Planning Commission Meeting Agenda

Monday, June 10, 2024 at 6:00 PM

33 Church Street, Sutter Creek, CA 95685

The Agenda can be found on the City's Website: www.cityofsuttercreek.org

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The City of Sutter Creek Planning Commission Meeting will be available via Zoom and in person.

Join Zoom meeting: https://us02web.zoom.us/j/9568520224

Please note: Zoom participation is only available for viewing the Commission meeting.

Public Comment will not be taken from Zoom

Or Dial by phone: 301-715-8592 | Meeting ID: 956 852 0224

Unless stated otherwise on the agenda, every item on the agenda is exempt from review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Sections 15060(c), 15061(b)(3), 15273, 15378, 15301, 15323 and/or Public Resources Code Section 21065.

1. **Call to Order and Establish a Quorum for Regular Meeting**
2. **Pledge of Allegiance to the Flag**
3. **Public Forum**

   Discussion items only, no action to be taken. Any person may address the Commission at this time upon any subject within the jurisdiction of the Planning Commission; however, any matter that requires action may be referred to staff and/or Committee for a report and recommendation for possible action at a subsequent meeting. Please note – there is a five (5) minute limit per topic.

4. **Consent Agenda**

   Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of the Commission or the Public.

   A. Planning Commission Minutes of March 11, 2024
   Recommendation: Approval of Minutes

   B. Sign Permit Application: 11 Randolph St. Applicant: Foothill Conservancy
   Recommendation: Approval of sign application as submitted

C. Sign Permit Application: 60 Ridge Rd.: Applicant: Amador County Association of Realtors Recommendation: Approval of sign application as submitted

5. Public Hearings

A. Broad Meadow Estates Subdivision

1. Conduct a public hearing to receive public input;
2. Adopt Resolution 23-24-* recommending the City Council Certify the Initial Study/Mitigation Negative Declaration (SCH# 2023100658) for the Broadmeadows Estates Subdivision (Project) and approving Vesting Tentative Subdivision Map No. 182
3. Adopt Resolution 23-24-* recommending to the City Council a General Plan Amendment from Residential Low Density (RL) to Residential Single Family (RSF);
4. Adopt Resolution 23-24-* recommending to the City Council pre-zone the parcels outside the City limits to R-1;

6. Adjournment

SUTTER CREEK
JEWEL OF THE MOTHER LODE

PLANNING COMMISSION MINUTES
Monday, March 11, 2024
6:00 P.M.

1. CALL TO ORDER AND ESTABLISH A QUORUM FOR REGULAR MEETING
Commissioners Present: Baggett, Macon, and Ryan
Commissioners Absent: Padilla-Gordon and Kirkley
Staff Present: Karen Darrow, Erin Ventura and Tom DuBois

2. PLEDGE OF ALLEGIANCE TO THE FLAG
Vice-Chairman Baggett led the Pledge of Allegiance

3. PUBLIC FORUM - None

4. CONSENT AGENDA – *Items listed on the consent agenda are considered routine and may be enacted in one motion. Any item may be removed for discussion at the request of Commission or the Public.*

A. Planning Commission Minutes of February 12, 2024.
Recommendation: Approval of Minutes.
B. Sutter Creek Housing Element Annual Progress Report 2023
Recommendation: Recommend the City Council adopt and submit the Housing Element Annual Progress Report.
C. Sign Permit Application: 30 Ridge Rd.#5: Applicant: Vargas
Recommendation: Approval of sign application as submitted
D. Sign Permit Application: 81 Hanford St..: Applicant: Finney
Recommendation: Approval of sign application as submitted

M/S Macon/Ryan to Approve the Consent Agenda, as presented.
AYES: Macon, Ryan and Baggett
NOES: None
ABSTAIN: None
ABSENT: Padilla-Gordon and Kirkley
MOTION CARRIED

5. PUBLIC HEARING
A. SITE PLAN PERMIT, 321 OLD HWY 49, MACT (APN 018-010-025)
1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15301 (Existing) CEQA Guidelines; and
3. Adopt Resolution 23-24-* approving a Site Plan Permit for MACT for interior improvements to an existing medical/professional office building based on the proposed Findings and subject to the proposed Conditions of Approval for APN 018-010-025

Vice-Chairman Baggett opened the Public Hearing at 6:04 p.m. there was no comment, and the Public Hearing was closed.

M/S Macon/ Ryan to Adopt Resolution 23-24-08 Approving a Site Plan Permit for MACT for interior improvements to an existing medical/professional office building based on the proposed Findings and subject to the proposed Conditions of Approval for APN 018-010-025.

AYES: Macon, Ryan and Baggett
NOES: None
ABSTAIN: None
ABSENT: Padilla-Gordon and Kirkley
MOTION CARRIED

B. Vesting Tentative Parcel Map #2871, 290 Spanish Street,
Michael and Barbi Boyle (APN 180-054-002)

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15332 (Infill) CEQA Guidelines; and
3. Adopt Resolution 23-24-* Approving the Vesting Tentative Parcel Map #2871 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16.

Vice-Chairman Baggett opened the Public Hearing at 6:10 p.m.
The property owner noted that the lots have always been treated as separate properties.
Vice-Chairman Baggett closed the Public Hearing was closed at 6:12 p.m.

M/S Ryan/Macon to Adopt Resolution 23-24-09 Approving the Vesting Tentative Parcel Map #2871 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16.

AYES: Macon, Ryan and Baggett
NOES: None
ABSTAIN: None
ABSENT: Padilla-Gordon and Kirkley
MOTION CARRIED

C. Vesting Tentative Parcel Map #2895, 40 Broad Street,
Guthrie Family Revocable Trust (APN 018-163-013)

1. Conduct a public hearing and receive public input, and
2. Find that the project is Categorically Exempt under 15332 (Infill) CEQA Guidelines; and
3. Adopt Resolution 23-24-* Approving the Vesting Tentative Parcel Map #2895 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16 (R-1 Zoning) and 18.48 (Off-street Parking).

Vice-Chairman Baggett opened the Public Hearing at 6:19 p.m.

Bruce Baracco of Sutter Creek spoke on behalf of himself, Sandu Baracco and Nina Coffenberry and suggested that some of the conditions of approval were generic and recommend some edits.

Vice-Chairman Baggett closed the Public Hearing was closed at 6:25 p.m.

M/S Macon/Ryan to Adopt Resolution 23-24-10 Approving the Vesting Tentative Parcel Map #2895 based on the recommended Findings and subject to the recommended Conditions of Approval and subject to City Council approval of an exception to the Zoning Ordinance 18.16 (R-1 Zoning) and 18.48 (Off-street Parking), as amended to include the edits to the conditions of approval.

AYES: Macon, Ryan and Baggett
NOES: None
ABSTAIN: None
ABSENT: Padilla-Gordon and Kirkley
MOTION CARRIED

ADJOURNMENT
The meeting was adjourned at 6:27 p.m.

_____
Thomas Baggett, Vice-Chairman

_____
Karen Darrow, City Clerk

Date Approved:

SUTTER CREEK
JEWEL OF THE MOTHER LODE

STAFF REPORT

TO: **PLANNING COMMISSION**

MEETING DATE: **JUNE 10, 2024**

FROM: **ERIN VENTUA, PLANNIGN CONSULTANT**

SUBJECT: **SIGN PERMIT APPROVAL**
11 Randolph Street- Foothill Conservancy
APN 018-132-160

RECOMMENDATION:
Approve the sign permit application for 11 Randolph Street (Foothill Conservancy), for two signs,

BACKGROUND:
The Foothill Conservancy submitted an application for a Sign Permit (Exhibit A) for 11 Randolph Steet, Sutter Creek. They are proposing two signs, one located on the door and one hanging from existing chains from the building's overhang roof.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	11 Randolph Street (018-132-160)
Building Plan	N/A
Lot Size	2,261 sq. ft.
Zoning	DTC- Downtown Commercial
General Plan Land Use Designation	DTC- Downtown Commercial
Main Street Historic District	Yes
Historic District	No
Building Frontage in Lineal Feet	80
Sign Preparer	Merzlak Signs
Code Section	15.16 – Signs,
15.16.070 – Signs in Historical District	
A. Frontage length: 80 feet	Proposed: 20.9 sq. ft., Allowed: 25 sq. ft.
Property Owner Approval	Yes

DISCUSSION:
The signs as presented meets the Code requirements.

Table 2 Sign Specifications				
Sign Type	**Measurements**	**Sq. ft.**		**Total sq. ft.**
Wood with Green, black and while Hanging from building's overhang roof from existing chains.	4'x 2.5' =	10 sf	Double sided	20 sf
Door Sign	16" x 9"	.94 sf	Single sides	.94
			Total Square Feet	20.94 sf

The proposed sign will serve the Foothill Conservancy which is located within the Downtown Commercial Zoning District.

ENVIRONMENTAL:
The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

BUDGET IMPACT:
None.

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EXHIBIT A
11 RANDOLPH STREET SIGN APPLICATION

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED: 5.2.2024
FEE PAID: $100

Submission Requirements

1- Application*
2- Sketch or Image of Sign(s)*
3- Fees (*Refer to current fee schedule. All Fees must be paid at City Hall)*
**All documentaion must be submitted via the application portal on the City website*

SIGN PERMIT APPLICATION

Page 1of 9

Project Applicant: Foothill Conservancy

Project Address: 11 Randolph Street

Phone: 209-223-3508 Email:

APN: 018-132-160

Is this located in the Historic District? Yes ☐ No ☐
If yes, please see checklist for Design Review.

Is this located in the Historic Corridor? Yes ☒ No ☐
Commercial ☒ Industrial ☐

Property Owner:

Name: City of Sutter Creek Phone:
Mailing Address: 11 Main Street Email:
City: Sutter Creek State: CA Zip: 95685

Is this person the project contact? If not, please specify who the contact person is.

Name: Craig Baracco

Mailing Address: 11 Randolph Street

Phone: 805-305-0419 Email: craig@foothillconservancy.org

SIGNS TO BE PREPARED BY: Existing / Merzlak Signs, Jackson

BUILDING FRONTAGE @ PRIMARY ENTRANCE: 80 in LINEAL FEET

EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: *(INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)*

PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING:
(CHECK EACH BOX UPON COMPLETION)

☑ **Sign design:** _____ (Attached lettering and graphics, drawn to scale)
☑ **Type of Materials to be used** _____ (briefly describe)
☑ **Total signage requested:** _____ **Sq.Ft.**
☑ **Method of attachment:** _____
☑ **Total allowable signage:** _____ **Sq.Ft.** (Per Sign Ordinance)
☑ **Total number of sides:** _____
☑ **Location of sign(s):** _____
☑ **Colors:** _____ (Including letters, graphics, & background)

I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.

Craig Baracco 5/2/24
APPLICANT'S SIGNATURE DATE

PROPERTY OWNER SIGNATURE 5/5/24
DATE

PLANNING COMMISSION ACTION:
APPROVED: ☐ **DENIED:** ☐ **MEETING DATE:**

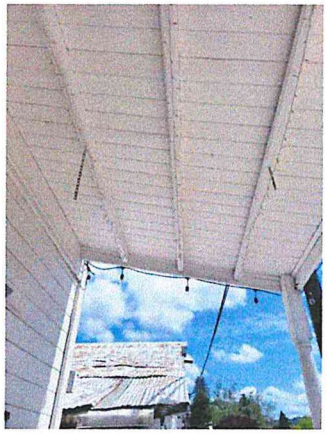
Sign #1 Existing Sign, photo above. Size 16 inches by 9 Inches, .9375 square feet. Attached to the office front door with wood screws. Painted Metal. One-sided. Colors: Green, Black and White

Sign #2 New Sign. Same graphic as Sign #1 above. Size 4 Foot by 2.5 Feet. Ten square feet. Painted Wood. Hung from the building's overhang roof on existing chains. Two sides. Colors: Green, Black and White.

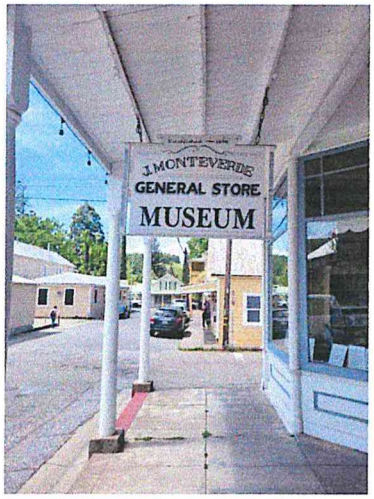
Total Sign Square Footage: 10.9375 square feet. Note existing 18 S.F. Monteverde Store Sign (Pictured Below).

Total allowable signage: 80 feet of building frontage, in the Historic Corridor - 70 Square Feet

Office Door, Sign #1 will be placed below the window.



Existing Chains. Sign #2 will be hung from these.



Existing Monteverde Store Sign 4.5 Feet by 4 Feet, 18 Square Feet

SUTTER CREEK
JEWEL OF THE MOTHER LODE

STAFF REPORT

TO: **PLANNING COMMISSION**

MEETING DATE: **June 10, 2024**

FROM: **ERIN VENTUA, PLANNIGN CONSULTANT**

SUBJECT: **SIGN PERMIT APPROVAL**
60 Ridge Road Suite 60 (Amador County Association of Realtors)
APN 044-020-064

RECOMMENDATION:
Approve the sign permit application for 60 Ridge Road Suite 60, for two signs.

BACKGROUND:
Amador County Association of Realtors submitted an application for a Sign Permit (Exhibit A) for 60 Ridge Road Suite 60, Sutter Creek. They are requesting approval for two signs. One is located in the existing marquee which serves the commercial center, the second on the building.

