane coniferous forests on serpentine soils; blooms June-August. Not found during surveys of GRR-Project and unlikely to occur.
Sphenopholis obtusata Prairie wedge grass	-/CNPS 2	Lower montane woodland, meadows and seeps on mesic soils; blooms April-July. Not found during surveys of GRR-Project and unlikely to occur.

Listing Status:
- = No status

CNPS Status (Impacts to these species should be disclosed in CEQA documents under Guidelines section 15125(c) and may meet the requirements of the California Native Plant Protection Act [Fish and Game Code 1900-1913]):
List 1B: Rare, threatened, or endangered in California and elsewhere.
List 1A: Presumed extinct in California.
List 2: Rare, threatened, or endangered in California, but more common elsewhere.
List 3: We need more information about this plant (Review List).
List 4: Plants of limited distribution - a watch list

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6.0 References

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Ralph Osterling Consultants, Inc. 2007a. *Tree Inventory Report for Gold Rush Ranch and Golf Resort, LLC, Sutter Creek, California.* April 24, 2007. San Mateo, CA.

State Board of Forestry and Fire Protection (BOF) and California Department of Forestry and Fire Protection (CalFire). 2006. *General Guidelines for Creating Defensible Space*. Adopted by BOF on February 8, 2006. Approved by Office of Administrative Law on May 8th, 2006. BOF and CalFire. Sacramento, CA.

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Attachment C
Wildlife Habitat Management Plan Requirements

1.0 Wildlife Habitat Management Plan (WHMP)

The Wildlife Habitat Management Plan (WHMP) describes guidelines for the preservation, enhancement, and management of wildlife habitats and conservation and open space preserve (COSP) lands in the Gold Rush Ranch Project ("GRR-Project"). The GRR-Project will include an estimated 297.4 acres in COSP lands. Some low intensity uses such as pedestrian and bicycle trails are proposed through portions of the COSP lands, and additional areas may be subject to habitat restoration and fuels management.

The loss of vegetation cover and habitat, the presence of developed areas, and increased human activities will permanently reduce native vegetation and wildlife habitat quality in the GRR-Project. Although reestablishment of vegetation cover in certain temporarily disturbed areas (such as developed parks, landscaped areas, and the golf course) will occur, these areas will provide reduced quality habitat for most native wildlife. Structures, fences, artificial lighting, noise, and roads will create barriers or restrictions to wildlife movement in the GRR-Project. Pesticides and herbicides used for the golf course, public landscaping, and private yard areas may degrade water quality and food sources, which could reduce the ability of common wildlife species to reestablish within the GRR-Project. Human and domesticated pet uses of trails may reduce habitat quality in COSP lands.

1.1 Preparation and Contents of the WHMP

Prior to the City issuing a grading permit for construction in the GRR-Project, project applicants must retain a qualified wildlife biologist to prepare and implement a WHMP. The WHMP is intended to reduce impacts to wildlife habitats and populations associated with construction, and enhance habitat values in the GRR-Project. The WHMP shall demonstrate to the satisfaction of the City that implementation will enhance wildlife habitat value in the GRR-Project.

The WHMP shall include the following elements to be implemented during construction of the Project, including a description of the implementation schedule, methods, and responsible parties:

- Wildlife-friendly crossings (including, but not limited to, over-sized natural bottom box culverts at grade with dry trails for small mammals; directional fencing to focus wildlife movement; landscaping with locally-native species to provide cover) shall be designed and installed where roads cross streams and other drainages and wildlife movement corridors;
- Wildlife impact avoidance, minimization, and mitigation measures to be implemented during construction in the GRR-Project;
- A buffer of natural habitats in COSP lands shall be maintained along Stony Creek and tributary streams and wetlands throughout the GRR-Project;
- Locally-native plants shall be emphasized in landscaped areas and used entirely adjacent to COSP lands;
- Informational brochures shall be developed by qualified biologists and provided to new residents describing wildlife-friendly practices such as:
    - Wildlife-friendly landscaping suggestions;
    - Avoiding landscaping with non-native invasive plant species;
    - Properly disposing of trash and securing trash can lids;
    - Not releasing domestic pets;

  - Maintaining pets in fenced yards and on leashes
  - Not handling or capturing native wildlife;
- The WHMP shall describe a variety of wildlife habitat structures to be installed in COSP lands in the GRR-Project and in offsite preserved oak woodland habitats acquired for developments in the GRR-Project. The WHMP shall map locations and describe types of structures, materials, sources, and construction and installation methods. Types of structures to retain or install may include, but are not limited to, the following:
  - Downed wood or log structures,
  - Mammal dens within log structures,
  - Brush piles,
  - Tree snags,
  - Bat roosting slits, bark flanges, and stumps,
  - Sapwells,
  - Tree cavities and hollow trees,
  - Artificial raptor perches, and
  - Bird houses;
- Large woody debris for wildlife habitat structures shall be derived from construction areas and placed in adjacent COSP lands;
- The WHMP shall quantify the number, density, distribution, and type of habitat structures based on a field investigation by a qualified biologist of habitat values in COSP lands in the GRR-Project;
- The design, size, location, and materials of habitat structures placed in wildland-urban interface areas must comply with *General Guidelines for Creating Defensible Space* (State Board of Forestry and Fire Protection [BOF] and California Department of Forestry and Fire Protection [CalFire], 2006) and site-specific fuels management requirements of CalFire or the Sutter Creek Fire Protection District.

2.0 General Wildlife Habitat Management Standards

The Standards apply to the design, planning, and implementation of general vegetation management, road and trail crossings, drainage under crossings, and avoidance and minimization of impacts to bird and bat species during construction activities.

2.1 Vegetation Management

Vegetation management in COSP lands shall be limited to the following activities:

- Restoration of locally-native vegetation communities;
- Invasive plant control;
- Vegetation removal for the construction of permitted maintenance roads, trails, and utilities;
- Vegetation clearance for safety and maintenance needs adjacent to roads, trails, and structures;
- Other activities consistent with the long-term conservation and enhancement of natural habitats and habitat values for locally-native wildlife species; and,
- Fuel management activities necessary to maintain consistency with wildland-urban interface guidelines established under PRC 4291, *General Guidelines for Creating Defensible Space* (State Board of Forestry and Fire Protection [BOF] and California Department of Forestry and Fire Protection [Calfire], 2006) and site-specific fuels management requirements of Calfire or the Sutter Creek Fire Protection District.

2.2 Road and Trail Crossings

The design and location of road and trail crossings for wildlife species shall be based on site-specific observations by a qualified wildlife biologist and documented in the WHMP.

- Locations of known or observed frequent mammal crossings of roads shall be marked with appropriate warning signs for motorists to reduce the incidence to vehicle-wildlife collisions;
- Signs shall be posted to indicate wildlife crossings in order to encourage drivers and pedestrians to be observant of animals on the roadway or pathway;
- Landscaped areas within 150 feet of wildlife crossing locations shall use only locally-native plant species, and include multiple-layers, including trees, shrubs and groundcovers to provide cover for a variety of wildlife species;
- Fences can be used to help in funneling animals towards a safe crossing for animals;
    - Heights of fences may vary up to eight feet based on the wildlife species;
- The entrances and exits of crossings shall be of a gradual slope;
- To encourage wildlife use of crossings, human presence and artificial lighting shall be avoided or minimized; and
- Lights or reflectors shall be placed a safe distance away from the crossing to divert animals to the crossing.

2.3 Road and Trail Drainage Under Crossings

- Drainage under crossings beneath roads and trails may vary for different areas and types of animals, hydrologic regimes, and channel geometries. Four types of under crossings may be used, in order of preference:
    - Bridges-on-piers;
    - Bottomless box culverts;
    - Standard box culverts; and
    - Pipe culverts;
- Under crossings shall provide an opportunity for terrestrial animal movement on the ground during times of high and low water, such as a small raised pathway of natural material that remains dry during a 10-year flow event;
- Under crossings shall be designed to minimize water pooling that may compromise the safety and accessibility of animals in the under crossing;
- Undercrossing shall be designed and installed to be maintained on grade at the entrance and exit;
- Under crossings shall not incorporate artificial lighting.

2.4 Avoidance and Minimization of Impacts to Nesting Birds

Construction, grading and vegetation removal may affect nesting bird species protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711) and F&G Code (Sections 3503, 3503.5, and 3800). Trees provide potential nest sites for raptors including Cooper's hawk, white-tailed kite, great horned owl, red-shouldered hawk, and red-tailed hawk. Grasslands provide nesting habitat for California horned lark and other sensitive species. Active nests of bird species listed under the MBTA or F&G Code prohibit the take, possession, or destruction of birds, their nests, or eggs. Disturbance that causes nest abandonment and/or loss of reproductive effort could be considered a "take."

The following Standards require avoidance and minimization of impacts to nesting birds by conducting pre-construction surveys and consultation with the California Department of Fish and Game (CDFG) and the U.S. Fish and Wildlife Service (USFWS) if special-status bird species are detected. Avoidance of

vegetation clearance or initiation of new construction during the nesting season will successfully avoid impacts to active nests. Pre-construction surveys to document the presence or absence of active nests, and consultation with responsible agencies to develop site and species-specific protection measures, will avoid or minimize impacts to active nests.

Prior to the City issuing a grading permit, project applicants shall demonstrate compliance with the following Standards:

- The initiation of ground disturbing activities and construction shall not occur during the nesting season (March 1 to August 31) to avoid or minimize impacts to nesting bird species, or
- If vegetation clearing or the initiation of new construction cannot be avoided during the nesting period, then project applicants shall complete the following additional measures:
    - Project applicants shall retain a qualified biologist to conduct pre-construction nesting bird surveys 15-30 days prior to the initiation of construction activities within 500 feet of ground disturbance;
        - If no nesting birds are detected, no additional measures are required;
        - If active nests are detected, then the project applicants shall consult with CDFG and/or USFWS, as appropriate, to develop site-specific impact avoidance and minimization measures and apply those measures during construction;
        - Project applicants must demonstrate compliance with impact avoidance and minimization measures required by the CDFG and USFWS prior to the City issuing a grading permit.

2.5 Avoidance and Minimization of Impacts to Bat Species

Oak woodlands, oak savannas, and riparian woodlands provide roosting habitat for bats. Mature trees may have cavities or dead limbs with peeling bark that provide potential roosting sites for bats. Populations or suitable habitat for eight bat species have been identified in the GRR-Project:

- Western red bat, hoary bat; big brown bat; California myotis; western pipestrelle; Mexican free-tailed bat; pallid bat; and Townsend's big-eared bat.

Removal of trees for development may reduce bat species habitat and could result in the take of bats. Human activities such as recreation, noise, lighting, and other aspects of the development and land uses may degrade bat habitat. Prior to the City issuing a grading permit, project applicants shall demonstrate compliance with the following Standards:

- A qualified biologist shall conduct pre-construction surveys to determine if suitable habitat and evidence of bat use occur in trees or structures that will be removed;
    - If a tree or structure offers no suitable bat roosting habitat, it may be removed with no additional measures;
    - If suitable habitat occurs, the habitat shall be removed only after it is determined that no roosting bats occur by implementing the following measures:
        - If bats are detected, the habitat shall be removed during the non-nesting season (September 1 through April 1), and only after a qualified biologist has excluded bats from the removal site by installing exclusion devices during night when the roost is unoccupied.
        - If habitat removal during breeding season (April 1 - August 31) cannot be avoided, a qualified biologist must exclude bats before April 30 to avoid impacting pregnant females that are establishing a maternity roost.

3.0 Wildlife Habitat Management in Lakes, Streams, Wetlands, and Associated Riparian Areas

Lakes, streams, wetland, and associated riparian areas provide important habitats for terrestrial, aquatic, and amphibious species. Riparian areas provides important foraging habitat, movement corridors, cover, and nesting habitat for most species of wildlife in the area. The loss of riparian habitats reduces important breeding and foraging areas and disrupts movement corridors. The WHMP shall incorporate the following measures applicable to avoiding, minimizing, and mitigating impacts to wildlife species and habitats associated with lakes, streams, wetland, and riparian areas. These habitats may support populations of special-status species, such as the Valley elderberry longhorn beetle (VELB), Northwestern pond turtle (NPT), and other species.

3.1 Lakes, Streams, Wetlands, and Associated Riparian Habitats

Prior to the issuance of a grading permit that may affect lakes, streams, wetlands, or other jurisdictional waters of the U.S. (WoUS) and associated riparian habitats (see *Jurisdictional Delineation map – Gold Rush Ranch and Golf Resort*, Gibson & Skordal, LLC, 2008), project applicants must provide copies of applicable permits to the City and demonstrate to the City compliance with the following standards:

- Project applicants shall obtain and demonstrate compliance with conditions in required State and federal permits including, but not limited to the following:
    - Clean Water Act, Sec. 404 permit from the U.S. Army Corps of Engineers (Corps);
    - Clean Water Act, Sec. 401 certification or waiver from the Central Valley Regional Water Quality Control Board (CVRWQCB);
    - Fish and Game Code Sec. 1600, Lake or Stream Bed Alteration Agreement with the CDFG;
- The following measures shall be implemented to avoid or minimize construction-related impacts to lakes, streams, wetlands, and associated riparian habitats, except where otherwise permitted by the Corps, CVRWQCB, and CDFG:
    - Construction shall be scheduled during the dry or low flow season;
    - If standing or flowing water is present during construction, a temporary dam shall be constructed for the construction site using non-erosive materials (e.g., sand bags, sheet pile, rubber/plastic tubes);
    - If sufficient stream flows are present at the time of construction, a flexible diversion pipe shall be installed to convey flows from above the upstream dam to an area downstream of the downstream dam. The pipe shall be screened to prevent large fish and amphibians from becoming entrained into the pipe;
    - Silty or turbid water produced from dewatering or other pipeline construction activities shall not be discharged directly into the streams, ponds, or wetlands. Instead, water impounded between the dams and/or underflow seepage into the work site shall be pumped into an upland containment area where the water will be allowed to percolate into the soil and not mix with channel flows;
    - A qualified biologist shall relocate stranded wildlife during initial construction of impoundments;
    - The use of heavy equipment in WoUS shall be limited to the area between impoundments;
    - Excavated material, equipment, and vehicles shall be stored outside of WoUS and riparian habitats to prevent incidental discharge and habitat degradation;
    - The primary streambed access point shall be stabilized on the bank using a pad of coarse aggregate underlain by filter cloth to reduce erosion and tracking of sediment;

- After backfilling, disturbed areas in WoUS shall be recompacted to original conditions prior to restoration of flows;
- Water impoundments, if used, shall be removed starting with the downstream structure, and construction materials shall be removed from the channel before flows are restored.
- Establishment of native vegetation shall be considered as a method to meet erosion control and bank stabilization goals and objectives.
- Riparian habitats temporarily disturbed during construction shall be restored to natural contours and soils and revegetetated with locally-native plant species and maintained and monitored until established locally-native species dominate vegetative cover.

3.2 Special-Status Species Habitats

3.2.1 Valley Elderberry Longhorn Beetle (VELB) Habitats

Blue elderberry (*Sambucus mexicana*) shrubs are obligate hosts for the federally-listed Threatened VELB, providing the VELB its sole source of food and broodwood. Blue elderberry occurs in the GRR-Project, and is normally associated with riparian habitats and mesic upland sites. Construction activity that removes or degrades VELB habitat may be considered as "take" under the federal Endangered Species Act. The USFWS normally requires consultation for ground disturbing action within 100 feet of elderberry shrubs. The following provisions will not apply if the VELB is removed from the federal endangered species list.

Prior to the City issuing a grading permit for construction-related or maintenance activities within 100 feet of VELB habitat, project applicants must demonstrate compliance with the following standards:

- Project applicants shall retain a qualified biologist to conduct an inventory and map of VELB habitat (elderberry shrubs with at least one stem greater than one inch in diameter) within 100 feet of construction activity. Survey and habitat inventory methods shall be consistent with USFWS protocols;
- If no VELB habitat occurs within 100 feet of ground-disturbing activities, no additional measures are required; and
- If VELB habitat occurs, the following additional measures are required:
    - VELB habitat shall be shown on grading and vegetation clearance plans;
    - A qualified biologist shall prepare a Biological Assessment and submit to the USFWS for consultation and an incidental take permit under Section 7 or Section 10(a)(1)(B) of the ESA; and
    - Copies of reports, inventories, consultation, and permits shall be provided to the City.

If the USFWS issues a Biological Opinion and incidental take permit, project applicants shall demonstrate compliance with permit conditions prior to the City issuing a grading permit, including, but not limited to, the following measures:

- VELB habitat and elderberry shrubs shall be avoided with sufficient buffer areas established and maintained from the dripline of elderberry shrubs during construction;
- Brief contractors and work crews on the legal requirements for avoiding damage to elderberry plants and VELB habitat and the criminal penalties for non-compliance;
- Fence and post signs around areas to be avoided;
    - Post signs no more than 50 feet apart along the edge of the avoidance areas stating: "This area is habitat of the valley elderberry longhorn beetle, a threatened species, and must not be disturbed. This species is protected by the Endangered Species Act of 1973, as amended. Violators are subject to prosecution, fines, and imprisonment;"
    - The signs shall be clearly readable from a distance of 20 feet, and must be maintained for the duration of construction;

- If the buffer area is damaged during construction, the damage shall be reported immediately to the USFWS to determine if additional habitat mitigation is required;
- Retained elderberry shrubs shall have a 100-foot no disturbance buffer unless otherwise permitted by the USFWS;
- Elderberry shrubs that cannot be avoided with a sufficient no disturbance buffer during construction and maintenance activities shall be transplanted to an USFWS-approved VELB habitat conservation area when the shrub is dormant, normally between November 1 and February 15, or other period as approved by the USFWS.
    - The VELB habitat conservation area shall be:
        - Located, designed, planted, monitored, maintained, and reported in accordance with USFWS guidelines and performance standards; and
        - Located in an ecologically-suitable part of the GRR-Project such as riparian habitats along Stony Creek or its tributaries in COSP lands.

3.2.2 Special-Status Reptile and Amphibian Species

Habitat for special-status reptile and amphibians may occur in the GRR-Project and be affected by construction activities. Special-status species that may occur and be affected by development in the GRR-Project include the Northwestern pond turtle (NPT), California red-legged frog (CRLF), California tiger salamander (CTS), and foothill yellow-legged frog (FYLF). While the NPT has been observed, the GRR-Project contains marginal habitat for other special-status reptile and amphibian species. The GRR-Project is located within the historic range of these species, and suitable habitats may be affected during construction in the GRR-Project or off-site for infrastructure improvements to service the GRR-Project.

Prior to the City issuing a grading permit, project applicants must demonstrate compliance with the following Standards:

- Prior to ground disturbing activities, project applicants shall retain a qualified biologist to review previously completed reports and construction plans, and conduct updated field surveys and literature reviews as needed, and submit a report of findings to the City;
    - If the proposed project has no potential to affect habitats or populations of special-status reptiles and amphibians, no further measures are required;
- If construction may affect habitat or populations of special-status reptile and amphibian species, project applicants shall complete the following additional measures:
    - Consult with the CDFG and/or USFWS, as appropriate, and obtain required permits;
    - Develop site-specific plans to avoid and minimize impacts, and habitat restoration and compensation plans as required by permit conditions. These measures may include, but are not limited to, the following measures:
        - A qualified biologist shall conduct pre-construction surveys and worker environmental training, direct the installation of protective barriers to prevent species from entering work areas, and monitor grading and vegetation clearing activities;
        - Establish non-disturbance buffer areas around ponds, streams, springs, riparian areas, and other sensitive habitats;
        - If individual special-status reptile and amphibians are found in construction areas, work in the vicinity of the species shall be halted until a qualified biologist relocates the animal to a site approved by the CDFG or USFWS. The CDFG and/or USFWS shall be consulted for additional mitigation measures as appropriate;

- Best Management Practices shall be implemented to prevent or control surface runoff, soil erosion, sedimentation, and chemical spills into riparian, wetland, and aquatic habitats;
- Areas of temporary disturbance shall be restored to natural contours and locally-native plant species, and maintained and monitored until established locally-native species dominate the vegetative cover.

Attachment D
Water Resources Management Plan

1.0 General Water Resource Management Standards

Development within the GRR-Project will be required to incorporate responsible water management practices into the overall design and construction. There are several elements of GRR-Project design that contribute to this commitment. The GRR-SP includes Attachment I, Golf Course Best Management Practices, which provides stormwater and irrigation runoff management policies. Please see Section 2.5 in Attachment A, Architectural and Landscape Design Standards, for irrigation standards for common area landscaping.

2.0 Stormwater Management Plan Requirements

A stormwater management plan for the GRR-Project shall be prepared in compliance with California law and shall include but is not limited to the following performance measures:

a. Stormwater drainage facilities shall be designed to attenuate post-development peak flows and/or provide storage to pre-GRR-Project peak flows.

b. Land grading and stormwater conveyance features shall be incorporated into the existing drainage courses.

c. Drainage discharge locations shall be designed to ensure that velocities within the channel or outfall are below levels that will be erosive to surrounding soils. Channel scour protection shall be provided by lining of swales with rock and/or vegetation, where appropriate, depending on flow velocities at buildout.

d. Drainage and erosion control structures shall be pedestrian and vehicle safe, and suitable for passage of aquatic life (where applicable).

e. Drainage lanes shall 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.