See Table 1 for proposed sign checklist.

Table 1. Proposed Sign Checklist

Site	60 Ridge Road (044-020-064)
Building Plan	N/A
Lot Size	.812 acres / 35,381 sq. ft.
Zoning	C-2 Commercial
General Plan Land Use Designation	C- Commercial
Main Street Historic District	No
Historic District	No
Building Frontage in Lineal Feet	-----
Sign Preparer	Merzlak Signs
Code Section	15.16 – Signs
15.16.080 – Signs in commercial and industrial zones	
A. Frontage length: 24 feet	Proposed: 11.56 sq. ft., Allowed: 100 sq. ft.
Property Owner Approval	Yes

DISCUSSION:
The sign as presented meets the Code requirements.

Table 2 Sign Specifications				
Sign Type	**Measurements**	**Sq. ft.**		**Total sq. ft.**
Aluminum	55.5”’x 30”’ =	11.56	Single Sided	11.56
			Total Square Feet	11.56

ENVIRONMENTAL:
The project is Class 11 CEQA exempt based on section 15311(a) On-premise signs. No further environmental review is required.

BUDGET IMPACT:
None.

* * * *

EXHIBIT A
60 RIDGE ROAD SIGN APPLICATION

RECEIVED
APR 24 2024

City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
209-267-5647
www.cityofsuttercreek.org

RECEIVED:
FEE PAID:

Submission Requirements

City of Sutter Creek

1- Application*
2- Map*
3- Fees (*Refer to current fee schedule. All Fees must be paid at City Hall*)
**All documentaion must be submitted via the application portal on the City website*

SIGN PERMIT APPLICATION

Page 1of 9

Project Applicant: AMADOR COUNTY ASSOCIATION OF REALTORS

Project Address: 60 RIDGE ROAD SUITE 60, SUTTER CREEK, CA 95685

Phone: 209-223-3874 Email: nettie@amadorrealtors.com

APN: _____

Is this located in the Historic District? Yes ☐ No ☒
If yes, please see checklist for Design Review.
Is this located in the Historic Corridor? Yes ☐ No ☒
Commercial ☐ Industrial ☐

Property Owner:
Name: KNITTEL FAMILY TRUST
Mailing Address: 60 RIDGE ROAD, SUITE A
City: SUTTER CREEK State: CA Zip: 95685
Phone: 209-267-5611
Email: Josh.Knittel@edwardjones.com

Is this person the project contact? If not, please specify who the contact person is.
Name: JOSH KNITTEL
Mailing Address: 60 RIDGE ROAD, SUITE A.
Phone: 209-267-5611 Email: Josh.Knittel@edwardjones.com

SIGNS TO BE PREPARED BY: KAM MERZLAK, MERZLNK SIGNS

BUILDING FRONTAGE @ PRIMARY ENTRANCE: _____ **in LINEAL FEET**

EXISTING SIGNS: TO BE UTILIZED FOR THIS BUSINESS: *(INCLUDE NUMBER OF SIDES AND DIMENSIONS FOR EACH SIGN)*
ABOVE BUILDING SUITE: SINGLE SIDED
MARQUEE: DOUBLE SIDED

PROPOSED SIGNS: FOR EACH PROPOSED SIGN ATTACH A SKETCH/PHOTO SHOWING THE FOLLOWING:
(CHECK EACH BOX UPON COMPLETION)

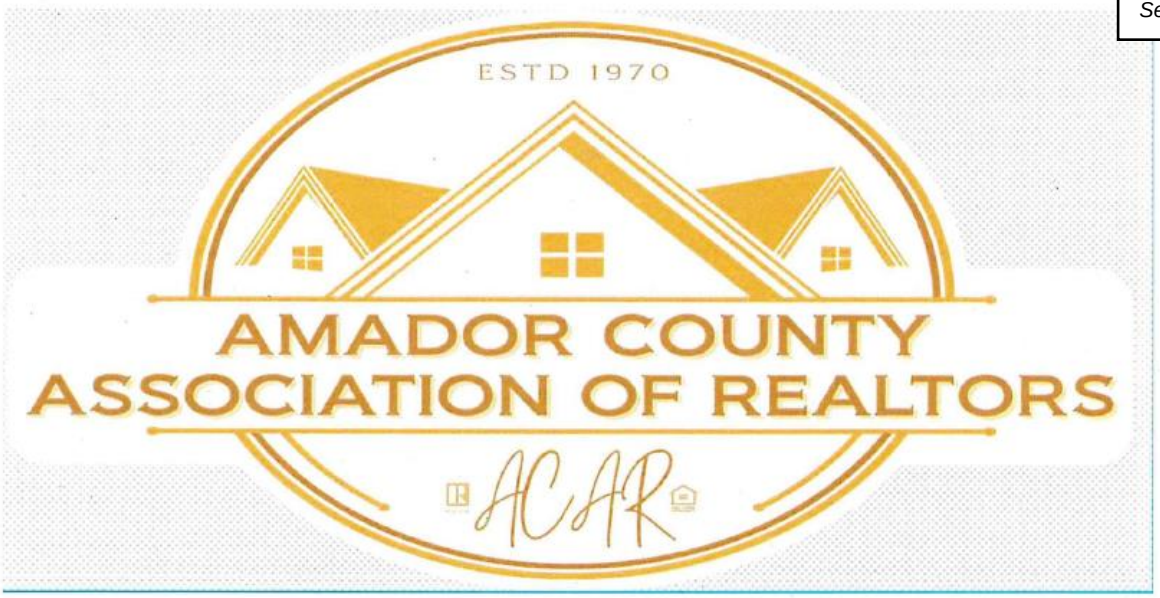
☒ **Sign design:** EMAILED TO CITY (Attached lettering and graphics, drawn to scale)
☒ **Type of Materials to be used** METAL (briefly describe)
☐ **Total signage requested:** _____ Sq.Ft.
☒ **Method of attachment:** ON BUILDING BOLTED INTO BUILDING MARQUEE - PRE-EXISTING SPACE
☐ **Total allowable signage:** _____ Sq.Ft. (Per Sign Ordinance)
☒ **Total number of sides:** ON BUILDING ONE SIDED ON MARQUEE TWO SIDED
☒ **Location of sign(s):** ON BUILDING ABOVE SUITE & ON MARQUEE IN FRONT OF BUILDING
☒ **Colors:** WHITE/GOLD/BLACK (Including letters, graphics, & background)

I hereby certify that I am the Owner of the business applying for this Sign Permit (or the Owner's authorized representative) and agree to abide by the requirements of the Sutter Creek Sign Ordinance as codified in Chapter 15.16 of the Sutter Creek Municipal Code.

APPLICANT'S SIGNATURE — DATE 4/24/2024

PROPERTY OWNER SIGNATURE — DATE 4/24/24

PLANNING COMMISSION ACTION:
APPROVED: ☐ **DENIED:** ☐ **MEETING DATE:**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AMADOR COUNTY
ASSOCIATION OF REALTORS
ACAR

SUTTER CREEK
1854
John Sutter
JEWEL OF THE MOTHER LODE

TO: Planning Commission

MEETING DATE: June 10, 2024

FROM: Erin Ventura, Contract Planner

SUBJECT: Broad Meadow Estates Subdivision (Previously Golden Hills Estates, Unit No. 4) 10 Lot Subdivision. Initial Study/Negative Declaration, Vesting Tentative Subdivision Map #182/General Plan Land Use Amendment/Pre-zone Application Northeast corner of Golden Hills Drive and Broadmeadows Drive, (APN 040-030-060 and 040-232-001[Portions])

RECOMMENDATION:
Staff recommends that the Planning Commission consider the following;

1. Conduct a public hearing to receive public input;
2. Adopt Resolution 23-24-* recommending the City Council Certify the Initial Study/Mitigation Negative Declaration (SCH# 2023100658) for the Broadmeadows Estates Subdivision (Project) and approving Vesting Tentative Subdivision Map No. 182
3. Adopt Resolution 23-24-* recommending to the City Council a General Plan Amendment from Residential Low Density (RL) to Residential Single Family (RSF);
4. Adopt Resolution 23-24-* recommending to the City Council pre-zone the parcels outside the City limits to R-1;

BACKGROUND:
The Broadmeadows Estates Subdivision was previously Unit 4 of the Golden Hills Estates Subdivision. The Tentative Parcel Map (TPM) and Subdivision agreement for the Golden Hills Estates Subdivision, was previously approved in 2002 and has since expired. This project is the other side of an existing street with established single family homes.

Approximately five years ago, the applicant previewed this project and a neighboring project, Paneer Creek, with city staff. It was the staff's opinion that both projects together would require an environmental impact report. Based on that feedback, the applicant decided to focus on Broadmeadows, 10 single family homes on an existing street.

The Broadmeadows Estates Project is partially located partially within the City of Sutter Creek and substantially located outside the City limit at the northeast corner of Golden Hills Drive and Broadmeadows Drive, as shown on the location map, Figure 1. It will require annexation through LAFCO,. There are no flood zones on the site.

Property owners David Mabry and Frank Trujillo, through their representative Bruce Baracco, prepared an application for a Vesting Tentative Subdivision Map to divide a portion of parcel 040-232-001 (0.67 acre), located within the City limit and a portion of parcel 040-030-06 (2.19 acres), located outside the City limit into ten parcels (Project) (See Figure 3);

- Parcel 1 – 0.23 acre (10,000 square feet)
- Parcel 2 – 0.34 acre (14,676 square feet)
- Parcel 3 – 0.33 acre (14,353 square feet)
- Parcel 4 – 0.33 acre (14,554 square feet)
- Parcel 5 – 0.24 acre (10,443 square feet)
- Parcel 6 – 0.22 acre (9,511square feet)
- Parcel 7 – 0.25 acre (10,920 square feet)
- Parcel 8 – 0.24 acre (10,288 square feet)
- Parcel 9 – 0.29 acre (12,473 square feet)
- Parcel 10 – 0.41 acre (17,669 square feet)

The portion of parcel 040-232-001 located in the City limit is designated as RSF and zoned R-1. The portion of the project outside the City limit on parcel 040-030-060 is designated RL on the Sutter Creek Land Use Diagram, R-S on the County land use map, and zoned R1A. The applicant seeks to amend the General Plan Land Use Diagram to designate the area currently located outside the City limit as RSF, and pre-zone the portion of the project outside the City limit as R-1, making it consistent with the existing homes on Broadmeadow Drive.

Figure 1. Location

Broadmeadows Estates Subdivision TPM #182

Location	South of Gopher Flat Road and east of Golden Hills Drive adjacent to Golden Hills Estates Unit 2 (See Figures 1 and 2)
Acres	2.86
Parcels	APN 040-232-01: 0.67 acres within the existing City Limits 2.19 acres from APN: 040-030-06: 2.19 acres outside the City Limits
Proposed Units	10 (See Figure 3)
General Plan	Lots 1, 2, 3, and 4 within City limits: RSF Residential Single Family Portions of Lots 1 through 10, within the County: RL Residential Low Density Portions outside City limit require annexation and General Plan land use designation change from RL to RSF.
Zoning	Lots 1, 2, 3, and 4 within City limits: R-1 Portions of lots 1 through 10, within the County: RE Portions outside City limit require annexation and rezone from RE to R-1.

Existing	Golden Hills Drive and Broadmeadows Drive improved with curb and gutter, storm drainage, water, sewer, communications and energy utilities. Lots 5-10 are rough graded.
Proposed	• 10 lots: 9,511 square feet to 17,669 square feet in size • Four-foot sidewalk, one streetlight at the end of the cul-de-sac, storm manholes, and a 12-inch diameter storm drainage line along the north side of Broadmeadows Drive. • Removal of concrete blocks and debris on Lots 5 and 6. • Remove and cap the existing well and pump on Lot 5 under permit from the Amador County Environmental Health Department. • Remove the existing soil mound within Lots 2, 3, and 4 and the boulders on Lot 2. • Removal of one 30-inch Blue oak tree on Lot 5 and replace with one new Blue oak tree on each lot (10 total) at the completion of construction on each lot. • The 15-foot public utility easement (PUE) on the north side of Broadmeadows Drive is reserved for the new drainage line and any additional underground utilities should they be required in the future. • CFD Formation to maintain the storm drain system (See drainage improvements)
Drainage Improvements	The developer is proposing to modify the existing drainage improvements and construct new drainage improvements.

Figure 2. Street view of Broadmeadows Estates at Golden Hills and Broadmeadows Drives

HISTORY:

The original application for the Golden Hills Estates Subdivision encompassed approximately 55 acres located between Gopher Flat Road on the north and Sutter Creek Road on the south, approximately 0.9 miles east of State Route 49, was received by the City approximately 20 years ago.

The tentative subdivision map for units 1, 2, and 3 allowed a maximum of 79 single-family residential lots. Unit 1 was approved with 5 single-family residential lots, Unit 2 was approved with 31 single-family residential lots, both of which were built.

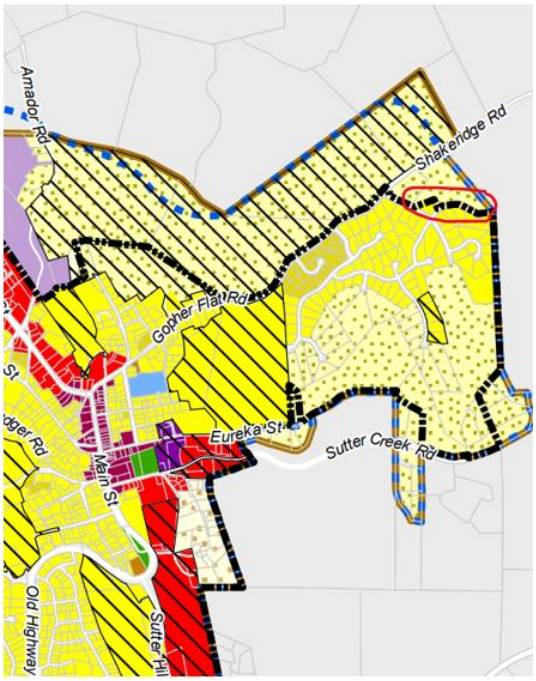
Unit 3 included the remaining 39 single-family residential lots and is now called Panner Cr Estates. The subdivision map for Unit 3 has expired and that project has been put on hold as of now.