The GRR-Project shall comply with California law by including stormwater management plan facilities and structures that demonstrate that 50 percent of stormwater is channeled into permeable areas where infiltration, sedimentation, and bio-remediation may occur prior to entering into traditional stormwater structures and retention ponds.

The GRR-Project will incorporate Low Impact Development (LID) or ecologically based stormwater management principles. The primary goal of these principles is to reduce stormwater runoff by mimicking natural ecological processes, “storing” water within the soil matrix and in the mass of plants that take it up and use it to grow. LID design uses an integrated system of traditional physical catch and delivery systems (e.g., curb and gutter swales, and pipe, coupled with bio-retention swales, and bio-engineered drainage areas) to accomplish its goals.

The ultimate design of the system is custom tailored to the volume of water retained, volume of the bio-engineered system and context of the system in terms of position (relative to the delivery system),

surrounding plant communities and existing soil profile. There are advantages to using LID stormwater management principles, including uptake of heavy metals and chemical pollutants into plant materials where they are stored indefinitely and released gradually, operation and maintenance costs that are in line with typical landscape treatments, and storm water retention basins that are add to the quality and character of the development. Limitations associated with LID implementation usually are related to the site. Those issues could be related to slope, soils, site configuration, or available site area.

The following strategies may be used in conjunction with LID principles or traditional storm water management systems to further increase storm water management:

- Maximize permeable areas to allow more percolation of runoff into the ground through such means as biofilters, rain gardens, and bio-swales.
- Recessed turf areas in neighborhood parks and golf course fairways.
- Permeable pavement materials and other permeable surfaces for parking and trails.
- Maximize the amount of runoff directed to permeable areas and/or maximize stormwater storage for reuse or infiltration by such means as orienting roof runoff towards permeable surfaces, drywells, French drains, or other infiltration system rather than directly to driveways or non-permeable surfaces.
- Grading the site to divert flow to permeable areas.
- Using cisterns or retention structures to store precipitation or runoff for reuse.
- Removing or designing curbs and berms to avoid isolation of permeable or landscaped areas.
- Recommended approaches and design assistance for LID can be found at the Low Impact Development Center website (http://www.lowimpactdevelopment.org/greenstreets/index.htm)
- More traditional stormwater management principles may be found at the California Stormwater Quality Association and its associated BMP handbooks (http://www.cabmphandbooks.com/)
- Construction BMPs can be developed from the California Department of Transportation (Caltrans) Stormwater Quality Manuals and Handbooks located on the Caltrans website (http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm)

3.0 Water Conservation Principles

With the approval of the small lot tentative subdivision map and approval of grading and building permits for commercial development and the golf course, developers of the GRR-Project will provide to the City a set of efficiency plans for water-using appliances and irrigation devices for the City to review. These developers will encourage the practice of water conservation by including low water use fixtures as a standard package for new construction. The developer will provide an “enhanced” water conservation upgrade package as an option for new construction that may include, but not be limited to, the following elements:

- Ultra-low water volume flush toilets.

- Swimming pool and spa conservation measures such as covers to reduce evaporation.
- Where landscaping is provided as part of the purchase agreement of single-family homes, include water conservation or xeriscape landscaping and irrigation features such as:
    - Grading and landscaping for bioswales, rain gardens, and similar features to capture storm runoff and potential irrigation runoff and allow to infiltrate prior to discharge from the property;
    - Minimal use of turf grass or other water-intensive vegetation;
    - Predominant use of locally-native and other drought-tolerant plant species with mulch, wood chips, or other soil moisture retention groundcovers;
    - Water-use efficient irrigation systems, such as drip or bubbler systems with minimal overhead spray; and
    - Automatic rain shut-off or soil moisture-sensitive irrigation systems.

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Attachment E
Cultural Resources Management Program

1.0 Cultural Resource Management Standards

The primary strategy for preserving paleontological, pre-historic, and historic resources and artifacts in the Gold Rush Ranch Project ("GRR-Project") is a system of prioritization, an identification and impact prevention plan, and an inadvertent discovery program. Artifacts associated with pre-history of California are those of highest concern and priority. These artifacts are associated with Native Americans. Artifacts associated with recent history, such as rock walls, are historical items. Historical artifacts will be subject to a tiered strategy of preservation in place, incorporation as design features in development, restoration, and interpretation. Paleontological resources provide important information on the geologic, climatic, and biological evolution of the region.

1.1 Pre-historic Artifacts and Paleontological Resources

Known pre-historic artifacts and paleontological resources shall be preserved through avoidance and obscuring. Prior to the City issuing a grading permit, project applicants shall demonstrate compliance with the following Standards:

- Paleontological resources shall be protected and preserved through either construction avoidance and access restrictions or through the development and implementation of a resource evaluation and recovery program prior to construction-related disturbance;

- A paleontological site monitoring plan shall be prepared to provide information and processes for the identification of disturbances to the area, new paleontological resources discovered, and monitoring methods. The paleontological site monitoring plan shall:

    - Identify the frequency and type of monitoring activities, notification processes in the event of a disturbance to, or discovery of new, paleontological resources, and potential remediation actions;

    - Require that a qualified paleontologist describe and assess disturbances to known resources and assist with appropriate treatment of a new discovery;

- No interpretive signs, trails, or viewing locations shall be provided that may identify or draw attention to paleontological resources;

- Project applicants shall prepare and implement a detailed treatment and management plan for the provision (or prohibition, as may be deemed appropriate) of public access to known pre-historic resource sites. The access plan shall:

    - Be prepared by a qualified cultural resource professional;

    - Be developed with input by Native Americans (individuals or tribal representatives) who may have an interest in the preservation of the site;

    - Identify opportunities for interpretation of the site; and

- Shall identify measures to protect the site from vandalism;

- If the Native American community objects to public access to pre-historic sites, public access to the site shall be prohibited, and measures to protect the site from public access and vandalism as identified in the treatment and management plan for the site shall be implemented by project applicants upon approval by the City.

    - The treatment plan shall be submitted to the City for review and approval;

- Locally-native trees, shrubs, and groundcovers shall be planted and established as necessary to obscure public view of, and access to, pre-historic and paleontological sites as needed.

1.2 Historic Resources and Artifacts

Construction activities, primarily those associated with grading and other ground disturbing activities, may result in the disturbance, removal and/or destruction of historic sites, such as rock walls or alignments. The sites and isolates identified in the Project are not considered eligible for inclusion on the California Register of Historic Resources (CRHR) and are adequately recorded and do not require additional archaeological or historical investigations. Rock walls or alignments may be affected by development. The Standards presented below require project applicants to develop and implement means to protect, preserve, relocate and/or incorporate these rock wall/alignment features into project designs.

Prior to the City issuing a grading permit, project applicants shall demonstrate compliance with the following Standards:

- Historic rock walls and alignments in COSP lands shall be preserved in place;

- Historic rock walls and alignments in areas proposed for development, grading, or other construction-related disturbance shall be preserved in place to the extent feasible;

    - Preserved rock walls and related historic materials shall be protected by the installation of post and cable fencing where necessary and placement of interpretive signs where appropriate along trails or other viewing locations;

    - Preservation may occur through a combination of avoidance, removal prior to and replacement following grading activities, and/or relocation to other areas within the GRR-Project;

- Historic rock walls and alignments proposed for removal, relocation, or other disturbance due to grading, construction, or other ground disturbing activities shall be mapped and recorded by project applicants and described in a plan to restore and/or incorporate historic rock walls and alignments into project designs to the satisfaction of the City;

    - Where appropriate, rock walls shall be relocated to other portions of the GRR-Project;

    - Rocks from rock walls and other locally-native materials removed during construction shall be incorporated into entries, gateways, parks, public art, restored rock walls, and other features;

- Project applicants shall prepare a pamphlet that outlines the history of the GRR-Project and describes rock walls for distribution to residents and visitors to preserve the legacy of the artifacts and the general history of Gold Rush Ranch and Golf Resort landscape.

1.3 Inadvertent Discovery of Resources or Artifacts

Grading, excavation, vegetation removal, and other ground disturbing activities may result in the discovery of previously unknown paleontological, pre-historic, or historic resources and artifacts. Prior to the City issuing a grading permit, project applicants shall demonstrate compliance with the following Standards related to the inadvertent discovery of any previously unknown of paleontological, pre-historic, or historic resource or artifacts:

- Project applicants shall prepare and implement a paleontological, pre-historic, and historic resource resources identification and impact prevention/inadvertent discovery program which provides information and processes for the identification and appropriate reporting/avoidance measures during construction. The program shall be submitted to the City for review and approval. The inadvertent discovery plan shall include, but is not limited to, the following elements:
    - Project applicants shall retain a qualified cultural resource specialist to:
        - Brief construction workers on proper procedures in the event of discovery of a potential artifact or resource; and
        - Be available to investigate the discovery of a potential artifact or resource;
    - Upon discovery, grading and building activities shall immediately halt within 50 feet of any sign of potential paleontological, pre-historic, or historic resource or artifact;
    - After discovery, the project applicant shall immediately notify the following individuals and agencies:
        - The City of Sutter Creek Planning Department;
        - The project's cultural resource specialist;
        - In the case of pre-historic or Native American artifacts, the Jackson Rancheria Band of Miwuk Indians; and,
        - The California State Historic Preservation Officer (SHPO);
    - Necessary construction site investigations of the discovery shall be coordinated with, and conducted by, an appropriate specialist (e.g., archaeologist, architectural historian, paleontologist);
    - Mitigation recommendations specific to the discovered resource shall be prepared by a qualified professional specialist and submitted to the City for review and developed in consultation with the SHPO and/or Jackson Rancheria Band of Miwuk Indians, as appropriate;

- Implementation of additional measures to avoid impacts or minimize impacts to newly discovered historical resources, unique archaeological resources, or unique paleontological resources shall be required;

    - Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other measures deemed acceptable by the City and in compliance with City General Plan policies and State law.

    - If human remains are discovered, work shall immediately cease within 50 feet of the find, the City of Sutter Creek Planning Department shall be notified, and the County Coroner shall be notified according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

Attachment F
Fire Safety, Emergency Response, and Evacuation Plan Requirements

1.0 Project-Specific Fire Safety, Emergency Response, and Evacuation Plan

The GRR-Project shall include, as a condition of the Final Map, a GRR-Project-specific fire safety, emergency response, and evacuation plan in compliance with the Sutter Creek Fire Protection District, Sutter Creek Police Department, and Amador County Sheriff Department. The plan shall include but is not limited to:

- Coordination with the Sutter Creek Fire Protection District to define specific areas within the Project site as "urban-wildland interface areas".
- Installation of fire hydrants in wildland areas that meet the requirements of the Sutter Creek Fire Protection District.
- Installation of looped water systems and provision of adequate fire pressure and volumes at each hydrant installed.
- Well-marked roads and home addresses in wildland fire areas.
- Requirement to conduct fire evacuation training with hotel management and staff on a regular basis in coordination with and participation of the Sutter Creek Fire Protection District.
- Develop fuel modifications and maintenance plan for common areas.

2.0 Emergency Vehicle Access (Common Areas)

Safe and unobstructed roadway access for emergency vehicles and emergency personnel to access accidents, medical aids, and fire (structural or wildfire) shall be provided within the GRR-Project.

2.1 General Access Requirements

2.1.1 Access Road Design

- Access roads shall have a minimum width of 20 feet.
- Within 30 feet of a fire hydrant, the minimum width of the access road shall be 26 feet.
- Parking will not be permitted on streets with a paved section less than 28 feet.
- Minimum vertical clearance shall be 14 feet for fire engines on access roads.
- Access roads with dead ends shall have an adequate turning radius or turnaround area for emergency vehicle access.
- An emergency vehicle access roadway or turnaround shall be provided for every building more than 150 feet away from a fire lane or roadway.

- The access road shall have a grade no steeper than 15 percent and the road way shall be clear of obstructions such as speed bumps, speed tables, and raised crosswalks.
- Radii shall allow for adequate turning of emergency vehicles.
- Intersection pop outs allowing for a shorter crossing for pedestrians shall provide enough area to allow emergency vehicles to pass through and/or turn onto the roadway.
- Fire lane signs and striping shall be provided at each entrance and along lanes that are designated as fire access.

2.2 Material

- Emergency access roadways shall be constructed of material that will withstand weather conditions and remain passable.
- Roadways can be constructed of asphalt with compacted sub-base, compacted gravel with a compact sub-base or other materials that shall be able to withstand the weight of a fire engine, or the heaviest emergency vehicle that may travel on the roadway.

2.3 Gates and Barriers

- Gates and barriers shall have a minimum width of 16 feet clearance to allow emergency vehicle access to a road or a gated area.
- Collapsible or knockdown bollards or similar devices are acceptable at the entrances of roads and turnarounds not generally accessible to public motor vehicles.

2.4 Intersections

2.4.1 Signalized Intersections

- Emergency vehicle detectors shall be installed at signalized intersections, to allow a safe pathway for emergency vehicles and other users of the road.

2.4.2 Non-Signalized Intersections

- When emergency vehicle access roads intersect with a roadway, knockdown bollards or similar devices shall be placed at the entrance to the access road to prevent access by non-emergency motor vehicles.

3.0 Wildfire Protection (Common Areas)

- Address numbers shall be clearly visible from roadway and contrast with the background wall color.

- Smoking shall be prohibited in areas where fires are most susceptible. Signs shall be posted in areas where smoking is prohibited.

- Building materials used for house/building construction shall be designed to lengthen the time that a structure can withstand an internal or external fire, such as enclosed eaves.

- Permits and controlled burning must follow the Standards set forth from the Amador County Fire Hazard Reduction Plan, where burning is limited to "permissive burn days" which are regulated by the Amador Air District and California Department of Forestry and Fire Protection (CalFire).

3.1 Wildland – Urban Interface (WUI) Areas (Common Areas)

- Through coordination with the Sutter Creek Fire Protection District, portions of the GRR-Project shall be designated as wildland-urban interface (WUI) areas and delineated on small-lot subdivision maps.

- Standards for fire-resistant building materials and designs for construction in designated WUI areas shall be developed by project applicants and approved by the City of Sutter Creek and Sutter Creek Fire Protection District, and implemented during construction.

- Vegetation and fuels in WUI areas shall be modified by the Sutter Creek Fire Protection District as needed to comply with defensible space guidelines:

    - State Board of Forestry and Fire Protection (BOF) and CalFire. 2006. *General Guidelines for Creating Defensible Space*. Adopted by BOF on February 8, 2006. Approved by Office of Administrative Law on May 8th, 2006. BOF and CalFire. Sacramento, CA.

- Wildland fuel modifications shall be completed as needed prior to occupation of new structures.

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Attachment G
Construction Management Practices

The following construction management practices are intended to reduce potential traffic, noise, biological, and safety effects during GRR-Project construction. Construction activities include clearing, rock crushing, blasting, grading, building, and related truck traffic for commercial, residential, and recreational uses and off-site roadway and infrastructure installation. These measures should be implemented as deemed appropriate by the City Engineer, unless otherwise directed by regulatory agencies.

1.0 Traffic

1.1 Through coordination with Caltrans, a construction-period traffic management plan which defines construction activities, staging, traffic management/detour routing, signage, barrier installation, and other requirements deemed necessary for the safe and efficient movement of traffic through the SR 88 corridor and the SR 104 corridor between SR 88 and SR 49 during construction activities within or adjacent to the SR 104 right-of-way shall be developed and implemented.

1.2 Prior to construction activities within the GRR-Project site, the primary GRR-Project site construction access location(s) shall be defined. Intersection improvements at this/these location(s) shall be installed as necessary to provide turn lanes and acceleration/deceleration lanes for construction vehicles accessing the GRR-Project site from SR 104 or other GRR-Project public roadways.

1.3 A construction-period roadway maintenance program that defines periodic roadway cleaning/ sweeping/surfacing requirements and measures to minimize the track-out of materials from the GRR-Project site shall be developed and implemented. The program shall ensure that no construction debris or excessive vehicle tracking accumulates on SR 104 or other GRR-Project area public roadways and shall apply to areas within the GRR-Project site following initial development and occupancy of residences within the GRR-Project.

2.0 Air Quality

2.1 Construction contracts shall require that work will be accomplished in accordance with Amador County Air Pollution Control District Rule 218 Fugitive Dust Emissions.

2.2 Active construction sites shall be watered a minimum of twice daily. Frequency shall be based on the type of operation, soil, and wind exposure.

2.3 In addition to watering for dust control soil (per 2.2, above), when grading within 100 feet of residence, park, or other sensitive receptor, boundary areas to be disturbed shall be watered prior to and during ground disturbance as necessary so as to eliminate visible dust emissions.

2.4 Land clearing, grading, earthmoving, or excavation activities shall be suspended when control efforts are unable to avoid visible dust plumes.

2.5 Paved streets adjacent to the construction sites shall be swept or washed at the end of each day as necessary to remove excessive accumulations of silt and/or mud that may have accumulated.

2.6 A gravel apron, rock rip-rap, grate, or other methods shall be installed to provide for passive cleaning of construction vehicles prior to exiting the site.

2.7 The size of the area subject to active excavation, grading, or other construction activity at any one time shall be limited to 43 acres or less to avoid excessive dust. GRR-Project areas in excess of the 43 acres shall be undisturbed or disturbed soils shall be secured with stabilizers.

2.8 Unpaved haul roads shall be watered for dust control a minimum of twice daily, and a speed limit of 15 mph will be enforced on haul roads and unpaved areas.

2.9 Soil stabilizers shall be applied or reestablishing ground cover to construction areas shall commence within seven days of completing grading activities.

2.10 A wind erosion monitoring program shall be developed for areas which will remain inactive for extended periods; this program should at a minimum provide for weekly monitoring of inactive sites to assess the effectiveness of wind erosion controls.

2.11 No open burning shall be allowed; vegetative material shall be chipped or delivered to waste or energy facilities, with priority to energy facilities if available.

2.12 Construction vehicles and equipment shall be maintained in accordance with manufacture specifications.

3.0 Noise

3.1 Prepare and implement a construction crew education and signage program to advise construction workers of the need to minimize construction activity noise levels. Information shall be made available at model homes and through purchasing agents to advise new home buyers that new home construction may be occurring within their neighborhood which could result in temporary noise disturbances.

3.2 Complete supporting road and supporting backbone utility construction (except for connections from an individual lot to the backbone utility), and lot grading (excluding areas within which residential lots will require individual pad grading) for that phase of construction prior to issuance of a certificate of occupancy for a residential structure in that increment of development.

3.3 Locate fixed construction equipment and water tanks at least 250 feet from sensitive receptors.

3.4 Outdoor construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. on weekdays and the hours of 8:00 a.m. to 5:00 p.m. on Saturday and shall be prohibited on Sunday.

3.5 Shroud or shield impact tools, and muffle or shield intake and exhaust ports on power construction equipment.

3.6 Limit blasting to weekdays from 10 a.m. to 4 p.m. unless shown that construction is necessary to meet regulatory deadlines or alleviate safety hazards.

3.7 All blasting required for each phase of construction shall be completed to the extent practicable prior to occupancy of structures within that phase.

3.8 In areas of controlled blasting, implement blast management techniques to reduce adverse noise and vibration effects, including but not limited to:

a. Blasting of rock under the guidance of a qualified blasting consultant.

b. 30-day advance and 5-day advance written notices to all residences, businesses, and utility workers within a half mile from the controlled blasting area;

c. Inspection of all structures within 300 feet of the blast site no more than two weeks prior to commencement of controlled blasting to document existing conditions of structures;

d. Use of best available technology, such as blast mats, emplacing overburden, modifying shot timing, or other techniques to minimize noise generated by blasting; and

e. Requiring personnel in the controlled blasting area to wear ear and other appropriate protection during blasting excavation activities.

3.9 Construction equipment using internal combustion engines shall be in proper tune.

3.10 Portable rock crushing facilities shall be located a minimum of 1,500 feet from occupied residences or a detailed site-specific noise analysis shall be performed to identify GRR-Project noise levels and mitigation requirements to ensure that hourly noise levels do not exceed 60 db L_{eq}.

4.0 Hazardous Materials

Prior to the initiation of any GRR-Project construction activities, the GRR-Project applicant shall prepare a construction materials management plan. The management plan shall be developed through coordination with the Amador County Environmental Health Department (the local Certified Unified Program Agency (CUPA) and shall be submitted by the GRR-Project applicant and approved by the City. The plan shall identify hazardous materials (including fuels) to be used during construction, storage locations, and containment facilities, as well as transportation, disposal, and other management activities associated with the use and disposal of such materials. The management plan shall include a spill prevention and response management plan that identifies agency contacts and protocol in the event of a spill.

5.0 Biological Resources

Construction management practices for biological resources are located in Attachment C, Section 3.1.

6.0 Visual Resources

6.1 Primary construction staging areas shall be screened and situated a minimum of 150 feet from areas accessible by the public both within and outside of the GRR-Project site.