This project is what was Unit 4 of the original Golden Hills Estates Subdivision (Broadmeadows Estates), located at the northwest corner the intersection of Golden Hills Drive and Broadmeadows Drive on assessor parcel APN 040-030-060, proposed 10 single-family residential lots and one remainder lot zoned Residential Low Density (Planned Development), with a portion the Unit within the County and requiring annexation.

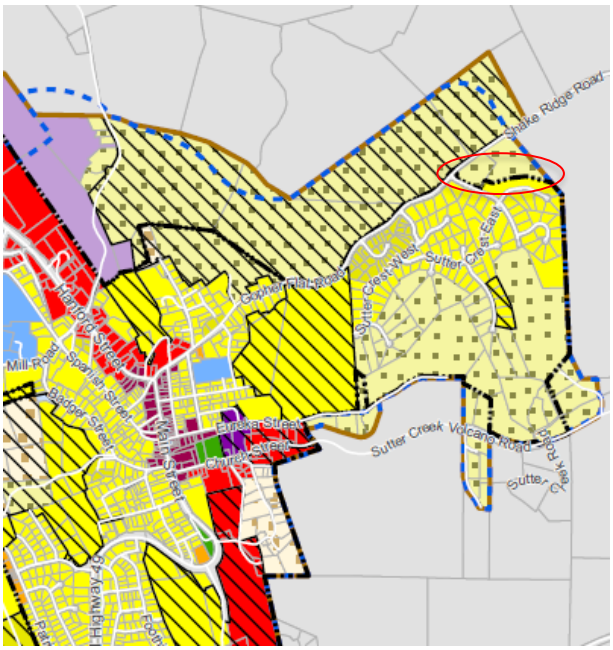
DISCUSSION:

General Plan and Zoning Compliance

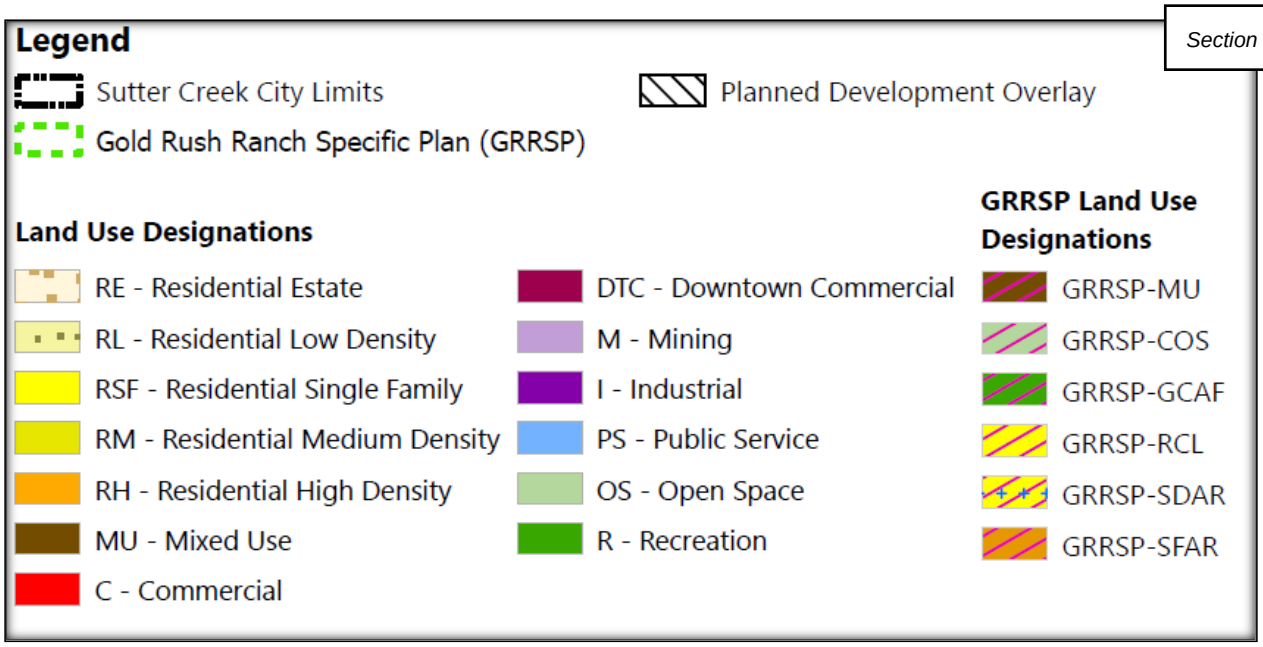
The application proposes an amendment to the General Plan Land Use Designation from RL – Residential Low Density to RSF- Residential Singe Family. Staff believes this is acceptable as the other units in the Golden Hills Subdivision are designated RSF.



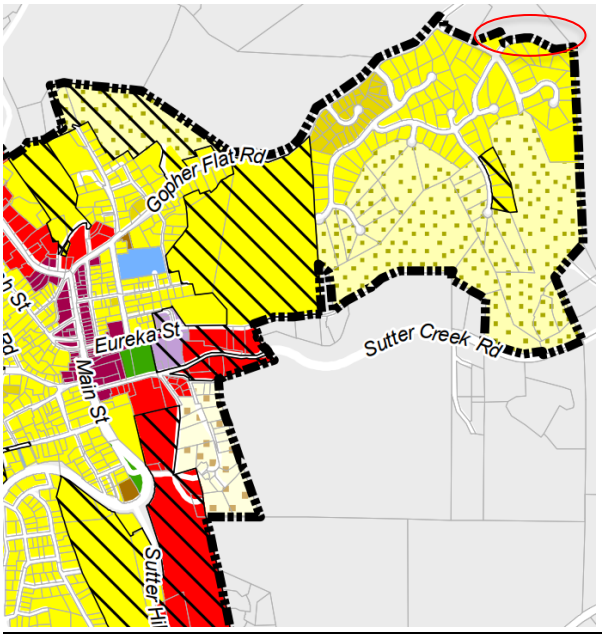
Existing Land Use Map and City Boundary



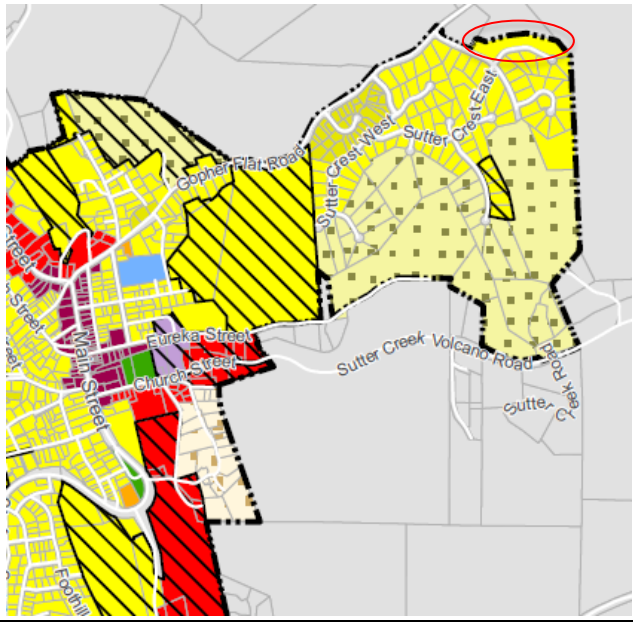
Proposed Land Use Map and City Boundary



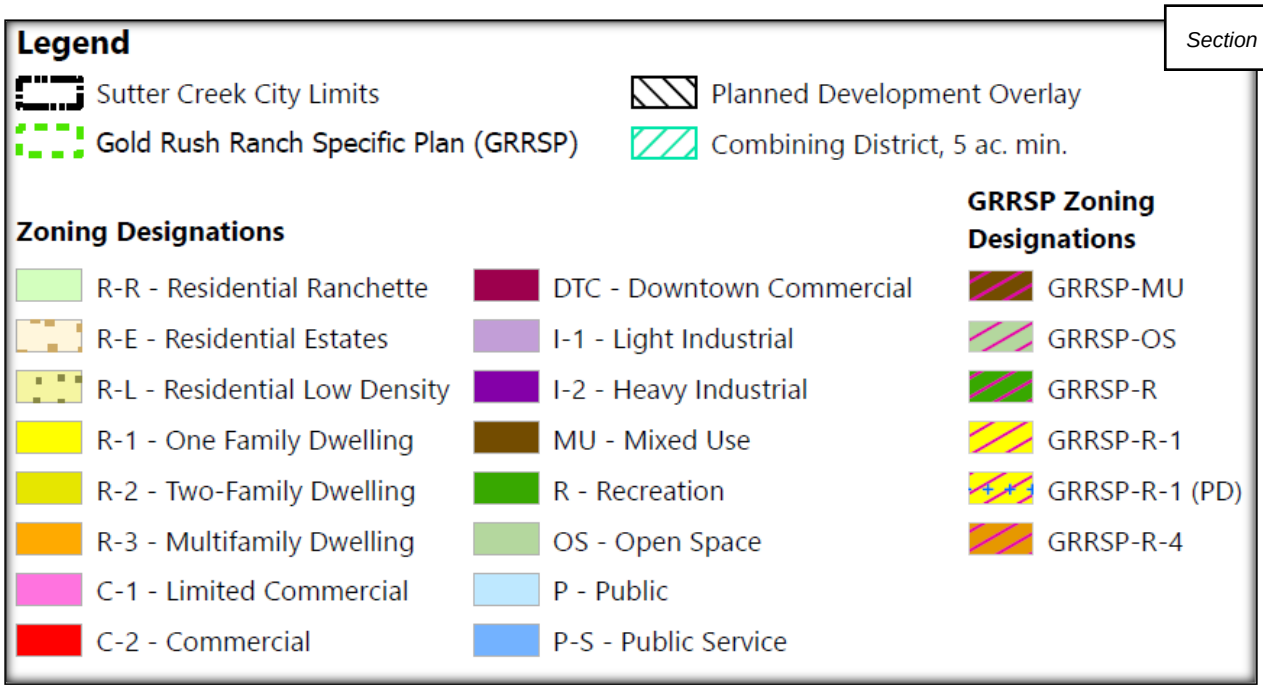
As part of the application process the applicants are requesting annexation into the City. Per the Government Code, land once annexed cannot modify zoning for two years. The applicant is requesting the City pre-zone the area of the project outside the City Limits, prior to annexation. They are requesting a pre-zone R-1 which is consistent with the proposed development and the surrounding uses. The minimum parcel or lot size is 7,000 square feet (0.16 acre) for lots within the R-1 zoning. The proposed lots of the subdivision exceed the minimum lot size. The applicants are not asking for any deviation from the Zoning Ordinance. Staff believes this is reasonable.



Existing Zoning Map

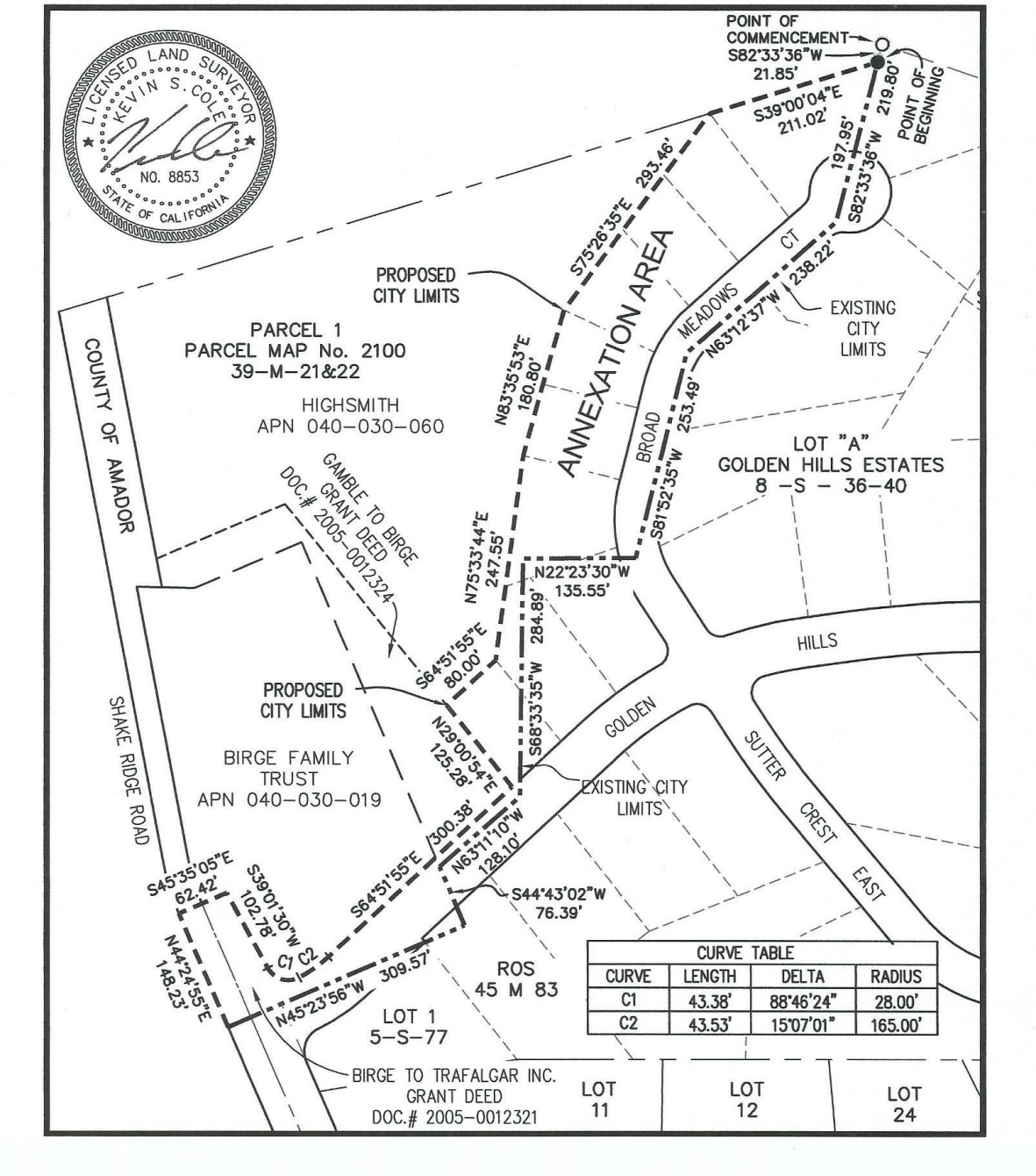


Proposed Zoning Map


Legend
Sutter Creek City Limits
Gold Rush Ranch Specific Plan (GRRSP)
Planned Development Overlay
Combining District, 5 ac. min.
Zoning Designations
R-R - Residential Ranchette
R-E - Residential Estates
R-L - Residential Low Density
R-1 - One Family Dwelling
R-2 - Two-Family Dwelling
R-3 - Multifamily Dwelling
C-1 - Limited Commercial
C-2 - Commercial
DTC - Downtown Commercial
I-1 - Light Industrial
I-2 - Heavy Industrial
MU - Mixed Use
R - Recreation
OS - Open Space
P - Public
P-S - Public Service
GRRSP Zoning Designations
GRRSP-MU
GRRSP-OS
GRRSP-R
GRRSP-R-1
GRRSP-R-1 (PD)
GRRSP-R-4

Annexation

A portion of this project currently is located outside of the City Limits. The applicant is requesting that 2.19 acres (a portion of APN040-030-06) be annexed into the City. The annexation process is handled through LAFCO and must be initiated by the applicant. Once LAFCO has completed their process, the annexation will come back to the City Council for review and approval.



Subdivision Code Compliance

The Planning Commission has approval authority of the Vesting Tentative Subdivision Map. Per the Sutter Creek Municipal Code 17.12.100, the Planning Commission shall determine where the tentative map is in conformity with the General Plan, with the proper standards for lot and street design, with the improvement standards of the City, and with all provisions of the Subdivision Code.

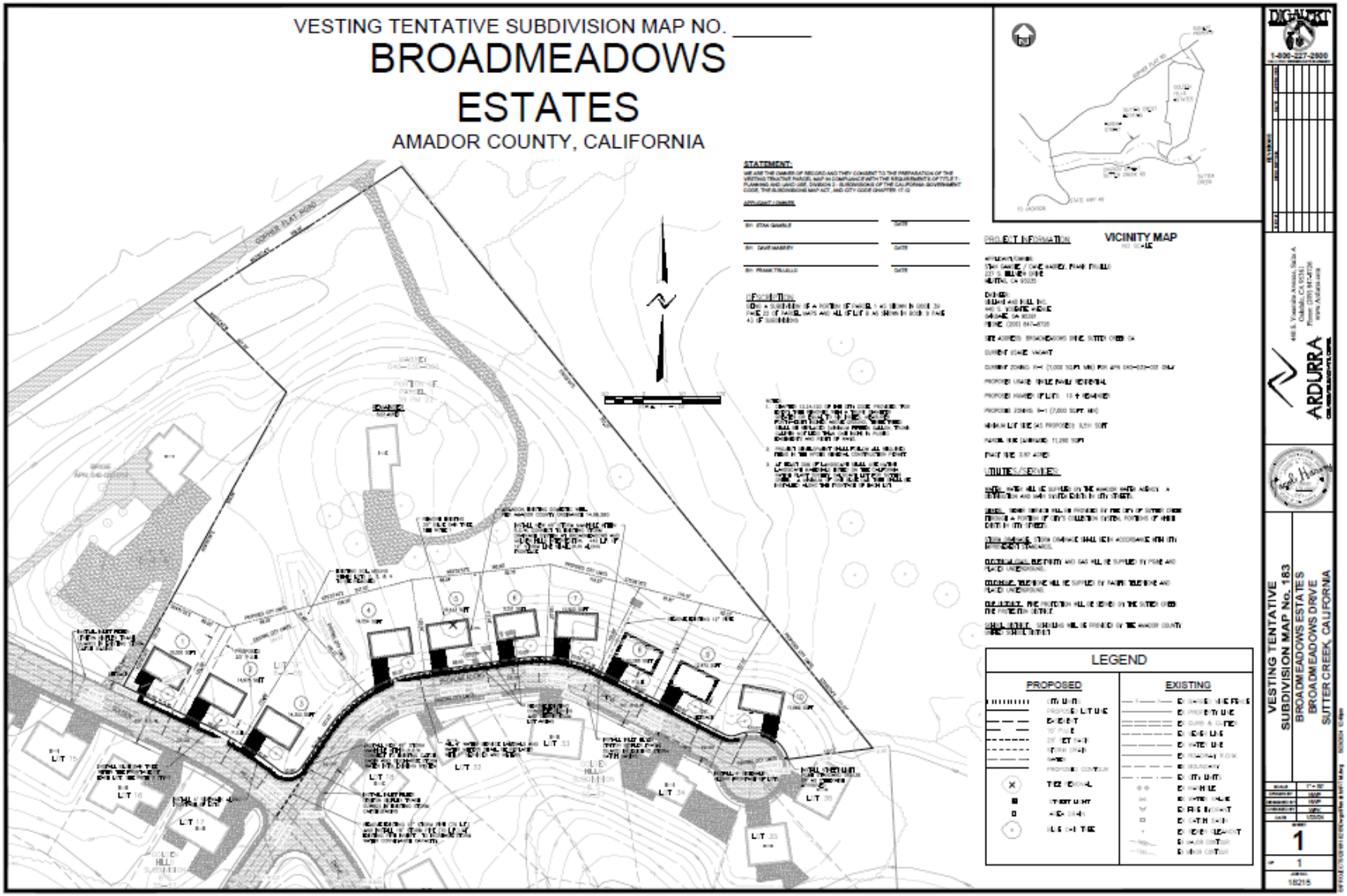
Approval of a tentative or final map shall be approved unless one or more of the following findings are made:

A. The proposed subdivision is not consistent with the general plan, any applicable specific, special or community plan, or the city subdivision ordinance; or
B. The subject property is not physically suitable for the type of development proposed; or
C. The design of the proposed subdivision or its proposed improvements is likely to cause serious public health problems; or
D. The design of the proposed subdivision or its improvements is likely to cause substantial environmental damage or substantially and avoidable injury to fish or wildlife in their habitat; or
E. The design of the proposed subdivision or the type of improvements will conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. The local agency may approve a map if it finds that alternative easements for access or for use will be substantially equivalent to those previously acquired by the public. This subsection shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction; or
F. The discharge of liquid or solid waste into a sewer or individual sewage disposal system would result in violation or add to a violation of existing requirements prescribed by the local health officer or the Central Valley Regional Water Quality Control Board; or
G. The proposed subdivision does not provide, to the extent feasible, for future passive or natural heating or cooling opportunities for the proposed new parcels. "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Once a map has been approved it is valid for twenty- four months. The applicant will have an opportunity to apply for an extension of time if needed.

Staff believes that the proposed subdivision, Broadmeadows Estates Map No. 182 (Figure 3), with conditions, meets all the findings of the Subdivision Ordinance and recommends approval.

Figure 3: Broadmeadows Estates TPM #182



ENVIRONMENTAL:
A Mitigated Negative Declaration (MND) has been prepared and circulated as part of the review of this project. The MND was circulated for 30 days, starting October 23, 2023.

The required Mitigation Measures are as follows:

Mitigation Measure BM 3-1**:** The Applicant shall implement dust control measures as delineated in Amador Air District Rule 218.

Mitigation Measure BM 5-2: Should unknown buried resources or human remains become inadvertently uncovered during grading or other earth disturbing activities, construction is required to stop within 50 feet of the find and the City of Sutter Creek is to be notified.

Mitigation Measure BM 5-3: If human remains are uncovered, the Amador County Coroner will be notified immediately, 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) shall be followed.

Mitigation Measure BM 7-4: Erosion control measures shall be in place by September 15th and include the following:

- Seed bare soils and cover with 2 to 4-inches of straw;
- Place straw rolls (waddles) at the bottom of slopes and around drainage devices; and
- Protect storm drainage inlets with gravel bags.

Mitigation Measure BM 10-5: The Applicant shall obtain a NPDES Construction General Permit, as well as development and implementation of a Storm Water Pollution Prevention Program prior to beginning any stormwater-related construction activity.

Mitigation Measure BM 19-6 After approval of the Broadmeadows Tentative Subdivision Map by the Planning Commission, the Applicant shall apply to the Amador Water Agency for a 'Will Serve' Letter for 10 EDU's.

Mitigation Measure BM 20-7: All Broadmeadows Estates property owners shall receive a copy of the City Emergency Evacuation Plan.

The Mitigated Negative Declaration can be found as an exhibit to Planning Commission Resolution 2024-2025-* recommending the City Council Certify the Initial Study/Mitigation Negative Declaration (SCH# 2023100658) for the Broadmeadows Estates Subdivision (Project) and approving Vesting Tentative Subdivision Map No. 182

Tribal Consult

Local Tribes were consulted as part of the review of this project. Letters were sent in October 2023 to five local Tribes. No requests for additional consultations were received. It is the City's practice to keep Tribes informed of development and addition Mitigation Measures (BM 5-2 and BM 5-3) have been incorporated to ensure all Cultural Resources are preserved accordingly.

REFERRALS:

The application package was referred to City staff and affected agencies for review. Comments received back from the affected agencies have been addressed and/or incorporated into the Conditions of Approval.

NEXT STEPS:

This is a multistep, multi approval application. The Planning Commission is the approving authority for the Vesting Tentative Subdivision Map. Once all conditions of the Subdivision Map have been met, the City Council shall review and accept the Final Map (SCMC 17.20.050).

The Planning Commission shall make a recommendation to the City Council on the following actions:

1. Certify the Initial Study/Mitigation Negative Declaration (SCH# 2023100658) for the Broad Meadows Estates Subdivision
2. General Plan Amendment from Residential Low Density (RL) to Residential Single Family (RSF);
3. Pre-zone the parcels outside the City limits to R-1

Once the Planning Commission has made their recommendations to the City Council, the City Council shall consider the following:

1. Certify the Initial Study/Mitigation Negative Declaration (SCH# 2023100658) for the Broad Meadows Estates Subdivision
2. General Plan Amendment from Residential Low Density (RL) to Residential Single Family (RSF);
3. Pre-zone the parcels outside the City limits to R-1

Then the applicant is responsible for initiating annexation through LAFCO.

RECOMMENDATIONS:

Staff recommends that the Planning Commission take the following actions:

- Conduct a public hearing to receive public input;
- Adopt Resolution 2024-2025-* recommending the City Council Certify the Initial Study/Mitigation Negative Declaration (SCH# 2023100658) for the Broad Meadows Estates Subdivision (Project) and approving Vesting Tentative Subdivision Map No. 182 with the following conditions:

CONDITIONS OF APPROVAL
FOR THE VESTING TENTATIVE SUBDIVISION MAP # 182 FOR THE BROADMEADOWS ESTATES SUBDIVISION

GENERAL CONDITIONS:

1. Upon approval of the Planning Commission, a Subdivision Map for not more than 10 residential lots shall be prepared and processed in accordance with City Code Chapter 17.22 "Subdivision Maps." No phasing will be allowed.
2. The Subdivider shall meet all the requirements of the City Code unless otherwise

specifically superseded by these Conditions of Approval.

3. The Vesting Tentative Subdivision Map is valid for an initial period of 24-months from the date of approval, with extension requests filed prior to the expiration of the map. The final map shall be filed with the Amador County recorder within twenty-four (24) months of planning commission approval of the Tentative Map.

4. The ordinance requirements of the Amador Fire Protection District shall be met by participation in the annexation to the County's Community Facilities District No. 2006-1 for fire protection services.

5. All improvements shall be completed prior to recording of the Final Map, unless a Subdivision Improvement Agreement is executed in accordance with City Code. All Improvements shall be made to City Improvement Standards.

6. Any structural development on the parcels shall comply with the CBC and Title 24 regulations, as well as demonstrate defensible space.

7. All easements of record shall be noted on the Subdivision Map.

8. Prior to submittal of the final map, the Subdivider shall provide the City a copy of any proposed covenants, conditions, and restrictions (CC&R's) which shall be applicable to the subdivision.

9. Prior to recordation of the final map, the project limits shall be annex into the County of Amador Community Facilities District No. 2006-1 to fund additional costs associated with fire protection services for subdivision development in accordance with City of Sutter Creek Resolutions.