6.2 Construction areas shall be maintained in orderly condition and free of excess debris.

6.3 Areas graded and/or cleared of vegetation and upon which the development of permanent surface treatment or structure development shall not occur within a three month period shall receive a temporary surface treatment to minimize the visibility of exposed, denuded soils. Surface treatment may include revegetation and/or mulching.

7.0 Waste Management

Consistent with Leadership in Energy and Environmental Design New Construction Credit 2.1, the GRR-Project applicant shall recycle and/or salvage at least 50% of nonhazardous construction and demolition materials. The GRR-Project applicant shall document the achievement of this standard by developing and implementing a construction waste management plan that identifies:

- Materials to be diverted from disposal;
- Whether the materials will be sorted onsite or commingled;
- The amount of waste generated by project construction (by weight or volume), excluding hazardous waste;
- The amount of waste diverted, including a general description of each type/category or waste generated; and
- The location of receiving agent (recycler/landfill).

Excavated soil will be excluded from these calculations. The reuse of materials onsite shall be added to waste calculations as recycling credits. This plan, as amended at the proposal of each GRR-Project phase, shall be submitted to the City for review and approval prior to the initiation of ground disturbing activities.

Attachment H
Grading Standards

1.0 Introduction

The GRR-Project is categorized into three grading zones with different grading standards and restrictions. Figure H.1a and H.1b illustrate the extent and location of the site grading zones. These zones are established in response to the GRR-Project's topographic relief and GRR-Project land use designations. The site topography varies considerably from gently rolling grassland to steeper, heavily wooded terrain. The grading zones are established to protect visually and environmentally sensitive areas by allowing grading in less sensitive zones while limiting grading elsewhere.

The purpose of the "General Grading Zone" is to allow grading for Mixed Use, Single-Family Attached Residential, Single-Family Detached Residential in selected areas, Golf Course Clubhouse, Golf Course Maintenance Facility, Tennis Courts, and Active Parks (playfields) land uses. The General Grading Zone does not apply to those areas designated as Oak Woodlands within residential villages.

The "Restricted Grading Zone" allows for restricted level of grading for Single-Family Detached Residential Areas, including those within Oak Woodlands, Residential Custom Lots, Golf Course, and Passive Recreation Parks (except for playfields) land uses in response to visually-sensitive topographic and vegetative features on site. Restricted grading zones limit earthwork to that required for roadway construction and individual home site development, together with that necessary to support the golf course design. Mass grading is not permitted and tree removal is limited to the driveway and individual home building footprint. Sensitive resource features such as wetland, riparian areas, and vernal pools will be protected.

The purpose of the "Limited Grading Zone" is to protect the Conservation and Open Space Preserve land use, where natural features will be preserved. This zone represents the most restrictive category of grading. The "Limited Grading Zone" includes major drainages, vernal pool areas, wetlands, cultural resources, oak woodlands, and other habitat or sensitive areas on site. Grading in these areas will be limited to grading for utilities, roadways, and trails and further environmental mitigation measures and conditions.

Areas graded within the GRR-Project shall comply with *Section 2, Grading Standards by Zone, and Section 3, Landform Grading Standards*. Specific recommendations of the City Engineer that may differ from these guidelines will be considered on a case-by-case basis by the City.

2.0 Grading Standards by Zone

2.1 Overall Standards for Grading Zones

- Prior to grading, a design-level geotechnical report shall be prepared and submitted to the City. The GRR-Project shall be required to demonstrate there is no potential for mine collapse and other mine related hazards. Mine hazards such as vent, drift, or shaft openings shall be plugged, covered, fenced, signed, and/or otherwise managed to protect public health and safety.
- The GRR-Project shall demonstrate to the satisfaction of the City that the GRR-Project has met Department of Toxic Substances Control direction on the remediation of hazardous materials in mine tailings. Schools, day care centers, hospitals, and residential subdivisions should not be

located in areas where hazardous materials are present in mine tailings.

- The GRR-Project shall not construct structures within 50 feet of the unnamed fault in the GRR-Project or less if determined by a site-specific geotechnical evaluation.

- Grading operations shall be performed in accordance with the GRR-Project geotechnical report under the supervision of a qualified civil engineer.
- Preliminary grading plans will be submitted with applications for small lot tentative subdivision maps and may be required for submittal of a parcel map and lot line adjustment application.
- Alignment of roadways shall run along natural ridges or valleys, be curvilinear, and follow existing contours to the greatest extent feasible.
- Development within the large-lot parcels in areas of hilltops/ridgelines shall demonstrate avoidance or minimization of grading.
- Constructed slopes, where permitted, shall be re-contoured to emulate the existing natural topographic contour and character to retain the visual integrity of the natural site conditions (i.e., avoiding hard edge transitions in slope banks and providing varied finished pad elevations) in compliance with *Section 3, Landform Grading Standards*. Grading plans shall clearly delineate the intent of this provision and plans shall provide sufficient construction detail to guide the contractor appropriately.
- Cut and fill slopes, where permitted, shall be designed and constructed no steeper than 2:1 (horizontal:vertical) unless otherwise recommended by a geotechnical engineer.
- Cut and fill slopes of more than thirty vertical feet with a slope between 2:1 and 2.9:1 shall have intermediate benches at fifteen vertical feet that are at least six feet in width with appropriate drainage to control runoff.
- Slopes higher than thirty vertical feet that are constructed with no steeper than 3:1 slopes, may be designed without benches, provided appropriate erosion control measure are implemented.
- Retaining walls over five feet tall shall be terraced and landscaped.
- A maintenance bench a minimum of fifteen feet in width shall be provided where the toe of major cut or fill slopes is adjacent to areas of residential development. Access to these benches shall be provided for maintenance purposes.
- To provide for a uniform foundation base, lots within cut/fill transition areas shall be over-excavated a minimum of two feet below the building pad grade, or as directed by a qualified engineer, and the pads shall be constructed to design grades with engineered fill.
- Fill over existing slopes shall be over-excavated to provide proper keyways at the toe of fill slopes and benching through the soils material.
- Grading immediately outside the development area will be allowed with an approved grading plan. Stockpile and borrow sites may be allowed within areas that are scheduled for future development. Areas designated as “limited” may not be used for grading activity without appropriate environmental clearances.
- Native stands of trees and other significant vegetation shall be avoided or preserved as stipulated in Attachment B, Oak Woodlands and Rare Plant Management Plan.
- Landscaping or slope revegetation shall be required in cut-and-fill areas.
- Grading shall be phased so that prompt revegetation or construction of improvements will control erosion.

- Site trenching and grading operations shall utilize Best Management Practices (BMPs) for erosion control techniques.
- Cleared areas shall be promptly revegetated or otherwise protected from soil erosion upon completion of site preparation activities.
- Natural drainage courses and stream banks shall be stabilized with landscaping.
- Minimize disturbance to stream corridors during construction of stream crossings in compliance with federal and state law.
- Utilize Best Management Practices (BMPs) to control water quality impacts from urban runoff.

2.2 General Grading Zones

- The General Grading Zone does not apply in portions of the GRR-Project designated as Oak Woodlands.
- Oak trees will be retained unless it is demonstrated that to do so is not feasible or reasonable.
- Graded sites shall be contoured and shaped to emulate natural topographic forms in compliance with *Section 3, Landform Grading Standards*. Ridge cuts and slopes with uniform angles and corners are prohibited.
- Pads shall drain to a public street or designated storm drainage system. The City Engineer may grant exceptions.
- The maximum vertical height of retaining walls between pads or benches shall be four vertical feet as measured from the base of the wall to top of the wall.
- The maximum exposed face of a foundation stem wall shall not exceed five feet in average height and should be landscaped and/or screened in a manner subject to the approval of the City.
- Where manufactured slopes are over eight feet in vertical height and exceed 200 feet in horizontal length and are visible from a public street or public space, the contour shall be curved in an undulating fashion with varying horizontal radii to reflect the natural terrain.
- Manufactured slope banks visible from a public street or public space, which exceed fifteen feet in vertical height, shall have variations in slope designed to simulate natural terrain.
- Where graded slopes intersect, the ends of each slope shall be horizontally rounded and blended.
- The toe and crest of manufactured slopes shall be rounded to blend with adjoining terrain.

2.3 Restricted Grading Zone

- Grading of the golf course and parks shall be minimized to retain oak trees unless it is demonstrated that to do so is not feasible or reasonable.
- Individual residential lot grading shall be restricted to the driveway and individual home site and tree removal is limited to individual home building footprint.
- Where manufactured slopes are over eight feet in vertical height and exceed 200 feet in horizontal length and visible from a public street or public space, the contour shall be curved in an undulating fashion with varying horizontal radii to reflect the natural terrain.
- Manufactured slope banks visible from a public street or public space, which exceed fifteen feet in vertical height, shall have variations in slope designed to simulate natural terrain forms in compliance with *Section 3 Landform Grading Standards*.
- Where graded slopes intersect, the ends of each slope shall be horizontally rounded and blended

forms in compliance with *Section 3 Landform Grading Standards*.

- The toe and crest of manufactured slopes shall be rounded to blend with adjoining terrain forms in compliance with *Section 3 Landform Grading Standards*.
- Retain major natural topographic features such as drainage channels hills, ridges, and prominent landmarks.
- Erosion control on construction sites shall be performed with City Engineer approval.

2.4 Limited Grading Zone

- Grading, alterations, or disturbances of the existing topography shall be limited to excavation, trenching, or pad grading for infrastructure improvements (e.g., water, wastewater, utility), emergency access route, or trails and pathways, and for further environmental mitigation measures or conditions.
- Identified natural open space areas are to remain undisturbed, except for improvements such as pedestrian walkways, or bicycle path improvements.
- Conservative natural topographic features and appearances will be emulated by means of land sculpturing to blend graded slopes and benches with natural topography.
- Retain natural topographic features such as hills, ridges, and prominent landmarks.
- Grading for public improvements required to mitigate environmental impacts and/or to provide for the public health, safety and welfare (i.e., detention basins, check dams, utility installation, etc.) shall be allowed subject to compliance with Best Management Practices (BMPs).

3.0 Landform Grading Standards

Incorporation of the basic principles of the landform grading in the design and construction of the GRR-Project shall be required. The general principles of landform grading include the following elements:

a. The basic land plan flows with the natural topography rather than against it. Street patterns and building pad configurations follow the underlying topographic features rather than cutting across them.

b. Manufactured cut and fill slopes shall be designed with features characteristic of natural slopes so that their ultimate appearance will resemble a natural slope.

c. Slope drainage devices (i.e., down drains and interceptor drains) shall be designed so that they are built into the natural slope features and become hidden from view.

d. When not otherwise required, terracing and the associated concrete drainage devices (i.e., terrace drains, down drains, and interceptor drains) distract from efforts to give cut and fill slopes a natural appearance and are discouraged.

3.1 Grading Standards

- Create smaller pads gradually terracing up hillsides rather than using extensive grading to create one large pad. This technique produces smaller slopes that are more easily re-vegetated, visually less obtrusive, and more suitable for slope contouring and blending.
- Cut faces on a terraced section should not exceed a maximum height of five (5) feet, as measured on a vertical plane from the high point of the cut or fill to the bottom-most point.

- Terrace widths should be a minimum of three (3) feet to allow for the introduction of vegetation for erosion control. The total height of a cut slope should not exceed fifteen (15) feet.

- Smooth contours to blend with the surrounding natural terrain.

- The toe and crest of any slope in excess of 10 feet in vertical height shall be rounded with vertical curves of radii no less that five feet and designed in proportion to the total height of the slope.

- Where manufactured slopes are over eight feet in vertical height and exceed 200 feet in horizontal length and are visible from a public street or public space, the contour shall be curved in an undulating fashion with varying horizontal radii to reflect the natural terrain.

- Where graded slopes intersect, the ends of each slope shall be horizontally rounded and blended.

- Create variable slope gradients. Sharp cuts and fills shall be avoided to create an undulated appearance. Smooth, flowing contours of varied gradients from 2:1 to 5:1 are preferred. Slopes may be approved to exceed 2:1 if demonstrated safe by site-specific engineering studies.

- Retaining walls associated with lot pads shall not exceed four feet in height. Where an additional retained portion is necessary due to unusual or extreme conditions (i.e., parcel configuration, steep slope, or road design), the use of terraced retaining structures shall be considered on an individual parcel basis. Terraced walls shall be separated by a minimum of three feet with appropriate landscaping.

- Buildings should be integrated into the hillside and be sited to conceal graded slopes and retaining walls where possible.

- Pads shall not be significantly built up above the preexisting or natural topography, unless necessary due to engineering constraints.

- Significant graded slopes shall be landscaped.

3.2 Drainage Standards

- Hardscape and walkway areas should be graded at a minimum 1% grade to facilitate drainage.

- Landscaped areas should be graded at a minimum 2% grade to facilitate drainage.

- Planting area drains and hardscape deck drains should be provided in those areas in which the minimum grade percentages for landscape (2%) or hardscape (1%) cannot be accommodated, or where field conditions require, to prevent ponding, puddling, or oversaturation of surface and subsurface soils.

- Terrace drains shall follow landform slope configuration. Down drains shall not be placed in exposed positions. Down drains shall be hidden in swales diagonally or curvilinear across a slope face.

- Where feasible, drainage channels shall be placed in inconspicuous locations, and more importantly, they shall receive a naturalizing treatment that includes native rock, colored concrete, and landscaping, so that the structure appears as an integral part of the environment.

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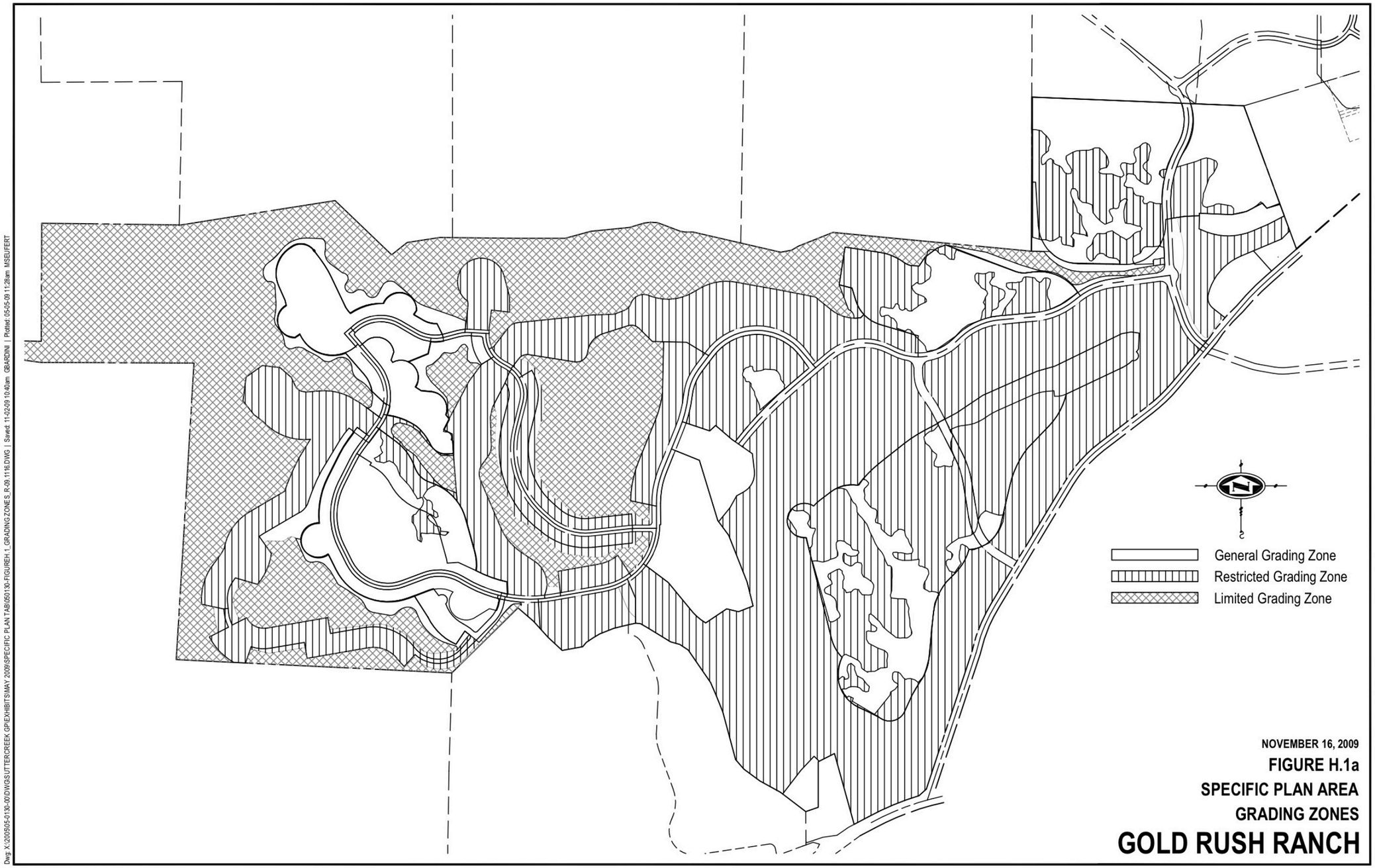

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Attachment I
Golf Course Best Management Practices

The Best Management Practices (BMPs) for the development and operation of the golf course within the Gold Rush Ranch Specific Plan is contained in the attached Walker & Associates, Inc. report titled "Golf Course Design, Construction and Maintenance: Best Management Practices" (dated April 19, 2007). The report forms the guidance for implementation of the golf course.

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Walker & Associates, Inc.
Geochemistry • Engineering • Remediation • Archaeology

GOLF COURSE DESIGN, CONSTRUCTION AND MAINTENANCE: BEST MANAGEMENT PRACTICES

GOLD RUSH RANCH
SUTTER CREEK, CA

April 19, 2007

Submitted to:

Gold Rush LLC
45 Koch Road, Suite A
Corte Madera,CA 94925

2618 J Street, Suite 1
Sacramento, CA 95816
Phone (916) 442-5304
Fax (916) 442-5313

Walker & Associates, Inc.
Geochemistry, Engineering, and Occupational Health

GOLF COURSE DESIGN, CONSTRUCTION AND MAINTENANCE: BEST MANAGEMENT PRACTICES

GOLD RUSH RANCH
SUTTER CREEK, CA

April 19, 2007

SIGNATURE PAGE

Prepared by:

4.19.07

William J. Walker, Ph.D. Date
Principal Geochemist

Reviewed by:

Lara Pucik Christensen 4.19.07

Lara Pucik Christensen Date
Senior Environmental Chemist

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1 PURPOSE AND SCOPE

An outstanding golf course is the result of excellent design, responsible construction, proper vegetative measures, and well thought-out course operations and maintenance.

Following proper course design and construction practices will result in significant dividends in the future through reduced maintenance. Proper water management, preservation of good soil quality, and wise tee and green siting will reduce stresses on plants such as disease and negative moisture balance.

To achieve this, best management practices (BMPs) for the course design, construction and maintenance are recommended. The intent of BMPs is to provide a set of guidelines specific for the site that include well accepted practices that will ensure (1) that the golf course design and construction will result in a very playable course and (2) that the cultural and chemical practices used in the construction and maintenance phases will not have a deleterious effect on the surrounding environment that typically includes wildlife, wetlands, soil and surface water and groundwater quality.

It is the intent of this document to outline the guidelines required for the proposed development at the Gold Rush LLC Ranch. These guidelines will be considered and implemented prior to construction and amended based on changing site conditions.

2 SITE SELECTION

2.1 Site Selection & Design

The first step toward establishing an environmentally compatible golf course is site selection. Normally, a full length golf course will transform between 160-200 acres of what is existing cropland, meadow, water, wetland, and woodland. This land in its existing state usually provides a great many natural resource benefits including wildlife habitat, stormwater infiltration, and scenic vistas. A thorough analysis of all natural, social, and archaeological resources of potential golf course sites will be performed at the Gold Rush site. The presence and extent of some types of ecosystems may render portions or entire sites unsuitable for development. Examples include:

- Sensitive aquatic regimes
- Threatened and endangered plants or animals
- Wetlands or high water table
- Steep slopes

There may be opportunities to restore or enhance environmentally sensitive ecosystems in the golf course development process through widening of riparian buffers and establishing 'no-impact' zones of existing native vegetation. If the course is designed properly, these sensitive areas often provide some of the most distinctive integral features and scenery on a site.

The concept of having the golf course 'lay lightly on the land' is one that has been in use in Scotland and England for centuries. Simply put, the course designer finds a socially and environmentally suitable site and then fits the golf course to the existing terrain as much as possible. The course then is constructed in an efficient manner and proper relationships with site resources are established. Extra sensitivity is afforded the zones associated with watercourses, wetlands, and steep terrain. Much native vegetation is preserved in large sections of rough and out of play areas, with intensively managed turf kept to the minimum.

In the United States, the contrary idea has been used for much of this century. That is, sculpting the golf course from the land through extensive earth moving, without sufficient regard for natural features and limitations. In this way, greater risk for environmental degradation can result, and greater management measures are necessary. This type of development can also increase costs for permitting, construction, and maintenance. At the Gold Rush site, the more site-sensitive design will be implemented.

A team of experienced professionals has been assembled to carry out the design, construction, and operations phases at the Gold Rush site. An experienced golf course architect is employed along with a course supervisor and various engineering, contracting, and environmental consultants.

Communication with local residents and government officials has occurred since the inception of the project. The course will be sited and designed employing a spirit of partnership with owner, operator, designer, and local people. This is an important facet of all phases of golf course development: design, construction, and operations. Each potential site will possess both unique natural and social characteristics and should be addressed that way.

The following design features and factors will be typically identified and mapped as appropriate. These are under consideration at the Gold Rush project and include:

- Property boundaries
- Topography with areas of steep slopes emphasized
- Natural runoff patterns
- Existing vegetation
- The existing ecosystems must be identified
- Water resources, both surface and ground, including wetlands
- Soil map units from USDA Cooperative Soil Survey
- Climatic: sun, wind orientation
- Location of underground utilities and any rights-of-way
- Scenic views for preservation
- Historical and archaeological resources
- Location and extent of threatened and endangered plant & wildlife habitats
- All existing roads and structures on and adjacent to the site
- Adjacent land uses

2.2 Summary of BMPs Relevant to the Design and Site Selection at the Gold Rush Site

- The Gold Rush project involves golf course layout and design that is compatible with the existing landscape.

- The BMPs for the project have been developed to ensure minimal environmental impact and disturbance to the land. For example, course layout avoids impact to existing watercourses and wetlands and involves identification of numerous site conditions that could be impacted by the course.

- The BMPs outlined in the project will consider:

    - Property boundaries

    - Topography with areas of steep slopes emphasized

    - Natural runoff patterns

    - Existing vegetation

    - The existing ecosystems must be identified.

    - Water resources, both surface and ground, including wetlands

    - Soil map units from USDA Cooperative Soil Survey

    - Climatic: sun, wind orientation

    - Location of underground utilities and any rights-of-way

    - Scenic views for preservation

    - Historical and archaeological resources

    - Location and extent of threatened and endangered plant & wildlife habitats

    - All existing roads and structures on and adjacent to the site

    - Adjacent land uses

3 TERRAIN AND WATER CONSIDERATIONS

A careful study of areas such as streams, wetland, fragile ecosystems, and unique habitats will determine their effect on the golf course. The natural drainage patterns are reviewed in conjunction with the topography. The layout must be done with respect to existing runoff patterns to provide reduced pollution risk and efficient operation and maintenance.

If the course is being constructed on existing cropland, runoff may be slightly less once the course is established; if built in woods, runoff will increase. The proposed Gold Rush project is likely intermediate between these two extremes. Whenever possible, existing water features should not be altered, riparian buffers should be preserved or enhanced, and stream crossings kept at a minimum. When stream crossings do occur, they should traverse the riparian zone at a perpendicular to the stream. Existing surface water features can be utilized in the strategy of the golf course and provide for some of the most challenging and scenic golf holes.

Water features are usually added in order to improve the course and to provide improved stormwater management and water quality benefits. Stormwater retention structures such as ponds, wetlands, and enhanced grass swales or shallow ditches with 'pocket' wetlands can improve the quality of the runoff leaving the golf course. These features will be used to filter stormwater runoff from the golf course and to prevent fertilizer and pesticides form entering adjacent water resources. These types of features are being considered at the Gold Rush project.

3.1 Summary of BMPs Relevant to Terrain and Water Considerations at the Gold Rush Site

- The BMPs for terrain and water impacts are crucial for minimizing environmental impacts at the site.

- The BMPs for the site that are expected to be implemented to address terrain and water considerations include :

    - Examination of soil mapping units, soil distribution and soil depth such that erosion and runoff can be determined.

    - Identification of natural drainage and runoff patterns will be identified to ensure that construction activities and the course layout minimally impact water quality, changes in flow patterns and potential changes to water volumes and flows that may alter the existing drainage and flow patterns.

- Slope changes via cut and fill, will be examined thoroughly as part of the BMP process which will not negatively impact course, surrounding land and habitat.

4 STORMWATER MANAGEMENT

Basically, three different approaches exist for stormwater management on golf courses. They are detention, filtration, and infiltration. Usually, the best approach employs a combination of these three, which are all being considered for the Gold Rush project stormwater management scheme.

Detention on a golf course would be accomplished through constructed detention basins, ponds and pond wetland systems. Detention mostly controls water *quantity,* with water quality improvement usually an ancillary benefit.

Filtration would be done using constructed wetlands, biofiltration areas, sand filters, riparian forest buffers, and vegetative filter strips.

Infiltration may be accomplished with infiltration trenches, infiltration wetland basins, and biofiltration areas.

All of these stormwater management structures will need to be maintained on a regular basis in order to function properly. Accumulated debris in basins, erosion on shorelines or in swales must be addressed promptly or the structures can become offsite pollutant *exporters*.

Stormwater runoff from the course should be directed through constructed pond/wetland filtration systems, filter strips, or riparian forest buffers before flowing into existing off site water bodies.

When a course is part of a residential development, stormwater management ponds that are part of the course can be used to collect and treat runoff from impervious areas. In many cases, stormwater management features are used to collect and recycle water for irrigation and equipment washdown use, which can greatly reduce the need for other water sources.

4.1 Summary of BMPs Relevant to Stormwater Management at the Gold Rush Site

- The BMPs for he course and residential development include the collection and control of stormwater during construction and as part of the course maintenance plan.

- Stormwater is proposed to be directed to a stormwater collection pond. Since underlying soil is relatively impermeable, the site is ideal for collection of stormwater.

- Stormwater will be released to local water bodies under controlled conditions to ensure that water quality is not impacted.

- During construction, stormwater will be collected and sediment load reduced or eliminated using silt fences and significant retention time within the collection pond prior to release.

- Since the course is part of a residential development, stormwater management ponds will be used to collect and treat runoff from impervious areas.

5 IRRIGATION WATER CONSIDERATIONS

The issue of irrigation water is a critical one. The availability of water, irrigation requirements of the golf course, and methods of application will influence the location and design of the golf course. In some areas where water supply is strictly controlled, the course design should allow for reduced irrigation requirements through use of native warm season grasses and drought-tolerant grasses in rough areas.

Irrigation issues are addressed in the design phase. Research can be done to determine if the withdrawal of groundwater for irrigation will affect the water supply of an area. Based on this research, irrigation requirements can be altered if necessary to prevent depletion of the aquifer. All alternatives to ground water, such as recycling of effluent or stored stormwater should be thoroughly investigated and used, if feasible. For the Gold Rush project recycle water is being evaluated for the bulk of irrigation.

5.1 Summary of BMPs Relevant to Irrigation Water at the Gold Rush Site

- BMPs for irrigation water primarily focus on the use of recycle water for the course which will greatly reduce the need for other water sources and provide a safe means of disposing of treated water.

- The BMPs will include an analysis of recycle water impact on soils, vegetation and local water ways to ensure that no significant change occurs due to use of recycle water. This analysis has been performed in the Geochemistry section of the EIR.

6 GREEN AND TEE CONSIDERATIONS

Green and tee locations and construction pose another set of considerations. Both greens and tees should be located in areas where the depth to seasonal high water table or bedrock is greater than four feet. Underdrain systems for greens and tees must also maintain four feet of soil separation between the subsurface drainage system and the water table or bedrock. Part of tee and green construction should include provisions for leachate collection and filtration.

Poorly located tees and greens can present a great environmental liability. Excessive shading and reduced airflow will decrease turfgrass vigor and increase disease pressure. This then means greater chemical use to sustain turfgrass quality.

6.1 Summary of BMPs Relevant to Greens and Tees at the Gold Rush Site

- BMPs for greens and tees will include placement in areas where the depth to seasonal high water table or bedrock is greater than four feet.

- BMPs will include underdrain systems for greens and tees that will maintain four feet of soil separation between the subsurface drainage system and the water table or bedrock.

- BMPs will ensure that excessive shade and reduced airflow will not occur. This will lead to minimal chemical use necessary to sustain turfgrass quality.

7 VEGETATION CONSIDERATIONS

The natural vegetation of the Gold Rush site is being assessed for habitat and water quality benefits. Evaluation is made for the extent of clearing necessary and areas for potential revegetation with native plant materials. Trees especially can be incorporated into the characteristics of the course, affecting shot making strategy and enhancing aesthetics.

Areas providing vegetative habitat for desired or protected wildlife are worked around and incorporated into the flavor of the layout. For example, roughs can provide foraging habitat for raptors feeding on small rodents. These areas should be allowed to grow to a height of 12-18 inches and kept as old field habitat. If rough is planted, utilize grass species that are relatively deep rooted and climate tolerant.

7.1 Other Course Planning Considerations

The orientation of sun and wind is another consideration. Longer holes can be situated to take advantage of wind direction and are not adversely impacted with rising or setting sun.

The existing road system should be evaluated to determine points of access to provide the most efficient ingress, egress, and local circulation for golf course operations.

7.2 Buildings and Parking Considerations

The construction of clubhouses, pro shops, food & beverage facilities, parking lots, and maintenance areas causes water quality impacts similar to traditional commercial development. Runoff from these areas can contribute sediment, heavy metals, fecal bacteria, organic and inorganic debris, household chemicals, oils & greases, and floatables to the adjacent surface waters. Since most of these facilities require extensive impervious surfaces, stormwater runoff volumes are much heavier than pre-development conditions. The impacts of higher pollutant export are felt not only in adjacent water bodies, but also far downstream.

Impervious areas should always be kept to a minimum. Parking lots, especially, can be installed so that paved parking exists for only the year round daily ‘average’ number of vehicles rather than the maximum possible. Overflow parking for weekends and other busy times should be on porous gravel, to reduce runoff. Runoff management practices such as infiltration trenches, sand filters, and/or catch basins enhanced with filtration or settling capability should be planned and installed in the most advantageous locations.

7.3 Summary

It is in the planning and design phase that responsible solutions are found for the environmental issues. Impacts during construction and management of the course can best be avoided by identifying and addressing all potential environmental issues beforehand. To provide the proper environmental protection during construction, the location of erosion and stormwater management controls must be included as part of the original plan. Inclusion and consideration of all of these factors will result in a plan that can be passed and permitted more readily.

7.4 Summary of BMPs Relevant to Vegetation and Course Planning at the Gold Rush Site

- The BMPs addressing the natural vegetation of the Gold Rush site are being assessed for habitat and water quality benefits. Evaluation is made for the extent of clearing necessary and areas for potential revegetation with native plant materials. Trees especially can be incorporated into the characteristics of the course, affecting shot making strategy and enhancing aesthetics.

- The BMPs for the site will provide vegetative habitat for desired or protected wildlife and incorporated into the course layout. For example, roughs can provide foraging habitat for raptors feeding on small rodents. These areas should be allowed to grow to a height of 12-18 inches and kept as old field habitat. If rough is planted, utilize grass species that are relatively deep rooted and climate tolerant.

- The BMPs will also address the site access to minimize entrances and exits. The BMPs will address the amount of impervious area in order to minimize areas of excessive runoff, erosion and stormwater control.

8 CONSTRUCTION PHASE

Once the planning and design process has been completed and a satisfactory plan has been reviewed and permitted, the construction phase at the Gold Rush site will be initiated. The construction BMP requirements that will be implemented at the Gold Rush site will typically include:

- Soil Erosion and Sediment Control Plan: The Plan is required for the project to be approved for construction. The Plan shows the location and methods of controls for stormwater and erosion on disturbed areas of the site during construction.

- Grading and Drainage Plan: This shows the overall plan for construction of the golf course and the terrain alteration necessary to create course features and produce proper drainage. Both pre and post construction contours should be shown.

- Clearing Plan: Indicates the limits of clearing necessary for construction of the golf course. Specimen trees to be saved or areas of natural vegetation to be preserved will be shown here and staked in the field.

- Staking Plan: Locates the key points (greens, tees, fairways) and no-disturbance areas in the field for review and construction.

- Vegetation Plan: Indicates the areas where specific turfgrasses and in some cases, ornamental grasses and trees are to be planted. Species for fairways, tees, and greens should be consistent with regional turf recommendations. As a part of this plan, the conservation and natural areas are included.

- Irrigation Plan: This provides all information for the type of irrigation system, pump locations, and conduit network to be installed.

- Construction Details: Shows how the golf course features (greens, tees, bunkers, ponds) are to be constructed in detail.

- Specification and Bid Documents: Outlines the methods, materials, and details of construction for course completion.

As mentioned earlier, the golf course superintendent should be hired prior to the start of construction. The superintendent will serve as the onsite representative for the owner and be responsible for checking on the site on a daily basis.

During construction, site visits will also made by the course architect and the consultant team to ensure that the goals of the course will be met. Inspections are also commonly made by

local officials to monitor the erosion control and other environmental quality measures implemented at he Gold Rush site.

8.1 Construction Process

The construction process starts with the stakeout of the golf course by the consulting engineer. After the key points and center lines of each golf hole have been staked in the field, the golf course architect reviews their relationship to the site's characteristics. Minor field adjustments are made at the time to best fit the course features into the landscape and preserve unique natural features such as rock outcrops or large trees.

The soil erosion and sediment control features are then installed and checked to ensure proper placement and installation prior to the clearing and grading of the site. Sediment loading from large construction sites may be as much as *100 times* greater per acre than farmed fields. Suspended solids represent not only an important pollutant, but are also a principal transport vector for other surface water pollutants such as phosphorous fertilizer, pesticides, and heavy metals. Golf course construction often involves the disturbance of an unusually large amount of land. Unless runoff is properly managed during construction, increased erosion and sedimentation, increased water turbidity, decreased aquatic productivity, and reduced water quality will result.

The Standards for Soil Erosion and Sediment Control for the Gold Rush site will provide descriptions and design criteria for the most effective soil conservation. Practices such as staged sequence of construction, silt fence, sediment basin, diversion, mulching, conduit outlet protection, temporary stabilization, and others will be needed throughout the course. These controls are placed to control erosion during clearing and grading with extra emphasis on sensitive slopes, habitats, and especially all ponds, streams, and wetlands. The measures are in place throughout construction until all disturbed areas are vegetated and stabilized. Some will remain as permanent water management features of the course.

Clearing of the site then begins, with special care given to areas containing trees. All tree removal is done in phases to prevent damage to preserved trees and integrate tree communities into the fabric of the course. Trees are one of the best ways to create compatibility between the golf course and the site, incorporating a natural setting into the golfing strategy.

8.2 Addressing Soil Compaction

Parking lots, cart paths and maintenance roads are laid down with subbase and then used as the primary staging and pathway for construction equipment in order to reduce soil compaction and damage to vegetation.

The issue of preventing soil compaction is a critical one. The natural infiltration capacity of the soil before disturbance is started is an important stormwater management component.

Post-construction soil quality should be managed so as to stay as close as possible to the pre-construction condition.

If good soil quality is preserved in the construction process, future dividends of reduced maintenance will be realized. Specifically, there will be a reduction of plant stress from poor drainage and root restrictions. This in turn will mean less disease risk. A healthy plant is a lower maintenance plant.

Some soil quality concepts that will be considered at the Gold Rush site are:

- Preserve and stay off of as much of the site as possible, especially woods
- Use the lightest-weight construction and maintenance equipment possible
- Avoid doing grading and earthmoving when the soil is saturated
- Loosen the top 6-12 inches of soil after grading, before seeding
- Incorporate organic matter like leaf compost in the top 6-12 inches if possible
- Avoid rolling established greens when saturated.

After primary path establishment, the golf course is then cleared and graded as efficiently as possible to avoid excessive disturbance, minimize soil compaction, provide proper drainage, and set up the course features. First, the site is rough graded to accomplish the major earthwork necessary for the essential earth and water features. Fine grading is then done to smoothly blend features together. As a part of this operation, the topsoil is removed, stockpiled and stabilized for replacement after final grading.

8.3 Summary of of BMPs Relevant to Construction at the Gold Rush Site

- BMPs pertaining to construction will include the following strategies:
    - Preserve and stay off of as much of the site as possible, especially woods
    - Use the lightest-weight construction and maintenance equipment possible
    - Avoid doing grading and earthmoving when the soil is saturated
    - Loosen the top 6 inches of soil after grading, before seeding
    - Incorporate organic matter like leaf compost in the top 6 inches if possible
    - Avoid rolling established greens when saturated.

- The golf course is will be cleared and graded as efficiently as possible to avoid excessive disturbance, minimize soil compaction, provide proper drainage, and set up the course features.

- The site will be rough graded to accomplish the major earthwork necessary for the essential earth and water features.

- Fine grading is then done to smoothly blend features together. As a part of this operation, the topsoil is removed, stockpiled and stabilized for replacement after final grading.

9 FINAL STEPS IN CONSTRUCTION

After grading, the irrigation system is installed. The system must be up and running in order to support the seeding of the Gold Rush course.

Next, all disturbed areas are prepared and planted with the specific types of turf grass or other grasses specified in the vegetation plan. All areas will need mulching for protection during germination and seedling stage.

The landscaping of the course will be done at this point, with trees, shrubs, and ornamentals placed to enhance the sporting, aesthetic, and environmental qualities of the course. Conservation areas can be enhanced with native grasses for improved habitat and visually interesting rough areas. Nest boxes, birdhouses, and bat houses can be installed in this phase.

Prior to the completion of construction, the maintenance and management of the golf course will start. During the vegetative establishment period, responsible management practices are monitored and maintained and the golf course is prepared for opening. After all disturbed areas are completely stable and vegetated, the temporary erosion controls will be removed. Permanent structures will be cleaned out and enhanced vegetatively to fill the role of permanent course stormwater features.

9.1 Summary of BMPs Relevant to Final Construction Steps at the Gold Rush Site

- BMPs for the course final construction will include installation of irrigation system.

- Landscaping will be done following BMPs for establishing turf while minimizing erosion and runoff. This will require establishment of both permanent and temporary erosion control devices.

10 OPERATIONS & MAINTENANCE BEST MANAGEMENT PRACTICES

Once the turfgrass has been established, a maintenance program has been implemented, and buildings, roads and parking lots are completed, the golf course will be opened for play. If the design and construction of the course was done properly, the job of the superintendent will be made easier and the operations more efficient.

A complete management plan and pollution prevention plan will be developed before course operations begin at the Gold Rush site. This plan is developed under the concept of *Integrated Course Management* or ICM. The plan will include best management practices (BMP's) to ensure that any adverse impacts to the environment are minimized. The procedure to develop the ICM Plan is as follows:

1. Schedule to periodically perform an 'Environmental Audit' of operations that will include:
    - Stormwater management
    - Irrigation management
    - Integrated pest management
    - Soil fertility management
    - Maintenance area management
2. Prepare record keeping forms and procedures.

11 IRRIGATION MANAGEMENT

Careful water use is not only environmentally and fiscally sound, but also is essential to promote healthy turfgrass that is better able to tolerate environmental stress and resist insect pests, weeds, and disease. Healthy turfgrass subsequently requires less water, fertilizer, and pesticides. More efficient water use reduces the amount of water removed from streams, resulting in less disturbance to aquatic systems. Less water taken from wells reduces impacts on the ground water levels and wells in that locality.

A water conservation scheme depends on several factors: soils, terrain, course layout, grass selection and acreage, irrigation system design and control, and whether or not treated effluent is available. Operational considerations affecting irrigation water management will include irrigation quantity and frequency, fertilization program, pest management, and mowing. Most new golf courses are designed with water conservation in mind.

11.1 Course Layout

Golf course layout has a large impact on water use. Most courses are between 160-200 acres in size. At the Gold Rush project about 100 acres will be irrigated. Narrowing fairways and incorporating warm season native vegetation such as switchgrass, bluestem, and indiangrass in roughs can lower this amount. Therefore, the Gold Rush consultants will prioritize areas for irrigation:

1. Greens
2. Tees
3. Fairways
4. Maintained rough areas

This priority system is similar to the golf of earlier days, where fairways, greens, and tees represented the only high maintenance areas of the course, and the majority of acreage was in a more natural state. This concept saves water and has little or no effect on the playability of the course.

11.2 Turf Selection

Significant water savings are possible with the appropriate selection of locally adapted turfgrasses for greens, fairways, and planted rough. Grass species cultivars can differ significantly in water uptake rate.

Water use is only one factor in turfgrass choice. The best approach is to identify species and cultivars that perform best under the intended use in terms of pest resistance and vigor. Then compare desired species within water use data to make the final selection. This combined approach will result in grasses that require less fertilizer, pesticide, and water. The Golf Course architect and superintendent will make this selection with these guidelines in mind. Some turf characteristics are noted below that may be considered in this process.

Fine leaf fescues:

- Use the least water and suffer the least permanent drought damage
- Low wear tolerance
- Good for some rough and other low wear areas

Perennial ryegrasses:

- Medium – high water requirements
- Moderate drought sensitivity. Can be improved with optimum fertility conditions.
- Low cold tolerance
- Widely used on fairways, tees, and roughs
- High disease susceptibility
- Good wear tolerance

Creeping bentgrass:

- High water use
- Used primarily on greens
- Variable disease tolerance
- Moderate drought tolerance

Kentucky bluegrass:

- High water requirements
- High summer dormancy mechanism

Tall fescue:

- Extremely drought tolerant
- Very high water use rate
- New dwarf varieties maintain acceptable quality with less fertilizer and pesticide

- More saturation tolerant than fine fescues
- Less desirable playing surface

11.3 Fertility and Water Use

Nitrogen and potassium can be applied at rates that provide adequate nutrition while minimizing water use. In general, lower nitrogen applications rates reduce water use. Heavily fertilized plants have greater growth rates, have wider leaves, are often denser, and often have shallower root systems. These factors lead to greater water demand. Potassium can improve Turfgrass resistance to drought injury, and effect on water use is insignificant. Higher potassium rates may be advisable if 'deficit irrigation' (irrigating at *less* than the minimum rate) is practiced.