10. Prior to recordation of the final map, subdivider shall form a Community Facilities District (CFD), or other financing district or will provide a similar funding mechanism acceptable to the City of Sutter Creek to fund subdivisions fair share of ongoing maintenance ongoing for: concrete drainage swales, and storm drain inlet biofilters, to be replaced as needed. CFD can be simple to minimize costs of formation.

11. Prior to recordation of the final map, the subdivider shall annex into the City limits.

12. Prior to recordation of the final map, all City fees associated with the development shall be paid in full. City fees shall be those in effect at the time building permits are issued.

<u>WATER AND SEWER:</u>

13. Subdivider shall meet requirements of the City Sewer Standards and Title 14 of the City Code and provide verification each proposed parcel has adequate wastewater collection facilities constructed in accordance with City Standards. Applicant shall provide the City with CCTV video and reports for the condition for any of the existing laterals and sewer main connections.

14. Applicant shall provide City a copy of "will serve letter" and certification that water services to the 10 lots have been installed to AWA standards.

15. Fire hydrant locations shall be adequate to serve subdivision and placed at locations

approved by the Sutter Creek Fire District.

16. The ability to serve sanitary sewer service to the development will expire with the Approved Tentative Subdivision Map or failure to get the Tentative Subdivision Map approved.

MISCELLANEOUS CONDITIONS:

17. Sidewalk shall be constructed to City Standards along frontage of all lots.

18. All sidewalks, sanitary sewer, storm drain work within street right of ways shall be completed in accordance with the improvement plans prepared, reviewed and approved in accordance City Improvement Standards. A drainage study shall also be completed in accordance with the City Improvement Standards and reviewed and approved by the City Engineer, prior to any improvements are constructed. Plans shall reference applicable provisions of the mitigation measures BM 3-1, 5-2, 5-3, 7-4, and 10-5.

19. Limits of Broadmeadows Drive's existing paved surface shall be resurfaced with a Type II slurry seal as approved by City Engineer.

20. Those Mitigation Measures contained within the Broadmeadows Estates Initial Study Mitigated Negative Declaration shall be implemented during the building permit/construction phase. (See Mitigation Measures on the previous pages)

- Adopt Resolution 23-24-* recommending to the City Council a General Plan Amendment from Residential Low Density (RL) to Residential Single Family (RSF);
- Adopt Resolution 23-24-* recommending to the City Council pre-zone the parcels outside the City limits to R-1;

RESOLUTION 23-24-*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUTTER CREEK APPROVING A VESTING TENTATIVE SUBDIVISION MAP NO. 182 BROADMEADOWS ESTATES SUBDIVISION AND ACCEPTING THE BROADMEADOWS ESTATE SUBDIVISION IS/MND

WHEREAS, the Planning Commission of the City of Sutter Creek did on Monday June 10, 2024 hold a public hearing on the Vesting Tentative Subdivision Map for the Broadmeadow Estates Subdivision (Assessor Parcel Nos. 040-030-060 and 040-232-001[Portions]), after properly noticing said hearing; and

WHEREAS, the Planning Commission did at said public meeting receive a report from the planning staff, receive input from the Applicant and members of the public in attendance at said public hearing, and at the closing of said public hearing did deliberate and consider the same; and

WHEREAS, an Initial Study and Mitigated Negative Declaration (SCH# 2023100658) was prepared pursuant to the California Government Code, City of Sutter Creek Code, the California Environmental Quality Act (CEQA) and local administrative procedures, and reflects independent judgment and analysis of the City of Sutter Creek; and

WHEREAS, the Initial Study and Mitigated Negative Declaration of Environmental Impact (SCH# 2023100658), was made available to agencies and the public on the 23th day of October 2024 and was posted on the City's website for the public's review; and

NOW, THEREFORE BE IT RESOLVED that the Planning Commission of the City of Sutter Creek hereby approves the Vesting Tentative Subdivision Map for the Broadmeadows Estates Subdivision based on the Findings attached hereto as "Exhibit A" and subject of the Conditions of Approval attached hereto as "Exhibit B;" and

BE IT FURTHER RESOLVED that the Planning Commission recommend the City Council certify the Broadmeadow Estates Subdivision Mitigated Negative Declaration (Exhibit C) as complying in full with the requirements of CEQA and California law and authorize City staff to prepare and file the appropriate State and County offices a Notice of Determination within five working days of certification.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 10th day of June 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

THE CITY OF SUTTER CREEK

_____
Michael Kirkley, Chairman

ATTEST:

_____
Karen Darrow, City Clerk

Exhibit A

CONDITIONS OF APPROVAL FOR THE VESTING TENTATIVE SUBDIVISION MAP # 182 FOR THE BROADMEADOW ESTATES SUBDIVISION

GENERAL CONDITIONS:

1. Upon approval of the Planning Commission, a Subdivision Map for not more than 10 residential lots shall be prepared and processed in accordance with City Code Chapter 17.22 "Subdivision Maps." No phasing will be allowed.

2. The Subdivider shall meet all the requirements of the City Code unless otherwise specifically superseded by these Conditions of Approval.

3. The Vesting Tentative Subdivision Map is valid for an initial period of 24-months from the date of approval, with extension requests filed prior to the expiration of the map. The final map shall be filed with the Amador County recorder within twenty-four (24) months of planning commission approval of the Tentative Map.

4. The ordinance requirements of the Amador Fire Protection District shall be met by participation in the annexation to the County's Community Facilities District No. 2006-1 for fire protection services.

5. All improvements shall be completed prior to recording of the Final Map, unless a Subdivision Improvement Agreement is executed in accordance with City Code. All Improvements shall be made to City Improvement Standards.

6. Any structural development on the parcels shall comply with the CBC and Title 24 regulations, as well as demonstrate defensible space.

7. All easements of record shall be noted on the Subdivision Map.

8. Prior to submittal of the final map, the Subdivider shall provide the City a copy of any proposed covenants, conditions, and restrictions (CC&R's) which shall be applicable to the subdivision.

9. Prior to recordation of the final map, the project limits shall be annex into the County of Amador Community Facilities District No. 2006-1 to fund additional costs associated with fire protection services for subdivision development in accordance with City of Sutter Creek Resolutions.

10. Prior to recordation of the final map, subdivider shall form a Community Facilities District (CFD), or other financing district or will provide a similar funding mechanism acceptable to the City of Sutter Creek to fund subdivisions fair share of ongoing maintenance ongoing for: concrete drainage swales, and storm drain inlet biofilters. CFD can be simple to minimize costs of formation.

11. Prior to recordation of the final map, subdivider shall annex into the City limits.

12. Prior to recordation of the final map, all City fees associated with the development shall be paid in full. City fees shall be those in effect at the time building permits are issued.

WATER AND SEWER:

13. Subdivider shall meet requirements of the City Sewer Standards, Title 14 of the City Code, and provide verification each proposed parcel has adequate wastewater collection facilities constructed in accordance with City Standards. Applicant shall provide the City with CCTV video and reports for the condition for any of the existing laterals and sewer main connections.

14. Applicant shall provide City a copy of "will serve letter" and certification that water services to the 10 lots have been installed to AWA standards.

15. Fire hydrant locations shall be adequate to serve subdivision and placed at locations approved by the Sutter Creek Fire District.

16. The ability to serve sanitary sewer service to the development will expire with the Approved Tentative Subdivision Map or failure to get the Tentative Subdivision Map approved.

MISCELLANEOUS CONDITIONS:

17. Sidewalk shall be constructed to City Standards along frontage of all lots.

18. All sidewalks, sanitary sewer, storm drain work within street right of ways shall be completed in accordance with the improvement plans prepared, reviewed and approved in accordance with the City Improvement Standards. A drainage study shall also be completed in accordance with the City Improvement Standards and reviewed and approved by the City Engineer, prior to any improvements being constructed. Plans shall reference applicable provisions of the mitigation measures BM 3-1, 5-2, 5-3, 7-4, and 10-5.

19. Limits of Broadmeadows Drive's existing paved surface shall be resurfaced with a Type II slurry seal as approved by City Engineer.

20. Those Mitigation Measures contained within the Broadmeadows Estates Initial Study Mitigated Negative Declaration shall be implemented during the building permit/construction phase.

Exhibit B

FINDINGS FOR THE VESTING TENTATIVE SUBDIVISION MAP # 182 FOR THE BROADMEADOWS ESTATES SUBDIVISION

1. The proposed map will be consistent with applicable General Plan because the project site will be, as part of the overall project being approved, designated Residential Single Family and Residential Low Density (Planned Development) which complies with the overall proposed density of the subdivision.

2. The design or improvement of the proposed subdivision is consistent with the applicable General Plan because the General Plan residential policies have been considered in the project design.

3. The site is physically suitable for the type of development because it is located in an area that exhibits varying terrain and can be developed into detached homes on larger lots with steeper slopes and City services are readily available.

4. The site is physically suitable for the proposed density of development because each parcel is of sufficient size to accommodate its proposed residential unit.

5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because appropriate mitigation measures have been applied to the project.

6. The design of the subdivision or the type of improvements are not likely to cause serious public health problems because sewer, water and storm drainage improvements will be required prior to the development of any lots.

7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision because the existing easements are properly located or will be obtained prior to recordation of the final map.

8. The design of the subdivision provides, to the extent feasible, for the future passive or natural heating opportunities in the subdivision because each lot is large enough and has sufficient southern exposure to facilitate solar orientation.

Exhibit C

VESTING TENTATIVE SUBDIVISION MAP FOR THE BROADMEADOWS ESTATES SUBDIVISION MITIGATED NEGATIVE DECLARATION

Initial Study

and

Mitigated Negative Declaration

for the

Broadmeadows Estates Subdivision

Vesting Tentative Subdivision Map
General Plan Amendment Rezoning Annexation

Lead Agency:
City of Sutter Creek
18 Main Street
Sutter Creek CA 95685

Prepared by:
Baracco and Associates
with
Mitchell Air Quality Consulting
Windmiller Consulting, Inc.
ESR, Inc.
KD Anderson and Associates, Inc.
Kenneth Williams, Geologist

State Clearinghouse No. 2023100658

Final Document

January 2024

Table of Contents

Table of Contents (Continued)

List of Figures

Appendices

Note: For color maps and figures, go on-line to: cityofsuttercreek.org.

1. Introduction and Project Description

This Project Information, Description, and Environmental Checklist contained herein constitute the contents of an Initial Study in accordance with Section 15063 of the California Environmental Quality Act (CEQA) Guidelines.

Changes made to this Final Initial Study-Mitigated Negative Declaration from the draft document are indicated by underline type for additions and ~~strikethrough~~ type for deletions.

BROADMEADOWS ESTATES

Project Title
Broadmeadows Estates Vesting Tentative Subdivision Map No. 182

Lead Agency
City of Sutter Creek
18 Main Street
Sutter Creek CA 95685

Contact Information
Erin Ventura, Contract City Planner
Planning Department
209-267-5647
eventura@haugebrueck.com

Project Sponsor's Name and Address
David A. Mabry, Property Owner
Frank Trujillo, Property Owner
Stan Gamble, Subdivider
Trafalgar Homes
10801 N. Wolfe Road
Cupertino CA 95014
408-398-6311
trafalgarhomes@msn.com

Project Location

Broadmeadows Estates is located south of Gopher Flat Road and east of Golden Hills Drive, and adjacent to Golden Hills Estates, Unit No. 2, in the eastern portion of Sutter Creek. The ten subdivision lots front on Golden Hills Drive and Broadmeadows Drive. Broadmeadows Estates is a portion of the Golden Hills development. (Refer to Figure 1: Broadmeadows Estates Vicinity Map)

General Plan Designation

The subject property includes two City of Sutter Creek General Plan Land Use designations: a portion within the City Limits (portions of Lots 1, 2, 3, and 4) designated RSF (Residential Single Family); and a portion in the County (but within the Sutter Creek Planning Area) (portions of Lots 1 through 10) designated as RL (Residential Low Density). (Refer to Figure 4: Broadmeadows Annexation Map)

Zoning

Portions of Lots 1, 2, 3, and 4 within the City Limits are zoned R-1 (Residential Single Family). The portion of the subdivision in the unincorporated County is zoned RE (Residential Estates).

Surrounding Land Uses and Setting

Broadmeadows Estates is adjacent to the currently developed portion of the Golden Hills development, a single-family residential area on the easterly side of the City. The existing Golden Hills Drive and Broadmeadows Drive separate the subject property from existing homes on the south and west. North of the subject property is one single-family dwelling on a ~~5.25~~ 5.03 acre remainder parcel (referred to as the Mabry Parcel), and one single-family dwelling on a 2.66 acre parcel (referred to as the Birge Parcel). To the north, beyond Gopher Flat Road-Shake Ridge Road, is grazing land.

Other Public Agencies Whose Approval is Required

Amador Local Agency Formation Commission (Amador LAFCo)
Sutter Creek Fire Protection District

California Native American Tribal Consultation

Pursuant to Public Resources Code Section 21080.3.1 (AB 52) and Senate Bill 18, the Lead Agency is responsible for consultation with affected California Native American Tribes who are traditionally and culturally affiliated with the geographic area of the proposed project.

Existing Environmental Setting

The City of Sutter Creek is located within Central Amador County and is bisected by Old State Route 49 (Main Street and Hanford Street) in a north-south direction. The City was incorporated in 1913 and is a full-service city for residential, commercial, industrial, and institutional land uses. The current population within the City is approximately 2,590.[1]

The project site is located in the extreme northeast quadrant of Sutter Creek. This area was previously grazing land with minor undulations in terrain. In 2007, the project site was 'rough graded' when subdivision improvements were constructed as part of Golden Hills Estates, Unit No. 2. The project site has been substantially developed with graded pads and street improvements. Areas of the site that are not barren ground have become inhabited by ruderal weed species of which none are special status species. There are a few areas that have been overtaken by noxious weeds such as thistle and medusa grass.