11.4 Infiltration

Low infiltration rates reduce irrigation efficiency and increase runoff of water and potential pollutants. Turfgrass cultivation and aeration promote higher infiltration rates and a deep, vigorous root zone, which uses soil moisture more effectively.

Traditional hollow-tine core cultivation of greens and tees should occur twice a year to control compaction and reduce thatch. Water injection, solid tine cultivation and spiking are other methods which can be used throughout the summer to maintain good infiltration rates on greens and tees.

12 IRRIGATION SUPPLY

12.1 Water sourcing

If irrigation water is to be taken from natural surface water, a surface or ground water withdrawal permit will be required. Water sources for irrigation supply should be evaluated and prioritized in order to reduce impacts on natural water sources.

A prudent priority of sources might be:

1. Stored stormwater in ponds or detention basins onsite
2. Treated effluent
3. Public or municipal water supplies
4. Existing natural surface waters
5. Private wells

This prioritization results in best use of available low-impact water sources. At present, treated effluent is the proposed source of long term irrigation water at the Gold Rush project. Initially, "raw" water will be used until delivery of treated effluent is operational.

12.2 Irrigation BMP's

The primary goal of irrigation BMPs is to fine tune irrigation practice to maintain peak irrigation system efficiency. Careful use of the irrigation system will result in a better quality turf. Avoid over irrigation in the spring. A continually saturated condition in the springtime root zone prevents the development of a deep, fibrous root system, which means trouble for summer survival. Critical irrigation BMPs include for the Gold Rush site will include:

- Using a soil probe before irrigating to determine existing soil conditions.
- Applying irrigation water as uniformly as possible (variability of soils and turf types will require customized application in some instances).
- Applying water only as fast as the soil can accept it. To avoid puddling and runoff, use short duration cycles.

- Irrigating when there is little wind and avoid mid-day irrigation during peak evaporation periods.

- Utilizing drip irrigation for tree and shrub areas.

A well designed, properly installed, maintained and managed *automatic* irrigation system usually provides the best means of conserving water. Water savings of 40% to 75% have been documented on golf courses that have converted from manual to automatic.

BMP principles for efficient irrigation operation at the Gold Rush site will include:

- The repair of all leaks,

- The checking of nozzle size as it relates to available pressure and resulting coverage,

- Checking for nozzle wear and replacement as needed,

- The use of part-circle sprinklers where applicable,

- Checking pump performance and other pumphouse systems, and

- Frequent testing of sprinkler application rate and evenness.

12.3 Summary of Irrigation BMPs for the Gold Rush Site

The primary goal of irrigation BMPs is to fine tune irrigation practice to maintain peak irrigation system efficiency. The following BMPs will be considered and implemented:

- Careful use of the irrigation system will result in a better quality turf. The BMP will avoid over irrigation in the spring. A continually saturated condition in the springtime root zone prevents the development of a deep, fibrous root system, which means trouble for summer survival. Other critical irrigation BMPs include for the Gold Rush site will include:

    - Using a soil probe before irrigating to determine existing soil conditions

    - Applying irrigation water as uniformly as possible (variability of soils and turf types will require customized application in some instances)

    - Applying water only as fast as the soil can accept it. To avoid puddling and runoff, use short duration cycles

    - Irrigating when there is little wind and avoid mid-day irrigation during peak evaporation periods

    - Utilizing drip irrigation for tree and shrub

- A well designed, properly installed, maintained and managed *automatic* irrigation system will be used. BMP principles for efficient irrigation operation at the Gold Rush site will include:

    - The repair all leaks

    - The checking of nozzle size as it relates to available pressure and resulting coverage

    - Checking for nozzle wear and replacement as needed

    - The use of half-circle sprinklers where applicable

    - Checking pump performance and other pumphouse systems

    - Frequent testing of sprinkler application rate and evenness.

13 CULTURAL TURF MANAGEMENT

Healthy turf is the goal of cultural management practices. Turf that is healthy and vigorous is better able to propagate and resist weeds, insects, and disease. A good cultural management program recognizes that cultivar selection, soil improvement, mowing, irrigation, and fertilization are all interdependent and synergistically produce a result. This section describes general management techniques to prevent or mitigate diseases, weeds, insects, animals, and aquatic pests. At the Gold Rush project the following BMPs are recommended.

13.1 Cultivar Selection

Cultivar selection should be based on the following principles and processes:

- Select turfgrass cultivars adapted to the local climate and growing conditions. Poorly adapted species have higher maintenance requirements, are more stress prone and may require more fertilizer and pesticides. Information on cultivars may be obtained form UC Davis Cooperative Extension, trade journals, and seed companies.

- Conserve native grass species and establish diverse grass communities whenever practical. Native or diverse grass communities are generally more resistant to pest outbreaks. However, these types are less adapted to high traffic, so they should be used out of play areas.

13.2 Soil Improvement

Soil improvement and maintenance at the Gold Rush site should be based on the following BMPs:

- Prevent soil compaction

- Conduct soil testing early in the construction process. Early evaluation allows time to review results and plan amendment strategies. Also, soil acidity and phosphorous adjustments are more effective if lime or phosphate can be worked into the root zone. Sample soil every other year once turfgrass is established.

- In areas of compacted soil, use core cultivation or similar soil aerators. Opening the compacted surface improves infiltration, reduces runoff, improves fertilizer uptake and enhances root zone development.

13.3 Mowing

Common Mowing BMPs are listed below. These may be adjusted or amended based on established turf behavior at the Gold Rush site:

- Raise fairway mowing height and reduce mowing frequency. Slightly higher turf improves infiltration, decreases runoff, improves soil moisture retention, encourages deeper root systems, reduces mowing frequency, and discourages weeds. Ideally, no more than one-third of the grass blade is removed at one mowing.

- Ensure blades are sharp. Mowing with dull or pitted blades tears and sheds the grass leaves. This can slow growth, encourage disease and make for a ragged appearance. Additionally, mowing with sharp blades increases the decomposition rate of the grass clippings.

- 'Cut it and leave it' on fairways. Grass clippings that remain on the surface provide a natural source of organic matter and nutrients. However, clippings should be removed during disease outbreaks to contain the disease. If grass clippings must be removed, they should be spread lightly in the rough or other unmanaged areas away from surface waters, outside of buffer zones.

- Improve drainage in poorly drained areas.

13.4 Summary of BMPs Relevant to Cultural Management at the Gold Rush Site

- The BMPs will include the selection of turf cultivars that are well adapted to site conditions and will allow reasonable water, nutrient and pest practices to be implemented.

- The BMPs will be designed to prevent soil compaction in designated areas where practical.

- BMPs for mowing practices will include maximizing height adjustment and frequency. As with other BMPs, these may be modified as the course matures.

14 FERTILITY MANAGEMENT

Fertilizers are necessary to maintain healthy turfgrass that is under heavy use. The primary necessary turfgrass fertilizer nutrients are nitrogen (N), phosphorus (P), and potassium (K). Excessive applications of N and P can encourage weed growth, turf disease, and cause pollution of both ground and surface waters.

Surface runoff from established, healthy turf does not usually carry harmful amounts of N and P. The potential for nutrient polluted runoff increases in newly seeded areas, on steep slopes, when application is done at improper times, and during rehabilitation of depleted or damaged turfgrass.

The proper objective of a fertilizer management program is to supply plant nutrients at the proper time and in the proper amount to supply sufficient food for the turf with no excess. Recommended BMPs for the Gold Rush project include:

- Develop and document fertilizer programs for each area of the golf course. Nutrient needs vary by cultivar, soil conditions, and use pressure. A fertilizer plan should address the different needs of each area of the course. Application frequency, timing, formulation, and amount should be documented each time.

- Manage fertilizer applications according to weather and soil conditions. Never exceed fertility recommendations.

- Avoid fertilizer applications during dry soil conditions just prior to significant rainfall events. Do not apply high N fertilizers on wet turf. Always avoid heavy applications of soluble nitrogen fertilizers. Instead, use light foliar feedings of soluble N concentrations.

- On coastal plain or similar course textured soils, use lower amounts applied more frequently in order to meet the turf nutrient requirements.

- Slow release temperature sensitive nitrogen fertilizers should be used for applications done late in the season. These fertilizers remain insoluble in cold temperatures, which reduces leaching to ground water. Slow release fertilizers should supply 50% of the nitrogen requirements.

- Maintain a fertilizer free transition zone around all surface waters, including stormwater detention facilities. Transition zone around all surface waters, including stormwater detention facilities. Transition zone grasses that receive no fertilizer act as buffers or filter strips. This zone should be considered the upper area of the riparian buffer.

- Be moderate with fertilizer on newly seeded areas. Grasses lacking a fully developed root system are unable to assimilate high levels of nutrients. Use several light applications in the critical establishment phase.

Periodically the superintendent will conduct a soil-sampling program for each area of the course. The soil test program should include phosphorous, potassium, organic matter, micronutrients, and pH. On intensively managed areas such as greens and tees, plant tissue analysis will be of more value.

14.1 Summary of BMPs Relevant to Fertility Management at the Gold Rush project include:

- Develop and document fertilizer programs for each area of the golf course. Nutrient needs vary by cultivar, soil conditions, and use pressure. A fertilizer plan should address the different needs of each area of the course. Application frequency, timing, formulation, and amount will be documented each time.

- Manage fertilizer applications according to weather and soil conditions. In this way, fertility recommendations will not be exceeded.

- Fertilizer applications will be avoided during dry soil conditions just prior to significant rainfall events. High N fertilizers will not be applied on wet turf. Heavy applications of soluble nitrogen fertilizers will be avoided.

- Slow release temperature sensitive nitrogen fertilizers should be used for applications done late in the season. These fertilizers remain insoluble in cold temperatures which reduces leaching to ground water. Slow release fertilizers should supply 50% of the nitrogen requirements.

- Maintain a fertilizer free transition zone around all surface waters, including stormwater detention facilities. Transition zone around all surface waters, including stormwater detention facilities. Transition zone grasses that receive no fertilizer act as buffers or filter strips. This zone should be considered the upper area of the riparian buffer.

- Use fertilizer on newly seeded areas. Grasses lacking a fully developed root system are unable to assimilate high levels of nutrients. Use several light applications in the critical establishment phase.

- Periodically the superintendent will conduct a soil-sampling program for each area of the course. The soil test program should include phosphorous, potassium, organic matter, micronutrients, and pH. On intensively managed areas such as greens and tees, plant tissue analysis will be of more value.

15 INTEGRATED PEST MANAGEMENT

Integrated Pest Management (IPM) ranks right with irrigation and fertility management in environment priority. The overall goal of golf course IPM is to promote healthy turfgrass that can withstand higher levels of pest pressure without significant damage. IPM prevents economically significant weed, insect, and disease levels through cost effective means and with the least possible hazard to humans, wildlife, non target organisms and water resources. IPM can be challenging because the very nature of desirable golf course conditions (low cutting heights and heavy traffic during the hottest time of year) create significant turf stresses.

The best place to start formulating an IPM plan is with an understanding of turfgrass growth, pest biology, and the factors that encourage pest infestation. The next issue to ascertain is the definition of treatment thresholds for determining when corrective action should be taken and the development of a pest scouting strategy and monitoring program to determine the effectiveness of control methods. Pest management methods and their success will vary by geographic region and even among differing areas within the same golf course.

Appropriate pest control methods can be both cultural and non-cultural in nature. Cultural management offers pest-specific methods for blocking or reducing the extent of a pest problem. Non cultural management employs biological controls or pesticides to control pests posing an economic threat to turfgrass resources. The IPM guidelines recommended for the Gold Rush project are detailed below.

15.1 Problem Identification: Pest Biology

Pests, in the IPM context, include those weeds, insects, diseases, and animals that reduce golf course quality. The correct selection and effective implementation of IPM techniques relies upon a thorough knowledge of pest biology, including pest identification, life cycle, and conditions favoring population growth.

A successful IPM program relies on effective scouting and diagnosis. Scouting is the process of identifying pest types, populations, and field locations. Scouted populations are compared to known population levels which can then be compared with established threshold levels to determine appropriate treatment measures. Walking the course often is a critical facet of the scouting process.

- Base the scouting program on the common pests known locally to affect the turf, trees, and surface waters. Don't go 'looking for zebras in a field of horses.'

- Perform regular, systematic inspections to identify pest problems. Standardized methods for survey patterns, sample numbers and sizes, and turf type descriptions

will permit effective comparisons of recorded information. Initial scouting should entail a detailed hole-by-hole survey, with any problems noted on a map. In case of disease outbreaks, weather conditions should also be recorded.

- Base scouting frequency on pest occurrence. Scouting frequency depends on the type and extent of the pest problem. Regular scouting may be done weekly, but daily checks may be required during outbreaks or periods that favor pest establishment. Pay particular attention to areas that historically experienced pest outbreaks.

- Accurately identify pests. Damage caused by different pest is often similar in appearance. If in doubt, submit samples of the pest, turf, or soil to a specialist for analysis.

- Properly diagnose the stage and severity of the pest program. Treatment decisions rely on accurate diagnoses. Once damage has occurred, it is often appropriate to facilitate turfgrass recovery and prevent recurrence of a particular pest rather than target the pest itself.

- Monitor pest problems to determine effectiveness of treatment regime. Use a standard, replicable method to evaluate IPM management decisions and treatments.

- Keep accurate and complete records. Record scouting observations, weather conditions, management decisions, control methods and strategy effectiveness.

15.2 IPM Treatment Thresholds

IPM treatment thresholds take into account population, damage, and economic thresholds. It may not be economical to treat a pest problem where the damage is minimal and the problem is not expected to intensify to the point of causing economic impacts.

Input and agreement is essential between course owners and operators for successful implementation of treatment thresholds. When determining treatment thresholds, course managers must define:

- Population thresholds for each potential pest.

- Damage thresholds for each area of the golf course, especially greens, tees, fairways, and rough. This is especially important to establish because there are some portions of the course (greens) where practically NO pest damage is acceptable, while others (rough, some fairway) where a moderate level is tolerated.

- Unit costs of standard cultural and non cultural control methods.

15.3 Disease Control

Biological or parasitic turfgrass diseases are a result of bacteria, viruses, fungi, and nematodes. Diseases may be caused by environmental conditions such as excessive moisture, optimum temperatures, or damage from foot and vehicular traffic. Cultural controls should be the first and primary defense against turfgrass disease.

The following cultural practices should be followed to reduce the threat posed by a range of fungal diseases.

- Implement an area-specific scouting program.
- Use improved, disease resistant turfgrass varieties.
- Manage soil fertility, weed control, and soil moisture level to maintain a vigorous turf stand and increase disease resistance.
- Avoid early evening irrigation, which extends leaf surface wetness. Early morning irrigation removes dew, helping turfgrass to dry faster and reducing the potential for disease outbreaks.
- Facilitate proper turf surface aeration. Turf aeration practices include spiking and coring. Aeration increases oxygen in the root zone, lowering moisture and reducing the conditions favorable for some diseases.
- Improve sunlight penetration and air movement across turf surfaces, especially tees and greens.

15.4 Weed Control

Weed control is based on recognizing the biological and morphological differences between weeds and turfgrass and focusing control measures at the more susceptible phase of the weed life cycle. Below are recommended cultural weed control practices:

- Always use the highest quality seed stock available.
- Prevent the spread of weeds by equipment.
- Schedule control operations before weeds begin to produce seed. Such control measures vary with the type of weed. For example, timely mowing of certain weeds will help prevent seed production and can starve plant roots. This is ineffective for low growing, prostrate weeds that flower below the cutting height.

15.5 Insect Control

Insect pests can occasionally pose a significant risk to turfgrasses in California. Insecticides should be used as little as possible, since they pose a greater risk to fish and wildlife than most herbicides and fungicides. There are a number of cultural insect management practices that can reduce the need for insecticides:

- Select native or insect resistant trees, shrubs, and ornamentals.

- Avoid the use of insecticides on non-turf areas. Use instead non chemical alternatives such as insecticidal soaps. *Bacillus thuringiensis,* which is a bacterium that infects the larvae of some moth species; and diatomaceous earth are good alternatives.

- Avoid insecticide based mosquito control. Maintain a level of flow in water bodies whenever possible to reduce mosquito habitat. Create optimum conditions for mosquito predators.

16 PESTICIDES ON THE GOLF COURSE

Pesticides will usually reduce pest damage to turfgrasses but can also have serious environmental effects. To protect water resources, careful consideration must be given to pesticide selection and application. Integrated pest management programs should always incorporate the following principles which will be employed at the Gold Rush site:

- Minimize chemical use through cultural control measures, if possible.
- Select the least toxic, least persistent, least mobile and most pest specific California registered pesticide.
- Apply the pesticide at the pest's most vulnerable life cycle stage.
- Apply the pesticide at the minimum required rates to the minimum area necessary.
- Use the pesticide in strict accordance with the product label directions and guidelines.
- Avoid continually using pesticides of the same chemistry or active ingredient mode of action to avoid buildup of pest resistance.
- Be aware of the 36-48 hour weather forecast.
- Adopt a notification program for neighbors when pesticides are to be applied near course boundaries.

16.1 Pesticide Selection

There will always be more than one type of pesticide that is effective and registered for a specific use. Pesticide selection must consider environmental factors, as well as the pesticide toxicity, persistence, tendency to accumulate in living tissues, solubility, and soil adsorptive characteristics. These factors all play an important role in the movement of pesticide surface runoff and leaching to ground water.

Environmental criteria for profiling and selecting pesticides are listed below.

- Profile the important physical environmental factors affecting chemical mobility for each area of the golf course. Several factors are: soil organic matter, clay content, texture, permeability, subsoil texture, and drainage, which can affect pesticide movement and should be factored in chemical management plans. For example, the higher the percentage of organic matter and clay content in the soil, greater is the soil ability to adsorb chemicals and decrease leaching. In contrast, sites featuring coarse

textured soils offer high permeability, which makes it easier for mobile chemicals to leach down to the water table. Golf courses built over karst, fluvial or alluvial sandy-gravelly complexes also run higher risk of leaching and runoff.

- Eliminate pesticides which are persistent and can bioaccumulate. Such substances, which may include pesticides and pesticide metabolites, pose the greatest environmental risk. Pesticides with a soil persistence of greater than 21 days, a soil absorption (Loc) value of less than 30 mg/L should be used with extreme caution. These general guidelines are especially important in areas with coarse textured soils, soils with low organic matter, and steep slopes near surface waters.

- Avoid applying pesticides in late fall and winter in flood prone or ponded areas. Some waterfowl species, both resident and migratory, are attracted to flooded fields. They can be poisoned through ingestion of persistent pesticides, particularly granular formulations.

16.2 Pesticide Application

It is the applicator's responsibility to take appropriate precautions to protect non-target organisms from exposure. All pesticide applicators and supervisors must be trained and be California licensed. Pesticide application BMPs include:

- Read product labels carefully and completely. Apply chemicals only according to the manufacturer's recommended usage and only for registered uses. Pay particularly close attention to the delivery rate and spray volume per unit area.

- Minimize drift. There are a number of techniques that can be employed:

  - Closely monitor weather conditions and forecasts to comply with application guidelines. Avoid application when wind speeds exceed 5 miles per hour or when winds are blowing toward adjacent non target sensitive areas. Avoid conditions of temperature inversions – they can lead to vapor cloud formation.

  - Use low pressures and large droplet nozzles if practical. Large droplet nozzles *can* adversely affect weed control.

  - Consider use of drift inhibitor or retardant additives.

  - Mix a spray pattern indicator with pesticide when spraying near a pesticide free buffer area.

  - Use wind skirts, guards, and shrouds on all sprayers.

- Do not fill pesticide sprayers near water courses and drains.
- Do not leave sprayers unattended while filling.
- Maintain nozzles, hoses, tanks, pumps and all other application-related equipment.

16.3 Pesticide-Free Buffer Zones

Use of pesticide free zones reduces the chance of pesticide drift, runoff or leaching into sensitive areas. Surface waters to be protected by pesticide free zones include all water courses (including stormwater ditches), ponds, lakes, and wetlands.

It is common to maintain a minimum 25 foot pesticide-free buffer zone adjacent to watercourses or water bodies. No pesticide or application equipment may enter the zone.

16.4 Aquatic Pest Control

Golf course developments use ponds and wetlands as part of landscape design, stormwater management, and for irrigation water. Excessive growth of algae and weeds can reduce dissolved oxygen levels, produce noxious smells and discolor the water as the vegetation decays. Some simple practices at the Gold Rush site can be used to reduce this hazard:

- Aerate ponds. Fountains or compressors with underwater bubbling lines will maintain dissolved oxygen to levels that sustain fish and macroinvertebrates. Algae will also be reduced. Small ponds may use a solar-powered unit.
- Use mechanical methods for removing vegetation and decayed debris.
- Utilize aquatic bio controls with caution. Introducing grass carp for weed control, or snails, weevils, or midges can have implications for non target organisms.

16.5 Summary of BMPs Regarding Pesticide Use

Integrated pest management programs should always incorporate the following principles which will be employed at the Gold Rush site:

- Select the least toxic, least persistent, least mobile and most pest specific California registered pesticide.
- Apply the pesticide at the pest's most vulnerable life cycle stage.

- Apply the pesticide at the minimum required rates to the minimum area necessary.
- Use the pesticide in strict accordance with the product label directions and guidelines.
- Avoid continually using pesticides of the same chemistry or active ingredient mode of action to avoid buildup of pest resistance.
- Be aware of the 36-48 hour weather forecast.
- Adopt a notification program for neighbors when pesticides are to be applied near course boundaries.

17 NEW CONSTRUCTION

17.1 Clearing Land for Construction

Clearing land involves the removal of vegetation and existing structures to prepare a site for construction. Clearing land can impact the environment by:

- Reducing the structural safety of land (e.g., making it more susceptible to landslides or floods).
- Impacting aquatic resources (particularly wetlands) and endangered species.
- Increasing soil erosion and sedimentation caused by the removal of vegetation.
- Increasing the flow to storm sewer systems leading to increased potential for downstream flooding and increased stream bank erosion in receiving waters.

Additional impacts of construction include dust/odors from construction traffic, air emissions, noise, and vibration from construction equipment.

New construction may directly affect wetlands through the placement of fill for grading purposes.

> Sediment from construction sites may also affect the hydrologic capacity of wetlands. Wetland losses may increase downstream flooding and may impact a wide variety of aquatic and upland species. If impacting aquatic areas, such as wetlands, and endangered species habitat (see below), local governments must obtain a special permit before beginning a construction project. Any dredging and general construction in , over, and under navigable waters of the United States are regulated by the U.S. Army Corps of Engineers (Corps) under Section 10 of the Rivers and Harbors Act. The Corps also regulates the discharge of dredged and fill material into waters of the United States, which include wetlands. These wetland activities are regulated under Section 404 of the CWA and may require a Section 404 permit. In addition, controlling construction site discharges is regulated under EPA's National Pollutant Discharge Elimination System (NPDES) permitting program, and local erosion and sediment control programs.

Endangered species are plants and animals that, without special protection and management, are in danger of becoming extinct. Threatened species are likely to become endangered in the foreseeable future.

Protection of federally-listed threatened and endangered species of plants, animals, and the habitats upon which they depend is provided by the ESA. Local government responsibilities under the ESA depend upon whether or not proposed activities occur with federal government involvement. Federal government involvement is triggered when a project seeks to cross public lands, receive public funds, or requires a federal permit (e.g., Section 404 wetland permit).

Any activities by local governments that involve new construction may be regulated under the NEPA (if they involve federal funds) or other state laws that require the preparation of an environmental impact statement. Construction impacts on receiving waters may be regulated under the NPDES storm water section of the CWA, and may require the local government to obtain a permit and implement certain controls. Air and noise impacts may be regulated under the CAA and state and local ordinances.

17.2 Construction Waste Disposal

Most of the waste generated through construction activities is non-hazardous solid waste. Typical wastes generated at construction sites may include concrete, steel, wood, rubber, asphalt, soil, and organic matter, such as stumps.

The disposal of these wastes may be regulated under a variety of federal, state, and local laws. If generated, hazardous construction wastes are regulated under the federal RCRA hazardous waste regulations. Many states and local governments have regulations regarding the disposal of non-hazardous construction and demolition debris at special construction waste landfills. Many states allow debris such as uncontaminated concrete and asphalt to be used as fill material.

18 MAINTENANCE AND RENOVATION

Maintenance and renovation of roads, bridges or tunnels may include street sweeping, maintenance of storm sewers, snow removal, and lead-based paint removal and disposal. Street sweeping involves using mechanical sweepers to remove dirt, grit, and solids from road surfaces. Snow removal includes plowing streets and sanding and salting roads. Lead-based paint removal and disposal occurs due to bridge and tunnel maintenance. Maintenance and renovation activities may impact the environment by removing materials that can enter storm sewers (sweeping), adding materials that end up in storm sewers and are discharged to water ways (salting, sanding, sandblasting), or emitting contaminated dust to the air (paint removal). Aspects of these activities may be regulated under the CWA, TSCA, RCRA, local water protection ordinances, and local solid waste disposal requirements.

18.1 Street Sweeping

Local governments may be required to conduct street sweeping and related practices as conditions of their NPDES storm water or combined sewer overflow (CSO) permit. Street sweeping is conducted to reduce the concentration of pollutants in storm water runoff and to improve street appearance. Considered a best management practice (BMP) and an integral part of a storm water pollution control plan, street sweeping also ensures the continued structural effectiveness of storm sewers.

18.2 Maintenance of Storm Sewers

Local governments may be required to maintain storm sewers as part of their NPDES storm water or CSO permit. Maintenance of storm sewers may include activities such as catch basin cleaning, litter removal from storm channels, and maintenance of storm water detention facilities. Catch basin cleaning and litter removal from channels protect against street flooding, and remove potential pollutants from storm water. Publicly owned storm water detention facilities and other pollutant removal structures, such as sand filters and oil and grit separators, also require frequent maintenance. Disposal of materials generated during cleaning may be regulated under local solid waste disposal requirements.

Attachment J
Conditions of Approval

These conditions are applicable to entitlements for the Gold Rush Ranch Project (hereafter referred to as "GRR-Project"), including but not limited to the Gold Rush Ranch Specific Plan (GRR-SP),Vesting Large Lot Tentative Subdivision Map, General Plan Amendments, Zoning Ordinance Amendments, annexation, subsequent large lot subdivision map(s), golf course, small lot subdivision maps, grading permits, parcel and lot line adjustments, and transfers of ownership and/or control (sale, lease, or rental of structures).

The GRR-Project shall comply with applicable federal, state, and local laws and regulations. In the event that there is a conflict between these Conditions of Approval and the remainder of the GRR-SP, including Chapters 1 through 5 and Attachments A though I and K, these Conditions of Approval shall apply.

The conditions are organized as follows:

- Conditions that apply to each phase, area, and activity within the GRR-Project and are ongoing;
- Conditions that apply to the large lot subdivision map(s); and
- Conditions that apply to subsequent development, small lot subdivision maps, and parcel maps within the GRR-Project.

See Attachment K of the GRR-SP, Project Application Requirements, for application requirements for subdivision maps, parcel maps, grading permits, improvement plans, site plan permits, and building permits within the GRR-Project.

1.0 Conditions that Apply to Each Phase, Area, and Activity within the GRR-Project and are Ongoing

The following conditions apply to each project, development and activity within each phase, portion, and area within the GRR-Project, and are ongoing:

1.1 GRR-Project Developer(s) shall defend, indemnify, and hold harmless the City and its agents, officers, and employees from any claim, action, or proceeding of any type against City or its agents, officers, or employees to attack, set aside, void, or annul any and all Requested or Granted Entitlements for the project, including certification of CEQA review as approved by City or its officers, agents, or employees concerning the Requested or Granted Entitlements and other proceedings, or to impose personal liability against such officers, agents, or employees resulting from their involvement in any and all proceedings or actions taken by City in connection with the processing of the Requested or Granted Entitlements, specifically including any claim for attorney fees, costs of court, or expenses of litigation claimed by or awarded to any party from City in such litigation. The GRR-Project Developer(s) and successors in interest shall pay to the City its reasonable attorneys fees and costs incurred in actions or proceedings required to enforce these conditions and any related provisions of law. The GRR-Project Developer(s) shall enter into a joint defense agreement with the City with regard to any such claim, action, or proceeding, including a deposit against expected attorneys fees and costs, if any be incurred by the City in any such joint defense.

1.2 No permits or entitlements shall be issued or activities of any kind commenced within the GRR-Project until such time as the GRR-Project Developer(s) has/have paid applicable costs and fees due the City for each entitlement processing, consulting, and related activity through the buildout

of the GRR-Project, including processing for wastewater treatment plant improvements. Such fees shall include a deposit against the estimated costs of permits and entitlements by the City, and the replenishment of such deposit as required by City Council policy.

1.3 These conditions of approval may be enforced at the direction of the City Council, using the police power of the City, in any manner authorized by law, but including the following:

- Issuance of citations by City police officers under Section 1.6 of the City Code.
- Issuance of cease and desist orders halting or suspending construction on all or any part of the project by the City Building Official as authorized by the California Building Code.
- Administrative hearings and penalties as authorized by Section 1.6 of the City Code.
- Civil litigation to compel compliance with these conditions and/or a declaration of public nuisance as to the conduct alleged requiring abatement of the nuisance and the payment of the City's reasonable attorneys fees and costs in enforcing the nuisance abatement.
- Filing of complaints or concerns with other governmental agencies having authority over the subject matter of the condition and requesting enforcement action.

1.4 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment A, Architectural and Landscape Design Standards. Attachment A includes architectural design standards, landscaping standards for common areas, standards for trails, the bikeway network, golf cart and neighborhood electric vehicles, walls and fencing, artificial lighting, unique land use interfaces, parks, special considerations, and design review standards. A key focus for the standards is the retention of oak trees and minimization of grading.

1.5 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment B, Oak Woodlands Management Plan Requirements and Rare Plant Management Plan. Attachment B describes the preparation of the oak woodland management plan, permanent preservation of oak woodlands habitats, standards for preservation of existing native oak trees and replanting, and a rare plant management plan.

1.6 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment C, Wildlife Habitat Management Plan Requirements. Attachment C describes guidelines for the preservation, enhancement, and management of wildlife habitats and conservation and open space preserve lands.

1.7 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment D, Water Resources Management Plan. Attachment D prescribes responsible water management practices, including stormwater management and water conservation, for incorporation into the design and construction of development within the GRR-Project.

1.8 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment E, Cultural Resource Management Plan. Attachment E prescribes paleontological, pre-historic, and historic resources and artifacts preservation measures through a system of prioritization, an identification and impact prevention plan, and an inadvertent discovery program.

1.9 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment F, the Emergency Response and Evacuation Plan and Fuels Management Plan Requirements. Attachment F prescribes the development of a fire safety, emergency response, and evacuation plan, and emergency vehicle access and wildfire protection for common areas.

1.10 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment G, Construction Management Practices. Attachment G prescribes construction

management practices that are intended to reduce noise, biological, and safety effects during construction.

1.11 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment H, Grading Standards. Attachment H prescribes three grading zones including General, Restricted, and Limited, with increasingly restrictive grading standards and restrictions.

1.12 Projects, development, and activities within the GRR-Project shall comply with the GRR-SP Attachment I, Golf Course Best Management Practices. Attachment I provides best management practices for the development and operation of the golf course.

1.13 Applications for projects, development, and activities within the GRR-Project including applications for subdivision maps, parcel maps, grading permits, improvement plans, site plan permits and building permits, shall comply with the application requirements contained in GRR-SP Attachment K, Project Application Requirements.

1.14 The GRR-Project Developer(s) shall plan, design, and construct, at its sole cost and expense, to the satisfaction of the City Council, a tertiary wastewater treatment plant together with related wastewater treatment systems as included but not limited to storage, transmission, and disposal facilities as specified in the Sutter Creek Sewage Master Plan, the Amador Regional Sanitation Authority Master Plan, and the Final Technical Memorandum for Tertiary Treatment Implementation when approved by the City Council.

a. The plant must be completely constructed and fully operational before the issuance of any residential building permits for the GRR-Project.

b. The tertiary plant shall be constructed in accordance with plans approved by the City Council. The City shall retain, at the GRR-Project Developer(s) expense, professionally qualified personnel to oversee and inspect plant construction as it proceeds.

c. The new plant shall fully comply with all applicable local, state, and federal laws regarding wastewater treatment and disposal necessary to provide the maximum opportunities for effluent disposal, including direct discharge into local waterways.

d. The new plant may be constructed on property owned by the City. The course of construction of the new plant shall not disrupt or interfere with the ongoing operations of the current wastewater treatment plant operated by the City.

e. The new plant shall be of sufficient size and capacity to treat to tertiary standards the current and anticipated treatment needs of the existing plant, as well as all capacity required for the GRR-Project.

f. The new plant capacity necessary to accommodate the GRR-Project may be built in phases in a manner consistent with the Project schedule set forth in the GRR-SP.

g. The Developer will be required to provide permanent alternative sites, and/or methods of disposal, or infrastructure improvements to accommodate the full 1,300-acre-feet of effluent as entitled by the existing ARSA-GRR spray easement agreement, to the satisfaction of the ARSA board. The purchase and development of these sites or methods must be secured and funded by the Developer, at their sole expense, prior to the issuance of any GRR-Project building or grading permits.

1.15 The GRR-Project Developer(s) shall design, construct and operate the GRR golf course in compliance with the following:

a. Submit to the City a final design and improvement plans for a championship eighteen (18) hole golf course prepared by a qualified golf course architect. The golf course shall be least 7,000 yards in length from the championship tees. The golf course, clubhouse, and related

facilities shall be designed and constructed in a manner consistent with the GRR-SP, including but not limited to, Sections 3.2.2, 3.3.2, 3.5.2, 3.5.3, 4.1, 4.2, and Figures 3.1, 3.3, 3.12, and Attachments A, B, D, E, G, H, and I.

b. Commence construction of or provide financial surety for the golf course and related facilities, whichever comes first:

   1. The approval of the first small lot tentative subdivision map or portions thereof that represent, in aggregate, more than three hundred (300) single family residential dwelling units (excluding 30 model homes in the GRR-Project); or

   2. The issuance of the first building permit for a single family residential dwelling unit in the GRR-Project.

c. The golf course and related facilities shall be fully operational and functioning within customary commercial standards for such facilities before the 151st single family residential building permit will be issued for the GRR-Project or within thirty-six months of the issuance of the first single family residential dwelling unit (excluding 30 model homes in the GRR-Project).

1.16 GRR-Project Developer(s) of projects, development, and activities within the GRR-Project shall pay fees to offset the cost of mitigation monitoring, including costs for the City to hire and manage outside consultants when deemed necessary by the City to assess damage and/or ensure compliance. GRR-Project Developer(s) shall comply with the City's GRR-Project Mitigation Monitoring and Reporting Plan. Such fees shall include a deposit against the estimated costs of mitigation monitoring by the City, and the replenishment of such deposit as required by the City Council.

1.17 Each building permit applicant within the GRR-Project shall pay fees legally due at the time of building permit issuance in compliance with the most recent City of Sutter Creek Fee Schedule in effect at the time of the building permit.

1.18 Provide documentation that demonstrates for each increment of new development within the GRR-Project that the City's wastewater system has sufficient capacity to accommodate the increment of new development. Provide conclusive evidence that demonstrates that development timing will not impede other development for which entitlements have been issued. The requirements of this measure shall be made a condition of each small-lot tentative subdivision map associated with the new development. For new non-residential development(s) having the potential to increase wastewater flows and for which no small-lot tentative map and final map are required, the requirement for such verification is to be demonstrated prior to issuance of each such building permit.

1.19 The first purchaser of a lot exceeding 6,999 square feet in area or the first purchaser of a home and lot exceeding 6,999 square feet in area together and all subsequent purchasers shall pay to the City a transfer fee through escrow. The transfer fees will be set by the City Council and deposited in a housing trust fund administered by the City of Sutter Creek to provide a permanent revenue source for affordable housing programs in Sutter Creek.

1.20 Projects, development, and activities within the GRR-Project shall include, as a part of required application materials, preliminary grading plans for those areas proposed to be graded. Preliminary grading plans shall clearly demonstrate compliance with GRR-SP Attachment H, Grading Standards, and shall incorporate, at a minimum, general provisions in GRR-SP Implementation Measure 3.3-1.

1.21 Annexation of the unincorporated portion of the GRR-Project area into the City shall include annexation into the Sutter Creek Fire Protection District and incorporation into the Amador County Community Facilities District No. 2006-1 for fire protection services.

1.22 Projects, development, and activities within the GRR-Project shall comply with the phasing schedule contained in GRR-SP Section 4.4.

1.23 The GRR-SP shall accept and utilize reclaimed wastewater from the City of Sutter Creek for irrigation of the golf course, parklands, medians, and landscaped public areas when such reclaimed wastewater is available from the City.

1.24 Irrigation of parklands, the golf course, and landscaped public areas within the GRR-Project shall be with reclaimed wastewater when available from the City of Sutter Creek, and/or with raw water until reclaimed wastewater is available from the City.

1.25 The GRR-Project Developer(s) shall provide documentation to the City that demonstrates that:

a. The golf course will be open to the public in perpetuity;

b. The course fee schedule provides for a resident discount of no less than 15% to Sutter Creek residents in perpetuity;

c. A Youth Golf Program is funded in perpetuity by the GRR-Project Developer(s); and

d. The tennis courts are open to the public in perpetuity using reasonable standards for public access.

1.26 Parks within the GRR-Project shall be closed from dusk to dawn.

1.27 Each prospective purchaser, lessee, or tenant shall be provided notice and shall sign a statement of acknowledgment prior to the sale, lease, or rental of each structure or portion thereof within the GRR-Project. The City shall approve the form and method of distribution of said notice and statement of acknowledgment. The required notices include:

a. The property is subject to overflight, sight, and sound of aircraft operating from Westover Field. The notice shall be written in accordance with the California Business and Professions Code Section 11010(b)(13)(A).

b. The property is subject to noise from industrial uses within the Amador Central Business Park.

c. Normal farming and ranching activities will take place in the area and normal agricultural activities are not considered nuisances.

1.28 Each structure within the GRR-Project shall comply with the following:

a. The installation and use of wood-burning fireplaces, stoves, or other devices shall be prohibited (natural gas fireplaces are permitted), and open burning of trash, leaves, vegetation, or other material shall be prohibited.

b. Each building permit application within the GRR-Project shall demonstrate that structures will be built to exceed Title 24 energy efficiency requirements by a minimum efficiency increase of 20 percent and that commercial and residential structures will include exterior electrical outlets to facilitate the use of electrical landscape maintenance equipment.

1.29 Special events within the GRR-Project having 250 participants or more shall obtain approval from the City Council in consultation with the City Manager, Sutter Creek Police Department, and Sutter Creek Fire Protection District until such time as the City adopts an ordinance regulating large assemblages of people.

1.30 Provide written verification of compliance with the adopted Removal Action Workplan (RAW) from the Department of Toxic Substances Control (DTSC) prior to the issuance of each building permit, where applicable, which:

a. Certifies that the RAW has been fully implemented;

b. Certifies that soils and water quality conditions within areas subject to the RAW have been remediated in compliance with DTSC requirements and in accordance with the RAW; and

c. Certifies that soils and water quality conditions on the site do not pose a health and safety hazard for any proposed land uses or activities within the GRR-SP.

1.31 Roadways within the GRR-Project shall be designed and constructed in accordance with the requirements in GRR-SP Section 3.4.3 and street cross-sections presented in GRR-SP Figures 3.6 through 3.10. Collector streets in the GRR-Project shall facilitate electric vehicle use and Class 1 grade-separated bicycle trails and sidewalks. At the discretion of the City, modified cross-sections may be allowed if these cross-sections meet City standards for parking, safe flow, pedestrian activity, and transit.

1.32 The Allen Ranch Road/Valley View Way extension design documents shall demonstrate that the removal of oak trees has been minimized, particularly as viewed from SR 49 and the existing segment of Valley View Way. Allen Ranch Road and the Valley View extension shall include landscaping consistent with Attachment A, Section 2.0, Landscape Standards (Common Areas).

1.33 Provide documentary evidence of coordination with the Amador County Transportation Commission (ACTC) and the Amador Regional Transit System (ARTS) regarding bus stop locations prior to recordation of each subdivision and/or development map within the GRR-Project, to ensure that adequate circulation options for efficient bus routing are provided. Bus stops shall be installed at locations deemed appropriate by ACTC and ARTS and shall include, but are not limited to, the Project's commercial core, the Project's mixed-use site adjacent to State Route 104, Allen Ranch Road, Gold Rush Ranch Parkway, Roads A and D, and Loop Roads B and C.

1.34 Residential community gates within the GRR-SP, if any, shall be designed to provide for override and manual control by emergency service providers, according to specifications to be approved by the City of Sutter Creek Police Department and the Sutter Creek Fire Protection District. Gated communities shall comply with City-adopted design standards for gated communities, which specify the minimum number of pedestrian exit routes from gated communities and which prohibit the use of locks on pedestrian exit routes from gated communities. Gated communities shall provide for and ensure public access to public facilities.

1.35 Each applicant for a building permit within the GRR-Project shall be required to pay the Regional Traffic Mitigation Fees (RTMF) and the applicable Local Traffic Mitigation Fee in effect at the time of building permit issuance.