There is one 30-inch Blue oak tree on proposed Lot 5. There are existing concrete blocks on proposed Lots 5 and 6. There is an existing well and pump on proposed Lot 5. There are existing soil mounds within proposed Lots 2, 3, and 4. There are existing rock boulders on proposed Lot 2.

[1] California Department of Finance, E-1 Population Estimates, January 1, 2023.

Portions of proposed Lots 1 through 4; and Lots 5 through 10 are located outside the City Limits and are within Amador County. Portions of Lots 1 through 4 are currently within the City Limits. (Refer to Figure 4: Broadmeadows Estates Annexation Map) Golden Hills Drive and Broadmeadows Drive (both of which serve the proposed lots) are exiting streets with improvements on the west and south sides respectively, where there are existing homes. There is an existing 12-inch diameter storm drainage pipe between Lots 7 and 8 that directs stormwater runoff from Broadmeadows Drive and the existing residences on the south side of the street onto the Mabrey Parcel for infiltration.

Background and Project Description

Background

This 10-lot residential subdivision was originally filed with the City in May of 2007 as Golden Hills Estates, Unit No. 4. After receiving approval from the Planning Commission in October of 2008, the project was impacted by the economic downturn and was never completed. The Tentative Map expired in October of 2017.

Detailed Project Description

The proposed project consists of ten single-family residential lots with street frontage on Golden Hills Drive and Broadmeadows Drive. (Refer to Figure 2: Broadmeadows Estates Tentative Subdivision Map) The average lot size is 11,290 square feet; with the smallest lot 9,511 square feet and the largest 17,669 square feet.

Subdivision Details

The Broadmeadows Subdivision comprises ~~2.86~~ 2.87 acres; which consists of 0.67 acres within the existing City Limits (Assessor Parcel Number 040-232-01), and ~~2.19~~ 2.20 acres from Assessor Parcel Number 040-030-06 outside the City Limits. An additional 0.52 acres of this parcel comprises a portion of Broadmeadows Drive. The remainder of this parcel (called the 'Mabry Parcel') consists of ~~5.25~~ 5.03 acres and is not in the City and is not planned for development. Currently, there is one single-family residence on this remainder parcel. Adjacent to the Mabry parcel is the Birge Parcel (Assessor Parcel Number 040-030-19) consisting of 2.66 acres and containing one single-family residence. This parcel is not within the City and is not planned for development. (Refer to Figure 4: Broadmeadows Estates Annexation Map for parcel locations)

Subdivision Improvement Details

The subdivision will capitalize on existing improvements already constructed to City Standards, including streets, curbs and gutters, and storm drainage for ten lots (Lots 1-4 in total; and Lots 5-10, as a portion). (Refer to Figure 3: Broadmeadows Preliminary Grading Map) Utilities (including water, sewer, electrical power, natural gas, telephone, and cable television) are already in place. Existing water meters will need to be upgraded from 5/8-inch to 1-inch.

The subdivision was 'rough graded' in 2007 when improvements were constructed as part of the Golden Hills Estates, Unit No. 2 Subdivision (including full improvements to Broadmeadows Drive). Remaining improvements include construction of a 4-foot wide sidewalk along the frontage of Lots 1-10 with a curb-cut at the northeast corner of Golden Hills Drive and Broadmeadows Drive; and installation of a streetlight near the east end of the cul-de-sac per City Standards.

New improvements will include the installation of two storm manholes and a 12-inch diameter storm drainage line along the north side of Broadmeadows Drive. This new drainage line will connect to the existing drop inlet between Lots 7 and 8 and then connect to the existing storm drainage system that was constructed as part of Golden Hills Estates, Unit No. 2. The existing drainage pipe that extends from the drop inlet between Lots 7 and 8 and drains north to the Mabry Parcel will be removed. (Refer to Figure 2: Broadmeadows Estates Tentative Subdivision Map)

The project will utilize the existing storm drainage system constructed for Golden Hills Estates, Unit No. 2 to drain affected portions of Broadmeadows Drive and Golden Hills Drive, including all of Lots 1-4, portions of Lots 5-10, all of Broadmeadows Drive, and three existing residences on the south side of Broadmeadows Drive. (Refer to Figure 5: Broadmeadow Estates Storm Drainage Area Map) The existing drop inlets along Broadmeadows Drive and Golden Hills Drive (six inlets total) will be modified to capture sediment/oil/grease by installing Triton Bioflex Trash Guard inlet filters in each drop inlet. (Refer to Appendix G) The rear (northerly) portions of Lots 5-10 will drain down slope and sheet flow onto the Mabry Parcel. Lots 1-4 will include a concrete drainage swale to direct stormwater runoff to an public utility easement between Lots 1 and 2; thence to Golden Hills Drive. The existing drain line between Lots 7 and 8 will be removed (Refer to Figure 3 and Figure 5)

In addition, the existing 12-inch diameter drainage line that crosses Golden Hills Drive at its intersection with Broadmeadows Drive will need to be upgraded to an 18-inch diameter line. (Refer to Appendix E: Broadmeadows Estates Storm Drain Hydraulic Analysis)

All storm drainage improvements will require a ~~General~~ Construction General Permit from the Federal Environmental Protection Agency (FEMA), along with a Storm Water Pollution Prevention Plan (SWPPP). (Refer to Section 10 – Hydrology and Water Quality for details)

The existing concrete blocks and debris on Lots 5 and 6 will be removed. The existing well and pump on Lot 5 will be removed and capped under permit from the Amador County Environmental Health Department. The 30-inch Blue oak tree on Lot 5 will be removed and replaced such that one new Blue oak tree will be planted on each lot (10 total) at the completion of construction on each lot. The 15-foot public utility easement (PUE) on the north side of Broadmeadows Drive is reserved for the new drainage line and any additional underground utilities should they be required in the future. The existing soil mound within Lots 2, 3 and 4 will be removed, as well as the rock boulders on Lot 2. (Refer to Figure 2 for details)

Finish grading for each of the 10 lots will be accomplished at the building permit stage consistent with the Preliminary Grading Plan shown in Figure 3.

The Planning Commission may require adequate fencing or other protection for all ditches and streams; or the payment of in lieu contributions.

Subdivision Maintenance Considerations

In order to maintain public parts of the subdivision (including streets, curbs and gutters, sidewalk, storm drainage system, drop inlets) the original proposal called for the creation of a Community Facilities District (CFD) to maintain these improvements. However, it is not feasible to establish a CFD for 10 lots. In addition, there are no public areas (such as parks, street and median landscaping areas) that will require maintenance.

It is proposed to condition the Broadmeadows Estates Subdivision to require lot owners/homeowners to be a part of a City-wide CFD that will be established at some time in the future.

Growth Management Considerations

In order for the subdivision to be consistent with the Sutter Creek General Plan, that portion not within the City Limits will require a General Plan Amendment, changing the Land Use designation from Residential Low Density (RL; one-half acre minimum lot size) to Residential Single Family (RSF; 7,000 square foot minimum lot size). The Broadmeadows Estates Subdivision shares a street (Broadmeadows Drive) with adjacent development that was constructed as part of Golden Hills Estates, Unit No. 2. New detached single-family dwellings for Broadmeadows Estates on the north side of Broadmeadows Drive will be equivalent to the existing detached single-family dwellings on the south side of Broadmeadows Drive, which are in the City Limits. Therefore, the proposed density and building intensity are exactly the same.

Because of the economic downturn in 2008, the City has grown at a much slower rate than the 0.5% per year projected in the General Plan. In 2010, the population of Sutter Creek was 2,501. The current estimated population is 2,590, a growth rate of 0.2% per year. If this 10-lot subdivision builds out in three years, it will increase the population by about 0.3% per year, still less than the projected 0.5% in the General Plan.

Annexation

Prior to annexation of lands to the City, it must be demonstrated: 1) that services and facilities can be provided; 2) that intended development will not have a negative economic impact on the City or its citizens; 3) that the development will not have significant environmental impacts on the environment; and 4) that the project will conform to the goals, policies and standards of the General Plan.

The proposed Broadmeadows Estates subdivision meets all of these criteria in that: 1) services and facilities are already in place or can be provided; 2) homes will range in cost between $400,000 and $600,000 which will be a positive economic impact on the City and its citizens; 3) there are no environmental impacts associated with the development that have not been mitigated; and 4) the development is identical to adjacent development which has already been determined to conform to the goals, policies, and standards of the General Plan.

A total of 2.72 acres of the Mabry Parcel (2.20 acres for the lots and 0.52 acres for the street) will be annexed to the City along with an additional 0.53 acres consisting of a portion of Golden Hills Drive, a portion of a lot on the west side of Golden Hills Drive (identified as ROS 45 M 83) and the southeast intersection of Gopher Flat Road and Golden Hills Drive (total of 3.25 acres). (Refer to Figure 4: Broadmeadows Estates Annexation Map for details) The street improvements and intersection improvements were completed as part of Golden Hills Estates, Unit No. 2. Annexing this area to the City will 'clean up' the current convoluted City Limit line along Golden Hills Drive and Broadmeadows Drive.

Annexing 2.72 acres of the Mabry Parcel will leave a remainder parcel of 5.03 acres. In order that the new City Limit Line not split the Mabry Parcel, it is proposed to seek County approval for a Parcel Map which will create a 2.72 acre parcel (the subdivision lots and street) and a 5.03 acre parcel (the remainder).

Proposed Project Approvals

The proposed project will require the following approvals:

- **Vesting Tentative Subdivision Map**
  For a 10-lot single-family residential subdivision consisting of 2.87 acres

  Approval by the Sutter Creek Planning Commission

- ~~**Community Facilities District (CFD)**~~
  ~~Funding mechanism for operation and maintenance of all improvements within the subdivision~~

  ~~Approval by the City Council~~

- **General Plan Amendment**
  To amend the Sutter Creek General Plan Land Use Map for that portion of the subdivision (2.72 acres – 2.10 acres for the 10 lots; 0.52 acres for the street) not within the City limits from RL (Residential Low Density) to RSF (Residential Single Family)

  Approval by the City Council upon recommendation of the Planning Commission

- **Pre-Zone**
  To pre-zone that portion of the subdivision (2.72 acres of which 2.20 acres are for the 10 lots; and 0.52 acres for the street) not within the City Limits to R-1 (One Family Dwelling)

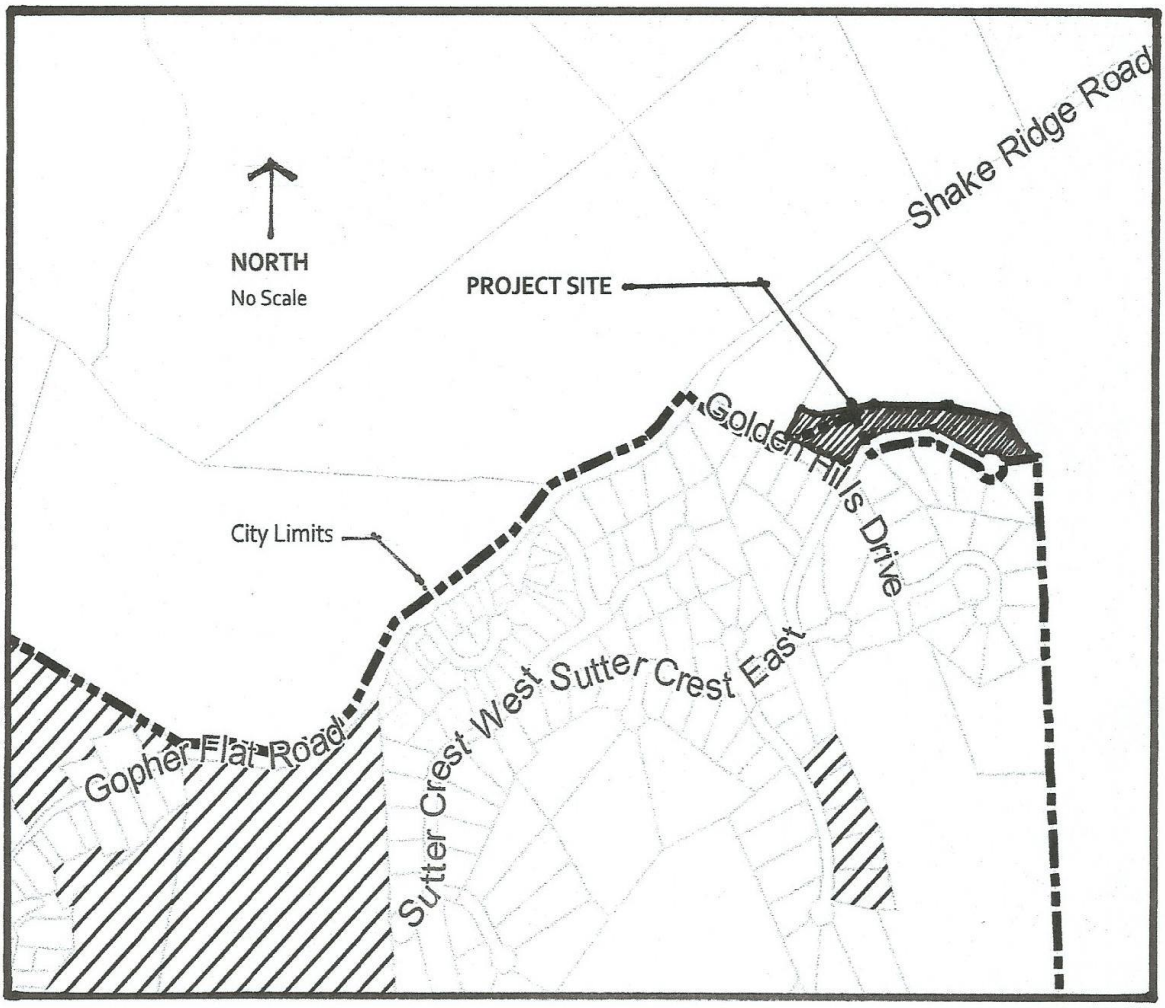
  Approval by the City Council upon recommendation of the Planning Commission