1.36 The GRR-Project Developer(s) shall acquire necessary rights-of-way, fully fund, design, and construct and/or upgrade, at the sole cost and expense of the GRR-Project Developer(s), the following GRR-Project access roadways and intersections:

a. The GRR-Project Developer(s) shall construct intersection improvements and signalization (if signal warrants are met) at SR 104/Ampine-Fibreform Road/Allen Ranch Road intersection prior to issuance of a building permit within the GRR-Project in accordance with City and Caltrans standards and requirements. If signals are not warranted, then conduits, setbacks, signal accessories, and other accommodations may be required to facilitate signal installation when signals are warranted. The GRR-Project may receive fee credits or reimbursement from regional, sub-regional, or local traffic mitigation fees for over-sizing or

adding excess capacity to the intersection beyond that which would be required to accommodate GRR-Project buildout plus pre-existing traffic.

b. The GRR-Project developer(s) shall construct the Allen Ranch Road/Valley View Way connection with existing Valley View Way prior to permitting the eighty-first (81st) single-family dwelling within the GRR-Project. The intent of this provision is to accommodate the construction of up to thirty (30) model homes and fifty (50) single-family dwelling units prior to construction of the Allen Ranch Road/Valley View Way extension improvements. Design of this roadway section shall include sidewalks or pedestrian pathways, drainage facilities, and landscaping in compliance with City standards and requirements. Access to remaining parcel south of the extension shall not be precluded.

c. The GRR-Project Developer(s) shall construct the SR 104/Locomotive Lane/Road D intersection improvements and signalization (if signal warrants are met) to Caltrans standards and requirements within thirty-six (36) months of the date of GRR-SP approval or the earliest of:

1. The issuance of the 301st residential unit (excluding 30 model homes);
2. Implementation of Phase 2;
3. Development of the GRR-Project interval-ownership vacation units in Lot 17 (Village Q);
4. Development of the hotel; or
5. Commercial development in excess of 10,000 square feet in Lot 18 (Parcel R).

If signals are not warranted then conduits, setbacks, signal accessories, and other accommodations may be required to facilitate signal installation when signals are warranted. The GRR-Project may receive fee credits or reimbursement from regional, sub-regional, or local traffic mitigation fees for over-sizing or adding excess capacity to the intersection beyond that which would be required to accommodate GRR-Project buildout plus pre-existing traffic.

d. Prior to issuance of a building permit for the Golf Course Maintenance Area in Lot 19 (Parcel P), the GRR-Project Developer(s) shall construct the SR 88/Golf Maintenance Access intersection.

e. Prior to issuance of building permits for development within Lots 22 and 26 (Parcels V and Z) unless other access routes to these lots is provided, the GRR-Project Developer(s) shall construct SR 104/Mixed Use Access intersection.

1.37 The GRR-Project Developer(s) shall acquire necessary rights-of-way, fully fund, design, and construct and/or upgrade, at the sole cost and expense of the GRR-Project Developer(s), the following regional roadways and intersections:

a. The GRR-Project Developer(s) shall construct the Bowers Drive/Prospect Drive realignment to City and Caltrans standards and requirements prior to issuance of a building permit within the GRR-Project.

b. The GRR-Project Developer(s) shall make an Irrevocable Offer of Dedication of sufficient right-of-way for the expansion of SR 104 to four lanes contiguous with the GRR-Project site from the intersection of SR 104 and SR 88 to the eastern GRR-Project property line, including turn lanes, acceleration deceleration lanes, and tapers as required at intersections, in coordination with Caltrans with the recordation of the large lot subdivision map.

c. The GRR-Project Developer(s) shall construct the pedestrian pathway/bicycle trail along the northwest side of SR 104 from Large Lot 22 (Parcel V) to Bowers Drive within thirty-six (36) months of the date of GRR-SP approval, or as otherwise stipulated by the Development Agreement.

The pathway/trail design shall be consistent with the requirements in GRR-SP Section 3.4.4. If the right-of-way for the pedestrian pathway/bicycle trail is not available for acquisition through willing-buyer/willing-seller negotiations, the applicant will provide funds to the City in an amount determined by the City to be adequate for the City to acquire the necessary right-of-way, including legal fees necessary for acquisition, and construct the pathway/trail.

d. The GRR-Project Developer(s) shall construct a right turn lane from southbound SR 49 to westbound SR 104 no later than the earliest of the following:

1. Within thirty-six (36) months of the date of GRR-SP approval;
2. The issuance of a building permit for the 301st residential unit; or
3. Implementation of Phase 2.

Said right turn lane shall be designed and constructed in accordance with Caltrans standards and requirements.

e. The GRR-Project Developer(s) shall construct improvements at the Valley View Way/Bowers Drive intersection and along the frontage of the Sutter Hill Transit Center and City park site in accordance with City standards and requirements prior to the issuance of a building permit for the 501st residential unit.

The required improvements in this condition satisfy the GRR-Project's obligation for fair share funding or the Martell Area sub-regional traffic impact fee (commonly referred to as CMX). The GRR-Project is responsible for payment of the RTMF and local traffic mitigation fees pursuant to these Conditions of Approval.

The GRR-Project shall not receive a fee credit or reimbursement for developing or constructing the regional roadway improvements identified in this condition of approval.

Should ACTC or other entity expend funds for part of the development or construction (design, CEQA processing, Caltrans permitting, right-of-way, construction, etc.) of any part of the Regional improvement projects identified in this condition of approval, the GRR-Project Developer(s) shall reimburse the ACTC program (RTMF or CMX) for costs expended. Said reimbursements shall be paid and the required roadway improvement shall be in place prior to any further development entitlements beyond that which is allowed prior to the deadlines or schedule provided in items a through e above. The GRR-Project Developer(s) shall be required to escalate the costs of reimbursement based on the Construction Cost Index of the Engineering News Record for each year after any of the required regional improvements were constructed by ACTC or another entity.

1.38 Prior to issuance of building permits, grading, or other activities on Large Lots 7 through 16 (aka Villages G through P), construct and place into operation Road E, the connector to Highway 88. The preferred location of the Loop Road B connection point is at or near the westerly boundary of Large Lot 20 (aka Parcel T). The final location shall be determined by the City after appropriate CEQA review. Road E shall be open to the public at all times. Design, right-of-way acquisition, encroachment permits, construction of Road E, and intersection improvements at the intersection of Road E and SR 88 shall be at the sole cost and expense of the GRR-Project Developer(s).

1.39 Prepare and submit to the City for approval for each increment of new development, including areas proposed to be developed without further subdivision, a Greenhouse Gas (GHG) reduction

plan. Each GHG emissions reduction plan shall identify feasible measures to reduce construction-related and long-term GHG emissions associated with the proposed development and shall demonstrate compliance with applicable state and local greenhouse gas emission reduction regulations in effect at the time of each tentative small-lot map or non-single family residential development plan application. Demonstrate that the project design achieves feasible GHG emission reduction strategies and that the project design incorporates feasible strategies identified in the GHG emissions reduction plan.

GHG emission reduction measures to be considered for feasibility and incorporation into GHG emissions reduction plan shall include, but not be limited to, the following:

a. Design measures to reduce vehicle trips and encourage other modes of travel, such as: (a) including high density residential, mixed, or retail/commercial uses within 1/4 mile of activity centers; (b) providing Class I or Class II bike lanes or comparable bikeway connections to existing facilities (residential, commercial, mixed); (c) providing for pedestrian facilities and improvements such as sidewalks and trails with a 5-foot minimum width providing connectivity within and among all residential, commercial and mixed-use areas of the Project; providing parking lot designs with clearly marked and shaded pedestrian pathways towards building entrances (commercial).
b. Include electric vehicle charging facilities at parking areas of all new homes.
c. Provide the minimal amount of car parking required and increase the amount of bike storage and parking areas at both residential and non-residential projects.
d. Payment of transportation impact fees to fund public transit service.
e. Orient lot configurations toward locations at which public transportation options are available.
f. Include energy efficient designs and materials for buildings, appliances, lighting, and office equipment.
g. Incorporate use of solar panels, water reuse systems, composting, and on-site renewable energy production.
h. Include low-emitting furnaces in all residential, commercial, and mixed-use buildings within the GRR-Project.
i. Include skylights in structures to reduce the need for general area lighting on sunny days.
j. Participate in local-area recycling programs through provision of convenient recycling bins and separation facilities.
k. Incorporate landscape designs that reduce energy and water consumption, such as planting drought resistant native trees that increase area-wide shade and xeriscaping.
l. Prohibit requirements that front and side yards of single family homes be planted with turf grass, and permit and encourage bunch grass and low-water landscaping.
m. Install Energy Star labeled roof materials in occupied or other conditioned structures.
n. Provide optimized thermal distribution in occupied and other conditioned structures by separating ventilation and thermal conditioning systems.
o. Provide highly reflective, highly emissive roofing for occupied and other conditioned structures.
p. Provide solar water heaters for occupied and other conditioned structures.
q. Provide energy efficient appliances (e.g., Energy Star) in residential units and commercial structures.
r. Equip occupied and conditioned structures with energy-reducing programmable thermostats that automatically adjust temperature settings.

s. Equip occupied and conditioned structures with low-water use appliances.

1.40 The GRR-Project Developer(s) shall submit to the City a final design of the area and an acoustical analysis prepared by a qualified consultant that specifically evaluates the commercial core design for potential noise impacts within the commercial core area and at adjacent residential parcel property boundaries. See GRR-SP Attachment A, Section 8.2 for noise-reducing measures that can be incorporated into the design of the commercial core and adjacent residential areas.

1.41 The GRR-Project Developer(s) shall design, construct, or provide financial surety for 8.4 miles of hiking and bicycle trails as depicted in Figure 3.2 of the GRR-SP within the GRR-Project dedicated open space. The trails shall be constructed no later than the earliest of the following:

a. Within thirty-six (36) months of the date of the approval of the small lot subdivision map, that in aggregate within the GRR-Project, totals 300 single family lots (excluding 30 model homes); or

b. Prior to the issuance of the three-hundred and first (301st) residential building permit for the GRR-Project; or

c. Completion of the Phase 1 backbone infrastructure as shown in the GRR-SP.

1.42 The GRR-Project Developer(s) shall design and construct or provide financial surety for a community park with at least 15 useable acres within or adjacent to the GRR-Project no later than the earliest of the following:

a. Within thirty-six (36) months of the date of the recordation of the large lot subdivision map

b. Prior to the issuance of the three-hundred and first (301st) residential building permit for the GRR-Project; or

c. Completion of the Phase 1 backbone infrastructure as shown in the GRR-SP.

1.43 The GRR-Project Developer(s) shall design and construct or provide financial surety for 125 percent of design and construction costs as estimated by the City Engineer and Amador Water Agency, as applicable, of the GRR-Project backbone infrastructure required to support each increment of development prior to recordation of a small lot final subdivision map or issuance of a certificate of occupancy for non-single family residential construction. Surety shall be in a form satisfactory to and approved by the City. For the purposes of this condition, backbone infrastructure includes the following improvements:

a. Gold Rush Ranch Parkway, Allen Ranch Road, Valley View Extension, Road A, Loop Road B, Loop Road C, and Road D as shown on GRR-SP Figure 3.5;
b. Water storage tank, pressure reduction valves, and waterlines between 8” and 12” as shown on GRR-SP Figure 3.11 (infrastructure required per the hydraulic water model may vary from that shown in the figure);
c. Raw and recycled water conveyance and raw/recycled water storage as shown on GRR-SP Figure 3.12;
d. Gravity sewerline, sewer force main, sewer pumping station, and sewerline entry point as shown on GRR-SP Figure 3.13;
e. Lighting sources as shown on GRR-SP Figure 3.14;
f. Off-site utility infrastructure as shown on GRR-SP Figure 3.15; and
g. Additional infrastructure necessary to serve each large lot.

1.44 Provide the City with a fire safety program for these units in accordance with GRR-SP Attachment F, Fire Safety, Emergency Response, and Evacuation Plan prior to the issuance of building permit for the hotel and vacation rental units.

1.45 Architectural and landscape design for all development within the GRR-Project shall be designed in accordance with documentation provided by the International Crime Prevention through Environmental Design (CPTED) Association.

2.0 Conditions that Apply to the Large Lot Subdivision Map(s)

In addition to those conditions contained within Section 1.0 of these Conditions of Approval, the following conditions apply to the GRR-SP Large Lot Subdivision Map(s):

2.1 Provide to the City the name, address, email address, and phone number of the contact person(s) for the Master Developer and provide the GRR-Project schedule. The contact information and schedule shall be updated each time the information changes throughout the life of the GRR-Project.

2.2 The GRR-Project Developer(s) shall cooperate in and affirmatively support by voting in favor of the formation of a Community Facilities District covering the entire GRR-Project, including those areas within the City and those to be annexed to the City. The purpose of the Community Facilities District shall be to insure that the City recovers the full cost of providing required City services to the GRR-Project such that projects, development, and activities within the GRR-Project will not have a negative economic impact on the City or its citizens. Those services include but are not limited to:

a. General Government, including City Council, City Clerk, City Treasurer, and City Attorney;
b. Police;
c. Planning;
d. Building Regulation;
e. Public Works;
f. Street, road, lighting, bike trail, landscaping maintenance;
g. Parks & Recreation;
h. Swimming Pool; and
i. Community Promotion.

The general methodology for calculating their cost of those services is contained in the Goodwin and Associates Fiscal Impact Report on the GRR-Project(s) dated November 13, 2009. That report is on record in the GRR-Project proceedings. The annual tax rate to implement service cost recovery is subject to review by a public services financial analyst (at GRR-Project Developer(s)' expense) and the City Council prior to the issuance of the first building permit for residential dwellings in the first phase within the GRR-Project, and again prior to the issuance of building permits for the following thresholds of residential dwellings: 501, 840, and 1212 or at intervals not to exceed five years, whichever comes first. No subsequent approvals will be issued for a portion of the GRR-Project which does not fully cover the cost of required city services.

2.3 A Gold Rush Ranch Master Homeowners Association and such other homeowners associations as are required shall be established and the documentation for such associations approved by the California Department of Real Estate (DRE). The City shall be provided copies of the DRE approvals on written request to the GRR-Project Developer(s). The documentation shall include specific provisions for the implementation and maintenance of privately owned drainage swales, open space, wildland fire protection and fuels management, and an Architectural Review Committee as described in the GRR-SP. The documentation relating to those three provisions shall be subject to review and approval by the City and shall include provisions for City

enforcement of those provisions, at the expense of the homeowners associations should it fail to perform those obligations.

2.4 The GRR-Project Developer(s) shall pay costs of processing for, participate in, and support annexation proceedings necessary to annex the unincorporated portion of the GRR-Project to the City of Sutter Creek and the Sutter Creek Fire Protection District.

2.5 The large lot subdivision map or portions thereof shall not be recorded until the unincorporated portion of the GRR-Project has been annexed to the City of Sutter Creek and the Sutter Creek Fire Protection District.

2.6 Submit for City approval and implement an Oak Woodland Management Plan in accordance with GRR-SP Attachment B.

2.7 Submit for City approval and implement a Wildlife Habitat Management Plan in accordance with GRR-SP Attachment C.

2.8 Submit for City approval and implement a Stormwater Management Plan in accordance with GRR-SP Attachment D.

2.9 Submit for City approval and implement a Fire Safety, Emergency Response, and Evacuation Plan in accordance with GRR-SP Attachment F.

2.10 Submit for City approval an Off-Site Infrastructure and Utility Plan detailing necessary infrastructure and utilities that will be situated outside of the GRR-Project. Secure and/or establish and provide for dedication of easements as required for implementation of the Plan for those facilities that will not be located within dedicated public utility easements.

2.11 Submit for City approval and implement an Urban Runoff Best Management Practices (BMP) plan for the GRR-Project. The Plan shall demonstrate compliance with applicable responsible agencies including, but not limited to, the Department of Toxic Substance Control, U.S. Environmental Protection Agency, Central Valley Regional Water Quality Control Board, California Department of Fish and Game, and Department of Water Resources, as part of the BMP development process. The Plan shall demonstrate that development, projects, and activities within the GRR-Project will minimize short- and long-term impacts on receiving water quality and will utilize appropriate source control, treatment control, and run-off reduction measures to reduce pollutants in discharges in accordance with the Statewide Stormwater Management Plan (SWMP).

2.12 Permanent water quality BMPs shall be included in the design of drainage facilities and landscaped areas that are consistent with regulations governing the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit for General Construction Activity. The design and specifications of BMPs shall ensure that water quality is protected in the long term. The BMPs shall be designed, constructed, and maintained to meet performance standards established by the City.

2.13 Documentation shall be provided that demonstrates that raw water for golf course irrigation will be supplied to the GRR-Project via the Amador Water Agency 16-inch raw transmission line between the Tanner Facility and the Ione Reservoir until sufficient reclaimed wastewater is available from the City. Prior to connection to the raw water pipeline, the GRR-Project shall meet the requirements described in the Gold Rush Ranch Water Supply Assessment. Raw water shall not be directly accessed from the pipeline; water shall be routed into water feature ponds within the golf course that will be used to store raw water for irrigation. At the time the new Tanner Water Treatment Plant is completed and operational, the existing 16-inch raw water line will be converted to a treated water line. Should insufficient reclaimed wastewater from the City

of Sutter Creek be available to serve the GRR-Project at the time the 16-inch raw water line is converted, the Applicant shall install a new raw water pipeline to serve the GRR-Project.

2.14 Make the following Irrevocable Offers of Dedication (IODs) as shown on the tentative large lot subdivision map:

a. Road A (60 feet);

b. Loop Road B (60 feet);

c. Loop Road C (60 feet);

d. Road D (50 feet);

e. Road E (60 feet);

f. Gold Rush Ranch Parkway (80 feet);

g. Allen Ranch Road (80 feet);

h. Valley View Way (80 feet);

i. Roadway between Large Lot 4 (Village D) and Large Lot 26 (Parcel Z);

j. Public utility easements (10 feet);

k. Large Lots 27 through 33 (aka Parcels OS-1 through OS-7) for use as open space; and

l. Large Lots 20 and 21 (aka Parcels T and U) for use as passive parks.

2.15 Make the following Irrevocable Offers of Dedication (IODs):

a. A community park site containing or providing at least fifteen (15) acres of usable park land within or immediately adjacent to the GRR-Project area. The community park shall be designed in accordance with the Amador County Recreation Agency Master Plan and the GRR-SP Section 10.3. The GRR-Project's fair share responsibility of construction and maintenance of the community park and its facilities and improvements shall be as set forth in the Development Agreement.

b. Additional rights-of-way shall be dedicated for those streets which border common property boundaries between the proposed lots.

2.16 Submit to the City for approval an open space trail plan with at least 8.4 miles of trails. The Plan shall include at a minimum those facilities and design features as delineated in GRR-SP Attachment A, Section 3.0.

2.17 Establish sufficient funding for the perpetual maintenance, management, and administration (including liability insurance) of the open space, open space trail system, trailhead parking, and the two passive parks within the GRR-Project as set forth in the Development Agreement or as otherwise established by the City Council.

2.18 Provide documentation of recorded deed restrictions for Large Lots 23, 24, and 25 (aka Parcels W, X, and Y) ensuring permanent maintenance as a golf course and spray easement for reclaimed wastewater.

2.19 Submit to the City for approval a plan and design for the GRR-Project overall wastewater system, including collection facilities, pumping facilities, the location and use of force mains, and facilities for the transport and use of reclaimed wastewater. Secure and/or establish and provide for dedication of easements as necessary to facilitate implementation of the approved plan.

2.20 Submit to the City for approval a plan and calculations supporting use of the EDA sewer line including the location of any pumping facilities and the location and use of force mains. Secure

and/or establish and provide for dedication of easements as necessary to facilitate implementation of the approved plan.

2.21 Provide designs and right of way configurations for the SR 104 intersections with Allen Ranch Road and Road D.

2.22 The Gold Rush Ranch Parkway/Road D intersection shall be configured as either an all way stop controlled intersection or a roundabout.

2.23 Provide written verification from Caltrans that unrestricted ingress and egress to and from Lots 22 and 26, including that necessary for emergency vehicle operations associated with police and fire station operations, is permittable. In the event said unrestricted access from SR 104 is not feasible, alternative access to Lots 22 and 26 shall be developed or the mixed-use and public safety sites shall be relocated to alternative locations within the GRR-SP that are acceptable to the City.

2.24 Provide the City with documentation from or approved by the Department of Toxic Substances Control (DTSC) that:

a. Identifies the areas of health and safety hazard associated with the presence of arsenic within the GRR-Project, Allen Ranch Road, and the Valley View Way extension alignment ("areas of concern");

b. Verifies that, in determining the areas of concern, DTSC has considered potential health and safety hazards within the entire GRR-Project, Allen Ranch Road, and the Valley View Way extension alignment, including those associated with the proposed land uses and activities proposed within the GRR-Project;

c. Verifies that a Removal Action Workplan (RAW) has been approved by DTSC for areas of concern;

d. Verifies that grading or other activities associated with implementation of the RAW will not pose a health and safety hazard to workers or the public; and

e. Verifies that that implementation of the RAW will result in site conditions that do not pose a health and safety hazard associated with proposed land uses and activities within the GRR-Project.