- **Annexation**
  To annex 3.25 acres to the City of Sutter Creek and the Sutter Creek Fire Protection District, with detachment from the Amador Fire Protection District

  Approval by the City Council upon recommendation of the Planning Commission
  Approval by the Amador Local Agency Formation Commission (LAFCo)

  New lots will be required to annex to the Amador County Community Facilities District No. 2006-1 for fire protection services. This is a Special Tax that applies to all parcels in the County

  Action by the Amador ~~County Assessor~~ Fire Protection District



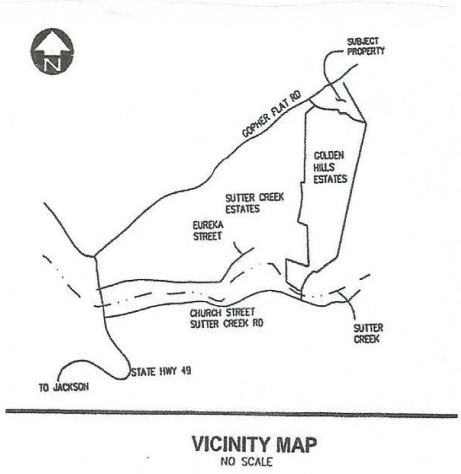


Figure 1: Broadmeadows Estates Vicinity Map

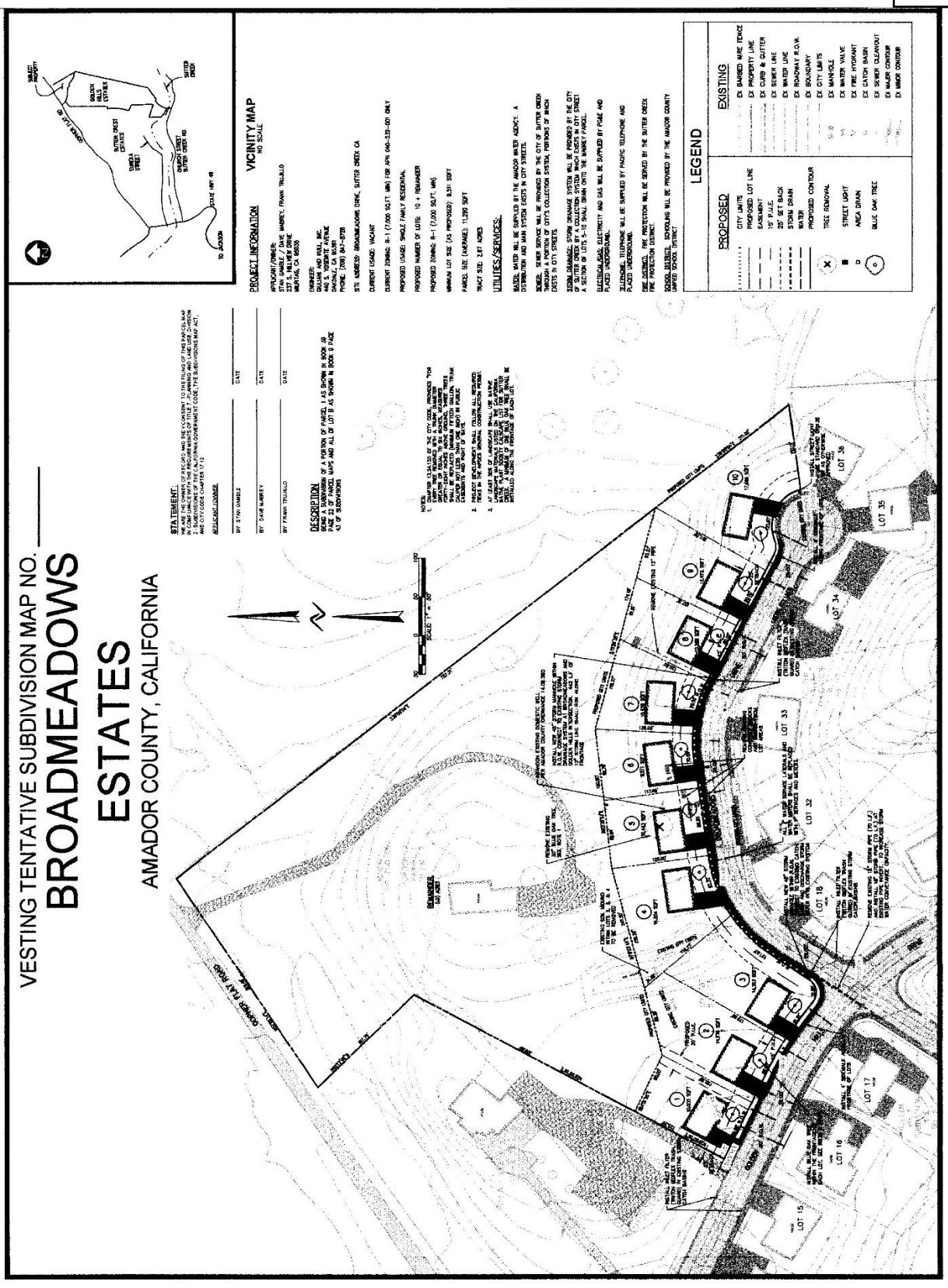


Figure 2: Broadmeadows Estates Tentative Subdivision Map

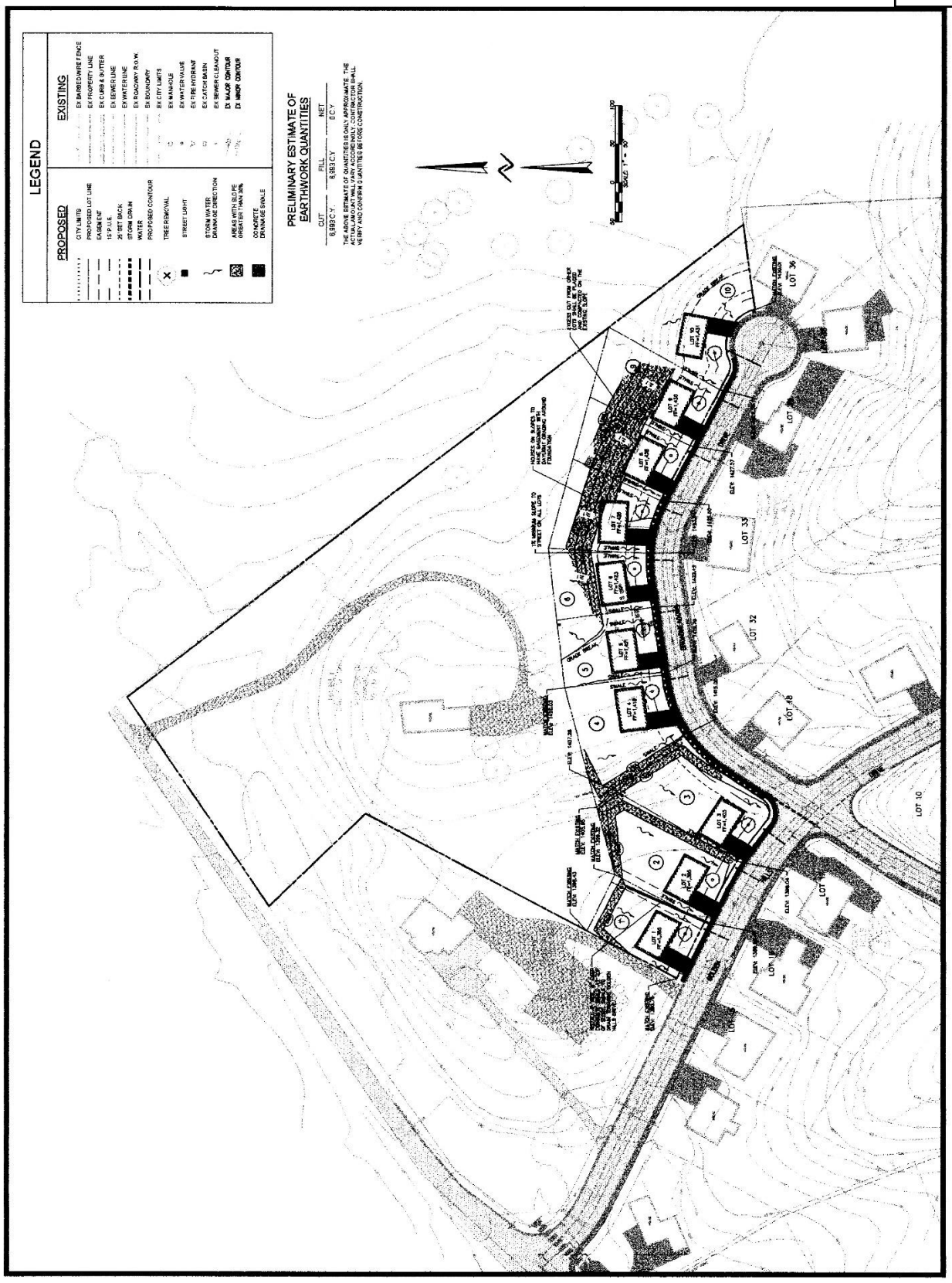


Figure 3: Broadmeadows Estates Preliminary Grading Plan

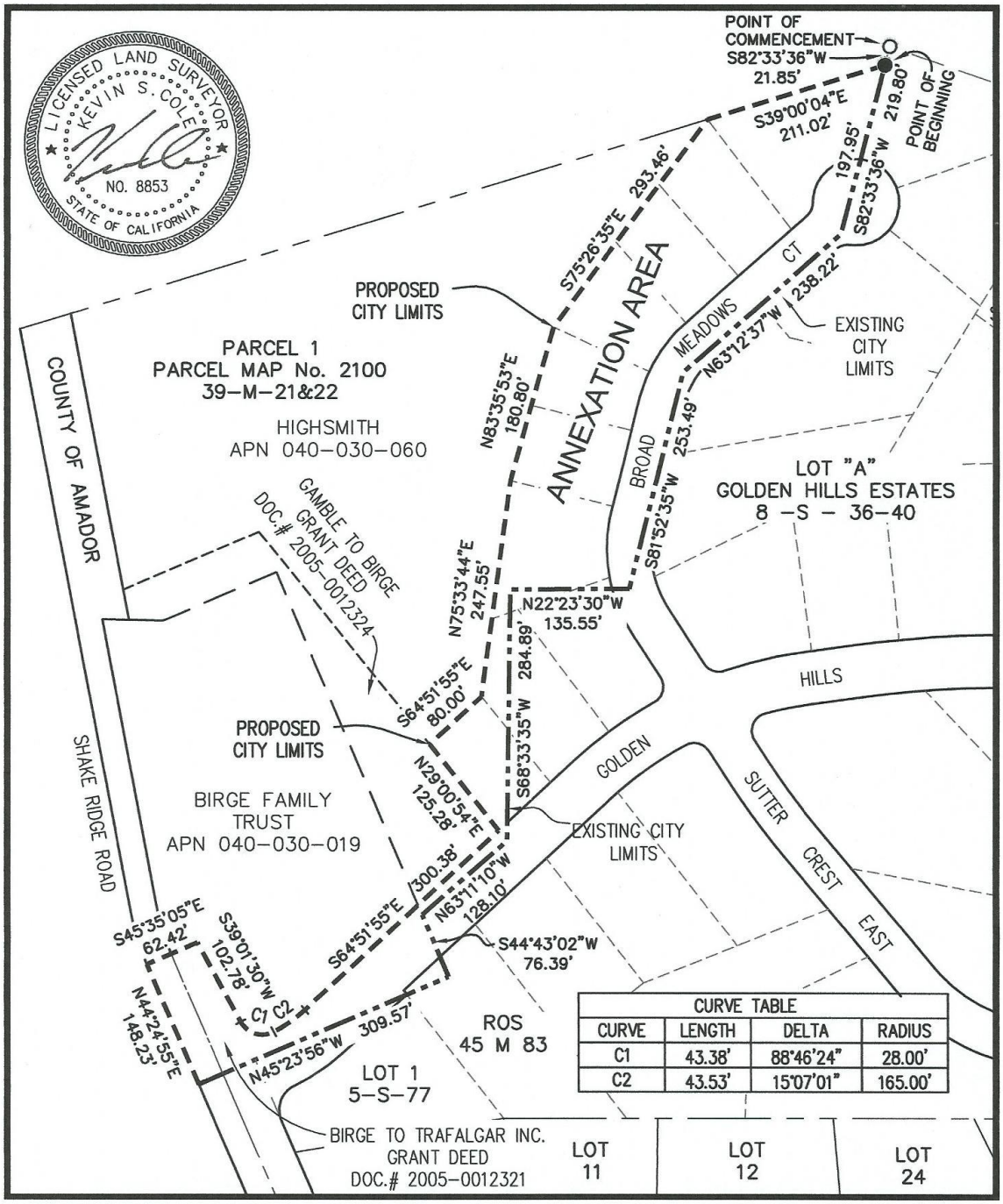


Figure 4: Broadmeadows Estates Annexation Map

Figure 5: Broadmeadows Estates Storm Drainage Area Map

Regulatory Guidance

This document is an Initial Study, which provides justification for a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA). This Mitigated Negative Declaration has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the State CEQA Guidelines 14 California Code of Regulations Section 15000 et seq.