2.25 Prepare and implement a detailed treatment and management plan for the provision (or prohibition, as may be deemed appropriate by the City) of public access to the grinding rock site (ASI-GR-19). The plan shall be developed with input by Native Americans (individuals or tribal representatives) who may have an interest in the preservation of this site. The plan shall identify opportunities for interpretation of the site and shall identify measures to protect the site from vandalism. If the Native American community objects to public access to the site, public access to the site shall be prohibited, and measures to protect the site from public access and vandalism as identified in the treatment and management plan for the site shall be implemented by the GRR-Project applicant. The plan shall be submitted to the City Council for review and approval prior to implementation. Costs for preparing and implementing the plan shall be funded by the GRR-Project applicant.

3.0 Conditions that Apply to Subsequent Development, Small Lot Subdivision Maps & Parcel Maps within the GRR-Project

In addition to those conditions contained within Section 1.0 of these Conditions of Approval, the following conditions apply to subsequent development activities including small lot subdivision maps and

parcel maps within the GRR-Project. Additional conditions may apply based on the required subsequent environmental documentation for development applications, small lot subdivision maps, and parcel maps.

3.1 Each increment of new development shall prepare, submit for City approval, and implement a project-specific Oak Woodland Management Plan (OWMP) in accordance with GRR-SP Attachment B. The project-specific OWMP shall be consistent with the overall OWMP prepared for the GRR-Project.

3.2 Each increment of new development shall demonstrate, on a project-level basis, compliance with the GRR-Project Rare Plant Management Plan and with the provisions of GRR-SP Attachment B.

3.3 Each increment of new development shall demonstrate, on a project-level basis, compliance with the GRR-Project Wildlife Habitat Management Plan and with the provisions of GRR-SP Attachment C.

3.4 Each increment of new development shall demonstrate, on a project-level basis, compliance with the GRR-Project Water Resources Management Plan and with the provisions of GRR-SP Attachment D.

3.5 Each increment of new development shall demonstrate, on a project-level basis, compliance with the GRR-Project Cultural Resources Management Plan and with the provisions of GRR-SP Attachment E.

3.6 Each increment of new development shall demonstrate, on a project-level basis, compliance with the GRR-Project Fire Safety, Emergency Response, and Evacuation Plan and with the provisions of GRR-SP Attachment F.

3.7 Each increment of new development shall construct, as applicable, improvements necessary to implement the GRR-Project Fire Safety, Emergency Response, and Evacuation Plan in accordance with GRR-SP Attachment F.

3.8 Each increment of new development within the GRR-Project shall demonstrate, on a project-level basis, compliance with the provisions of GRR-SP Attachment G, Construction Management Practices.

3.9 Each increment of new development within the GRR-Project shall demonstrate, on a project-level basis, compliance with the provisions of GRR-SP Attachment H, Grading Standards.

3.10 Provide documentation that demonstrates, for each increment of new development within the GRR-Project, that the City's wastewater system has sufficient capacity to accommodate the increment of new development. Provide conclusive evidence that demonstrates that development timing will not impede other development for which entitlements have been previously issued. For new non-residential development(s) having the potential to increase wastewater flows and for which no small-lot tentative map and final map are required, the requirement for such verification is to be demonstrated no later than the time of issuance of building permits.

3.11 Construct at the sole cost and expense of the GRR-Project Developer(s) those improvements or modifications to the existing sewage collection system needed to serve each increment of new development.

3.12 Construct at the sole cost and expense of the GRR-Project Developer(s) those new sewage collection facilities (including the construction of a raw sewage pipeline between the GRR-Project and the wastewater treatment plant site) needed to serve each increment of new development.

3.13 Construct at the sole cost and expense of the GRR-Project Developer(s) those effluent conveyance facilities necessary for conveyance of reclaimed water through each small lot subdivision within the GRR-Project.

3.14 Provide written verification of water supply for the Project and a written will-serve water service commitment from the Amador Water Agency for each new increment of development.

3.15 Provide written verification from the Amador Water Agency that financial security in an approved amount and form is in place to assure the completion of potable water system improvements and raw water system improvements, if necessary, within one year of recordation of each small lot subdivision map.

3.16 Provide documentation that demonstrates that the Amador Water Agency has approved plans for the delivery of a public water supply and fire protection system for each lot. The approved plans shall detail and provide for minimum acceptable potable water and fire flow (pressure and volume) to each lot within the GRR-Project.

3.17 The average lot size for single-family detached residential uses within each large lot shall be 7,000 square feet or greater, except as otherwise provided to accommodate affordable housing.

3.18 Small lot tentative subdivision maps for Large Lots 1, 2, 3, 5, 6, 9, 10, 11, and 12 (aka Villages A, B, C, E, F, I, J, K, and L) shall be conditioned to include the measures identified in GRR-SP GRR Implementation Measure 3.10-1 to ensure housing is provided that accommodates the low- and moderate-income affordable housing needs generated by the GRR-Project in compliance with the Sutter Creek Housing Element.

3.19 Each small lot subdivision map, as applicable, shall use Irrevocable Offers of Dedication (IODs) including, but not limited to:

a. A gravity sewer line for Large Lots 5, 11, and 14 (aka Villages E-1, E-2, K and N);

b. The force main sewer line for Large Lots 8, 9, and 14 (aka Villages H, I and N);

c. The force main pump station for Large Lots 8, 9, and 14 (aka Villages H, I, and N);

d. A gravity sewer line for Large Lots 17 and 23 (Village Q and Parcel W);

e. Utility routing or housing for the utility systems;

f. Access to adjacent open space areas for Large Lots 17 through 26 (aka Village Q and Parcels R through Z);

g. A minimum of 4.5 acres of usable park land and construct residential parks for unorganized play, picnicking, playgrounds, and sports facilities within residential neighborhoods of the GRR-Project. Residential parks shall be established according to the criteria in GRR-SP Implementation Measure 3.9-2 and Attachment A, Section 10.1; and

h. Drainage easements for Large Lots 17 through 26 (aka Village Q and Parcels R through Z) for maintenance by the Gold Rush Ranch Homeowners Association of swales located on private property and draining more than one other property or public area.

3.20 Prepare and record easements and notice, approved by the City, for the following as to each subdivided lot:

a. The property is subject to overflight, sight, and sound of aircraft operating from Westover Field. The notice shall be written in accordance with the California Business and Professions Code Section 11010(b)(13)(A).

b. The property is subject to noise from industrial uses within the Amador Central Business Park.

c. Normal farming and ranching activities will take place in the area and normal agricultural activities are not considered nuisances.

3.21 Design and construct required infrastructure and improvements required to support each increment of new development as described in Condition of Approval 1.43.

3.22 Prepare and submit to the City for approval a design-level geotechnical evaluation for each area identified for grading or other ground disturbance prior to the start of ground disturbance. The design-level geotechnical report shall include:

a. An assessment of liquefaction potential of the soils on which development is intended. The GRR-Project Developer(s) shall demonstrate to the satisfaction of the City Engineer that no increased potential for risk of earthquake damage, liquefaction, or other geological hazards will occur as a result of the final grading plan and small-lot subdivision map;

b. Specific recommendations so that structures shall not be located on foundation soils that may be susceptible to liquefaction and shall be designed to: (1) resist minor earthquakes without damage, (2) resist moderate earthquakes without structural damage, but with some non-structural damage, and (3) resist major earthquakes without collapse, but with some structural as well as non-structural damage.

c. An assessment of the engineering properties, including the plasticity and expansion potential of soil and bedrock materials, and geotechnical issues such as site preparation, grading, subdrains, keyways, and foundations.

d. Specific measures to minimize potential slope instability and address soils or bedrock materials having a moderate or higher plasticity or expansion potential. Slope stability analyses and grading plans shall include consideration of increased slope instability potential associated with major earthquakes. Final site design shall incorporate appropriate grading standards provided in GRR-SP Attachment H, Section 2.0. The evaluation shall specify requirements for over-excavation and replacement with low expansive material or moisture conditioned to several percentage points over optimum moisture content and compacted.

3.23 No structures shall be constructed within 50 feet of the unnamed fault at the contact between the Logtown Ridge Formation and the Foothill Melange-Ophiolite Formation metasedimentary rock within the GRR-Project or less if determined by a site-specific geotechnical evaluation.

3.24 Construct adequate facilities that provide for access to open space areas adjacent to each small lot subdivision.

3.25 Install landscaping and associated facilities for public spaces. If weather prevents installation at the time of first building permit issuance, up to 25% of the project's building permits may be issued upon presentation of a fully executed landscape contract and financial surety for the work for each small lot tentative subdivision map.

3.26 Each small lot tentative subdivision map shall incorporate appropriate conditions as may be recommended by the Sutter Creek Fire Protection District.

3.27 Small lot tentative subdivision maps for Large Lots 13 and 14 (aka Villages M and N), shall demonstrate that the criteria listed in GRR-SP Implementation Measure 3.3-2 for unforested slopes in excess of 30 percent have been incorporated into GRR-Project design.

3.28 Each increment of new development shall demonstrate that the GRR-Project design complies with the following measures:

a. GRR-Project roadway and bicycle and pedestrian facilities designs shall be consistent with GRR-SP Section 3.4.4 and the design guidelines of the Amador County Pedestrian and Bicycle Transportation Plan.

b. GRR-Project roadway, common-area landscaping, lighting, and publicly-owned parks maintenance funding mechanisms (which may include the establishment of a community services district for the GRR-Project) shall specifically identify and include bicycle and pedestrian facility maintenance as a component of roadway and/or landscaping costs. The

funding mechanism shall ensure that sufficient revenue for the maintenance of GRR-Project bicycle and pedestrian facilities is secured on an on-going basis.

c. Ancillary bicycle and pedestrian transportation facilities shall be included in the GRR-Project design to promote safe and convenient bicycle and pedestrian transportation within the GRR-Project. In addition to bicycle and pedestrian pathways, bicycle storage/security rack systems shall be included at convenient and visible locations within the GRR-Project commercial core area and the mixed-use commercial/residential parcel adjacent to SR 104 (Lot 22). Bicycle storage/security rack systems shall be installed at attached and multi-family residential developments within the GRR-Project (residential duplex units may be excluded from this requirement). Bicycle and pedestrian pathways shall be lighted for convenience and security through combined lighting with street lights or installation of separate pathway lighting, excluding pathways within the open space and golf course parcels. Benches shall be installed along pedestrian walkways parallel to the Gold Rush Ranch Parkway, Allen Ranch Road, and Valley View Way extension at intervals not exceeding 0.25 mile.

d. Bicycle and pedestrian path at-grade roadway crossings shall be minimized and shall be located in areas highly visible from motor-vehicle travel lanes and shall be marked with signage and surface treatment to ensure that both motorists and bicyclists and pedestrians receive clear indication of potential crossing movements. Crossings and designs shall be incorporated into a Bicycle and Pedestrian Circulation Plan to be prepared by the GRR-Project Developer(s) and reviewed and approved by the City upon the City's satisfaction that crossings provide adequate safety. The City may, at its discretion, require grade-separated crossings for bicycle and pedestrian path crossings of Project roadways projected to exceed 4,000 ADT or of roadways projected to have fewer than 4,000 ADT if special circumstances, such as visibility or terrain, warrant the separation.

3.29 A bus turnout serving the GRR-Project in the vicinity of State Route 104 shall be sited and constructed in compliance with Caltrans and Amador Regional Transit System standards and guidelines prior to the approval and recordation of the first small lot subdivision map.

3.30 A primary circulation route for both pedestrian and golf cart navigation of the GRR-Project golf course shall be designed and documented. Golf cart routes shall be designed to minimize the number of roadway crossings. The locations of at-grade crossings shall be in areas highly visible from motor-vehicle travel lanes and shall be marked with signage and surface treatment to ensure that both motorists and golf cart operators receive clear indication of potential crossing movements. Crossings and designs shall be incorporated into a Golf Cart Transportation Plan to be prepared by the GRR-Project Developer(s) and approved by the City upon the City's satisfaction that crossings provide adequate safety. The City may, at its discretion, require grade-separated crossings for golf cart path crossings of GRR-Project roadways projected to exceed 4,000 ADT or of roadways projected to have fewer than 4,000 ADT if special circumstances, such as visibility or terrain, warrant the separation.

3.31 Direct residential driveway access to GRR-Project roadways projected to exceed 4,000 ADT shall be prohibited.

3.32 The final design of GRR-Project-related sewer facilities (both within the GRR-Project site and off-site conveyance facilities) and the design of wastewater lift stations and other facilities vented to the atmosphere shall include effective odor control design or equipment to meet the CARB-adopted standard of 0.03 parts per million (ppm) for a one-hour average measured at 25 feet from the boundary of the facility or component or at the parcel boundary of any occupied residential or non-residential use, whichever is closer. Considerations shall include facility design and location/proximity of facilities to residential, commercial, and outdoor public areas (including trail or other open space uses). In the event that operation of the GRR-Project sewer facilities results in H2S or other odor emissions that result in nuisance complaints, the sewer system

facilities shall be modified as necessary to resolve such nuisance at the sole cost of the GRR-Project Developer(s). (Compliance with the state H2S ambient air quality standard of 0.03 ppm for a one-hour average shall be required; however, additional controls may be necessary to address/resolve nuisance issues.)

3.33 Small-lot subdivision configurations shall provide a minimum separation between the outdoor activity areas of residential properties and roadway centerlines within the subdivision to ensure that traffic noise levels at residential outdoor activity areas do not exceed 60 dBA L_{dn}. Conduct acoustical analyses to determine the minimum separation between residential outdoor activity areas and GRR-Project roads to achieve this requirement. Upon submittal of a tentative small-lot subdivision map application to the City, it shall be demonstrated by the applicant that outdoor activity areas are not within the predicted 60 dBA L_{dn} contour of any roadway based on projected cumulative traffic volumes at full buildout of the GRR-Project.

3.34 Provide emergency parking for 500 feet of road surface along Road A adjacent to Large Lot 16 (aka Village P).

3.35 Street and road design shall not contain cul-de-sacs or dead end streets where feasible.

3.36 No residential properties within the GRR-Project shall be located within 100 feet of an adjacent agricultural-zoned property.

3.37 Install and maintain fencing between the GRR-Project site and adjacent agricultural properties. Fencing shall be designed to restrict/limit human and cattle or other livestock movement across property boundaries, and shall be consistent with the design standards in GRR-SP Attachment A, Section 6.0 and shall not substantially impede movement of wildlife species.

3.38 Submit infrastructure operation specifications, operational noise levels, and evidence that City noise standards will not exceed an hourly average noise level of 50 dB at existing or future residential or other noise-sensitive land uses to the City for review and approval.

3.39 In the event that materials or substances which may pose a health risk or which may otherwise require special removal, transport, and/or disposal techniques are present in the GRR-SP, the following shall occur:

a. Notify the City of the presence and removal, transport, and disposal technique of materials or substances that may pose a health risk.

b. Notify the Amador County Unified School District and Independence High School if materials are located within 0.25 miles of Independence High School;

c. Provide the City with written documentation of required approvals and permits associated with the handling, transport, and disposal of the materials/substances prior to the removal of such materials/substances; and

d. Provide the City with written documentation that fully documents compliance with permit or other regulatory approval requirements upon completion of such removal, transport, and disposal activities.

3.40 Identify the grinding rock site (ASI-GR-19) as an environmentally sensitive area (ESA) on grading plans and other appropriate GRR-Project plans. Temporary ESA fencing (or permanent fencing consistent with GRR-Project design standards) shall be installed around the perimeter of the site and construction worker education regarding prohibition of access shall be developed and implemented in accordance with the detailed treatment and management plan described in Condition 2.25.

3.41 Protect and preserve paleontological resources within the limestone outcropping in Large Lot 24 (aka Parcel X) through either construction avoidance and access restrictions or through the

development and implementation of a resource evaluation and recovery program prior to any disturbance of the outcropping. Identify the limestone body as an environmentally sensitive area (ESA) on GRR-Project grading plans and other appropriate GRR-Project plans.

3.42 The following operation and design criteria shall be required for the golf course maintenance area:

a. Golf course, park, and other turf and landscape noise-generating maintenance activities shall not occur within 65 feet of residential dwelling before 7:00 a.m.;

b. Noise-generating equipment maintenance activities shall be performed within an enclosed maintenance structure (with appropriate ventilation, lighting, and other safety measures) which shall be designed and constructed with noise-attenuating wall material or insulation; and

c. Doors, windows, or other openings within the maintenance building which open toward noise-sensitive land uses shall not be designed as an integral component of the maintenance building ventilation and shall be required to be closed by personnel during equipment maintenance activities that generate substantial noise levels.

3.43 Prepare and distribute to residents and post in public areas and at interval-ownership vacation units a brochure that identifies natural hazards present within and adjacent to the GRR-Project site (such as poison oak, rattle snakes, mountain lions, ticks, and mosquitoes), identifies common/typical precautionary measures to avoid exposure to these hazards and identifies resources where additional information concerning such hazards is available. Sufficient quantities of the brochure shall be provided to the City for distribution to the public.

3.44 Each mixed use area in the GRR-Project (located on Large Lots 17 and 18 and Large Lots 22 and 26) shall include a community gathering area(s).

3.45 Submit a letter or other documentation from the Amador County Unified School District confirming compliance with the terms and conditions of the School Facilities Mitigation Agreement and an Option and Agreement for Conveyance of Property.

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Attachment K
Project Application Requirements

1.0 Application Requirements for Subdivision Maps, Parcel Maps and Site Plan Permits

Applications for subdivision maps, parcel maps, site plan permits, and other developments within the GRR-Project shall include, together with other required data and information, the following:

1.1 A project-level Oak Woodland Management Plan (OWMP) which demonstrates compliance with the GRR-SP OWMP and GRR-SP Attachment B.

1.2 Documentation which demonstrates compliance with the GRR-SP Rare Plant Management Plan (GRR-SP Attachment B, Section 5.0).

1.3 Documentation which demonstrates compliance with the GRR-SP Wildlife Habitat Management Plan (GRR-SP Attachment C).

1.4 Documentation which demonstrates compliance with the GRR-SP Water Resources Management Plan (GRR-SP Attachment D).

1.5 Documentation which demonstrates compliance with the GRR-SP Cultural Resources Management Plan (GRR-SP Attachment E).

1.6 A project-level Fire Safety, Emergency Response and Evacuation Plan which demonstrates compliance with the GRR-SP, including Attachment F.

1.7 Documentation which clearly demonstrates that the proposed project has been designed in compliance with GRR-SP Attachment H, Grading Standards.

1.8 Documentation which clearly demonstrates that the proposed project has been designed in compliance with GRR-SP Urban Runoff Best Management Practices Plan.

1.9 A project-specific preliminary grading plan for portions of the project proposed for grading.

1.10 Documentation which clearly demonstrates that the proposed project has been designed such that proposed development activities will not impact existing Amador Water Agency facilities.

1.11 Acoustical analyses to determine the minimum separation between residential outdoor activity areas and Project roads.

1.12 A Greenhouse Gas (GHG) Reduction Plan prepared in accordance with GRR-SP Attachment J, Condition 3.40.

2.0 Application Requirements for Grading Permits and Improvement Plans

Applications for grading permits and improvement plans within the GRR-Project shall include, together with other required data and information, the following:

2.1 Documentation which demonstrates compliance with the GRR-SP Oak Woodland Management Plan (OWMP) and GRR-SP Attachment B.

2.2 Documentation which demonstrates compliance with the GRR-SP Rare Plant Management Plan and GRR-SP Attachment B, Section 5.0.

2.3 Documentation which demonstrates compliance with the GRR-SP Wildlife Habitat Management Plan (GRR-SP Attachment C).

2.4 Documentation which demonstrates compliance with the GRR-SP Water Resources Management Plan (GRR-SP Attachment D).

2.5 Documentation which demonstrates compliance with the GRR-SP Cultural Resources Management Plan (GRR-SP Attachment E).

2.6 A project-level Fire Safety, Emergency Response and Evacuation Plan which demonstrates compliance with the GRR-SP, including Attachment F.

2.7 Documentation which clearly demonstrates that the proposed project has been designed in compliance with GRR-SP Attachment H, Grading Standards.

2.8 Documentation which clearly demonstrates that the proposed project has been designed in compliance with GRR-SP Urban Runoff Best Management Practices Plan.

2.9 A project-specific preliminary grading and drainage plan for all portions of the project proposed for grading.

2.10 Documentation which clearly demonstrates that the proposed project has been designed such that proposed grading activities will not impact existing Amador Water Agency facilities.

2.11 Documentation which clearly demonstrates that the proposed project has received written verification of compliance with GRR-SP Attachment J, Condition 1.35 from the Department of Toxic Substances Control (DTSC).

2.12 A Greenhouse Gas (GHG) Reduction Plan prepared in accordance with GRR-SP Attachment J, Condition 3.40.

3.0 Application Requirements for Building Permits

Applications for building permits within the GRR-Project shall include, together with other required data and information, the following:

3.1 Written notification from the Amador Water Agency documenting acceptance of infrastructure constructed and required for the building and lot.

3.2 Documentation that the structure will be built to exceed Title 24 energy efficiency requirements by a minimum efficiency increase of 20 percent (beyond Title 24 requirements in effect in August 2009) and will include exterior electrical outlets to facilitate the use of electrical landscape maintenance equipment.

3.3 For the hotel and vacation homes, a fire safety program prepared in accordance with GRR-SP Attachment F.