An Initial Study is conducted by the Lead Agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines Section 15063, an EIR must be prepared if an Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A Negative Declaration may be prepared instead, if the Lead Agency prepares a written statement describing the reasons why the proposed project would not have a significant effect on the environment, and therefore, why it does not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a proposed Negative Declaration shall be prepared for a project subject to CEQA when either:

a) The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or The Initial Study identifies potentially significant effects, but:

(1) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed Negative Declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur and;

(2) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

2. Environmental Determination

Environmental Factors Potentially Affected

The environmental factors checked below are analyzed in this Initial Study for the Broadmeadows Estates Subdivision:

X	Aesthetics	**X**	Agriculture and Forestry Resources	**X**	Air Quality
X	Biological Resources	**X**	Cultural Resources	**X**	Energy
X	Geology/Soils	**X**	Greenhouse Gas Emissions	**X**	Hazards & Hazardous Materials
X	Hydrology/Water Quality	**X**	Land Use/Planning	**X**	Mineral Resources
X	Noise	**X**	Population/Housing	**X**	Public Services
X	Recreation	**X**	Transportation	**X**	Tribal Cultural Resources
X	Utilities/Service Systems	**X**	Wildfire	**X**	Mandatory Findings of Significance

Determination:

On the basis of this initial evaluation:

❑ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

❑ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

❑ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

	January 15,2024
Signature	Date
Erin Ventura, Contract City Planner	City of Sutter Creek

Evaluation of Environmental Impacts:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards, (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis.)
2) All answers must take account of the whole action involved including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
    a) Earlier Analysis Used. Identify and state where they are available for review.
    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c) Mitigation Measures. For effects that are "Less Than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6) Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and Lead Agencies are free to use different formats; however, Lead Agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

3. Environmental Checklist

BROADMEADOWS ESTATES

1. Aesthetics

Except as provided in Public Resources code Section 21099, **would the project:**	**Potentially Significant**	**Less Than Significant with Mitigation**	**Less Than Significant**	**No Impact**
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

References:

Sutter Creek General Plan, Land Use Element, July 2019. Figure 4-2, Page 4-13; Land Use Overlay Diagram.

Discussion

a-b) No Impact:

The Project area is not within a scenic vista or visible from a State Scenic Highway. The Project area is not within a Visually Sensitive Area as depicted in the City of Sutter Creek General Plan.

c-d) Less Than Significant:

Single-family dwellings will be constructed on each lot, similar to adjacent single-family dwellings in the neighborhood. Light and glare similar to existing homes in the area are anticipated. Should the City adopt a 'Dark Skies Protection Ordinance' (to prevent light sources from shining upward), it is likely that the Broadmeadows Subdivision will need to comply. One streetlight is proposed at the east end of Broadmeadows Drive.

The project site is relatively close to an identified east-west trending ridgeline, but is located low enough in elevation (approximately 45 feet lower), and set back far enough (approximately 550 feet), so as not to impact the ridgeline.

Mitigation

None Required.

2. Agricultural and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.	**Potentially Significant**	**Less Than Significant with Mitigation**	**Less Than Significant**	**No Impact**
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forestland or conversion of forestland to non-forest use?				X
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

References:

Amador County Important Farmland Map. California Resources Agency, Department of Conservation, Division of Local Resource Protection, Farmland Mapping and Monitoring Program. March 2018.

Discussion

a-e) No Impact:

According to the Amador County Important Farmland Map, the subject property is designated as Grazing Land, and is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

The subject property is designated by the City of Sutter Creek for residential development. Therefore, the project does not conflict with; and does not encroach on agriculture or timber resources. Properties within the City are not utilized for agricultural or commercial timber purposes.

3. Air Quality

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

References:

Air Quality and Greenhouse Gas Analysis Report Broadmeadows Estates, Sutter Creek, California. Mitchell Air Quality Consulting. October 6, 2017 (Refer to Appendix A)

Discussion

a, c and d) Less Than Significant:

As detailed in Appendix A: Air Quality and Greenhouse Gas Analysis Report, Broadmeadows Estates, the project would not exceed localized ambient air quality impacts for criteria pollutants, and is therefore, less than significant for this criterion. The project would not exceed cancer and non-cancer risk thresholds, and is therefore, less than significant for this criterion.

The project has limited potential to disturb soil that could contain Valley fever spores; and compliance with existing regulations to control dust (Amador Air District Rule 218) are expected to reduce the potential impact to less than significant levels. The project is not in an area known to have naturally occurring asbestos, and would be less than significant for this criterion. Construction odors from use of diesel-powered equipment would be localized and temporary, and likely not noticeable for extended periods of time outside the project site boundaries. Therefore, odor impacts would be less than significant.

Mitigation

None Required.

b) Less Than Significant with Mitigation:

The proposed project, in and of itself, will not violate air quality standards or contribute substantially to an existing or projected air quality violation. However, the proposed project, in concert with other projects, may result in a cumulatively considerable net increase in any criteria pollutant for which the project region is nonattainment under an applicable Federal or State air quality standard. (Refer to Chapter 5 – Cumulative Impacts)

Construction emissions associated with the project will be less than the significance standard for key pollutants. Construction of the subdivision will generate 56.62 pounds per day of reactive organic gases (ROG), 24.68 pounds per day of nitrogen oxides (NO_x), 8.01 pounds per day of particulate matter (PM_{10}), and 4.63 pounds per day of finer particulate matter ($PM_{2.5}$). All of these amounts are below the significance standard of 84 pounds per pollutant per day. Adherence to Amador Air District Rule 218 will reduce these amounts further.

Operational emissions associated with day-to-day activities after construction will be less than the significance standard for key pollutants. Ongoing emissions (motor vehicle use, energy use such as natural gas, and area source emissions such as consumer products and landscape equipment) from the subdivision will generate 16.58 pounds per day of reactive organic gases (ROG), 1.77 pounds per day of nitrogen oxides (NO_x), 3.44 pounds per day of particulate matter (PM_{10}), and 2.88 pounds per day of finer particulate matter ($PM_{2.5}$). All of these amounts are below the significance standard of 84 pounds per pollutant per day. Adherence to Amador Air District Rule 218 will reduce these amounts further.

Mitigation

Mitigation Measure BM 3-1**:** The Applicant shall implement dust control measures as delineated in Amador Air District Rule 218.

4. Biological Resources

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

References:

Broadmeadows Estates Biological Evaluation Letter. ESR Inc. May 11, 2017. (Refer to Appendix B)

Discussion

a–d and f) No Impact:

The project site has been substantially developed with graded pads, easements, and infrastructure (curbs, gutters, storm drains, electrical, water conveyance, etc.) already in place. The areas that are not barren have been inhabited by ruderal weed species of which none are special status species. There are a few areas that have been overtaken by noxious weeds such as thistle and medusa grass.

As detailed in Appendix B: Broadmeadows Estates Biological Evaluation Letter Report, the project site did not exhibit any habitat that would be utilized by any of the special status species due primarily to the advanced state of development at the project location and the surrounding residential units. The site exhibits no wetlands, open water, seasonal or ephemeral drainages, vernal pools, or any other feature that would meet any criteria as jurisdictional waters under the Clean Water Act.

Stormwater generated from the subdivision (as well as the adjacent properties on Broadmeadows Drive) will be directed to the existing storm drainage system on Broadmeadows Drive and Golden Hills Drive, thence via Gopher Gulch and Gopher Flat Road westerly. Portions of the rear of Lots 5 through 10 will be allowed to drain onto the Mabry Parcel, which will be less than the pre-development runoff from the drainage area. (Refer to Figure 5 and Appendix E for details)

e) Less Than Significant Impact:

The 30-inch diameter Blue oak tree (*Quercus douglasii)* on Lot 5 is proposed to be removed. Pursuant to Section 13.24.120 of the Sutter Creek Municipal Code, three trees of like species are to be planted as part of the project action as street trees within front yards on the north side of Broadmeadows Drive. Included in the project description is the requirement to plant one Blue oak on each of the 10 lots after each lot is developed.

Mitigation

None Required.

5. Cultural Resources

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

References:

Broadmeadows Estates Cultural Resource Records Search Results. Windmiller Consulting, Inc. March 27, 2018. (Refer to Appendix C)

Discussion

a–c) Less Than Significant with Mitigation:

A cultural resources records search of the project site was conducted by the North Central Information Center, California Historical Resources Information System on December 18, 2017. As detailed in Appendix C: Broadmeadows Estates Cultural Resource Records Search Results, no previously recorded cultural resources were identified within or immediately adjacent to the project site. Seven previously identified cultural resources were located within a one-half mile radius of the project site. These cultural resources included a historic trash scatter (P-3-830), rock wall remnants (P-3-831), and a structure site (P-3-385). All three sites are grouped together at the northeast edge of Sutter Creek as the City boundary appears on the 1962 USGS 7.5 minute quadrangle.

The California Inventory of Historic Resources was also searched. No relevant historic resource listings were found for the project site. No human remains are known to occur in the area, however it is possible that buried resources or human remains could be uncovered during final site grading. Therefore, mitigation measures BM 5.2 and 5.3 are proposed to reduce the potential impact to less than significant.

Mitigation

Mitigation Measure BM 5-2: Should unknown buried resources or human remains become inadvertently uncovered during grading or other earth disturbing activities, construction is required to stop within 50 feet of the find and the City of Sutter Creek is to be notified.

Mitigation Measure BM 5-3: If human remains are uncovered, the Amador County Coroner will be notified immediately, 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) shall be followed.

6. Energy

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

Discussion
a and b) No Impact:

Construction of subdivision improvements and construction of individual residential dwelling units will utilize conventional construction equipment which are not expected to be energy-related wasteful, inefficient, or unnecessary. Equipment to be utilized during construction are identified in the CalEEMod Air Quality modeling completed for the project and found in Appendix A – Modeling Results, in Appendix A – Broadmeadows Estates Air Quality & Greenhouse Gas Analysis Report.

The subdivision is oriented in an east-west direction which facilitates utilization of solar panels for roof-top solar energy generation. The subdivision does not obstruct plans for renewable energy use or energy efficiency.

7. Geology and Soils

Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
(ii) Strong seismic ground shaking?			X	
(iii) Seismic-related ground failure including liquefaction?			X	
(iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

References:

Sutter Creek General Plan Update, Chapter 8 – Safety Element. July 2019.

Soil Survey, Amador Area, California, United States Department of Agriculture, Soil Conservation Service, September 1965.

Discussion

a–c) Less Than Significant With Mitigation:

The project site is located adjacent to the Melones Fault, a major north-south trending fault associated with the Foothills Fault System. The maximum credible earthquake for the area is 6.0 to 6.5 on the Richter scale. Sutter Creek is in Zone 3 under the California Building Code classification system. Zone 3 specifies special design requirements for buildings and foundations. All new residential structures (such as proposed for Broadmeadows Estates) are required to meet Zone 3 standards.

On-site soils are classified as Auburn very rocky silt loam (AsD) which is well drained with moderate permeability. The erosion hazard is rated moderate to severe with a low Storie Index of 9 out of 100. There are no unstable soils on site. Erosion potential will not be a factor as each lot will drain to an existing storm drainage system or flow across vegetated soil as indicated in Chapter 4 -- Biological Resources.

Most site-related grading has already been accomplished, with the exception of individual building pads and a compacted fill slope of 27% at the rear of Lots 5-10. Temporary best management practices included in mitigation measure BM 7-4 will protect against substantial loss of topsoil during construction and prior to permanent revegetation measures are in place. (Refer to Figure 3) The additional stormwater collection piping along the north side of Broadmeadows Drive will be within the Public Utility Easement and will connect to the existing storm drainage system. (Refer to Figure 2). Adherence to standard erosion control measures as required under the Uniform Building Code will ensure that storm water runoff does not contribute to siltation of adjacent drainages.

Mitigation Measure BM 7-4: Erosion control measures shall be in place by September 15th and include the following:

- Seed bare soils and cover with 2 to 4-inches of straw;
- Place straw rolls (waddles) at the bottom of slopes and around drainage devices; and
- Protect storm drainage inlets with gravel bags.

d-f) No Impact:

There are no unstable soils on site and no septic systems are proposed as the units would connect to the sanitary sewer system already located within Broadmeadows Drive and Golden Hills Drive. There are no known Paleontological resources or unique geologic features in the area. The site has been previously graded in many areas, and no evidence of such resources was previously discovered. The soil mound on Lots 2, 3, and 4, created from previous grading activities, will be removed.

8. Greenhouse Gas Emissions

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

References:

Air Quality and Greenhouse Gas Analysis Report Broadmeadows Estates, Sutter Creek, California. Mitchell Air Quality Consulting. October 6, 2017. (Refer to Appendix A)

City of Sutter Creek Energy Action Plan. Public Review Draft. October 2, 2015.

Discussion

a) Less Than Significant:

As detailed in Appendix A: Air Quality and Greenhouse Gas Analysis Report, Broadmeadows Estates, the project would result in a minimal increase in operational emissions and long-term vehicle miles traveled (VMT) production; and energy consumption would not hinder the ability of the State of California to reach its 2020 or 2030 goals. CalEEMOD results show project construction would generate 257.6 metric tons of carbon dioxide equivalent ($MTCO_2e$) per year, and project operation would generate 189 $MTCO_2e$ as compared to the 2020 impact threshold of 1,100 $MTCO_2e$, or the 2030 impact threshold of 660 $MTCO_2e$. Therefore, GHG emissions would not exceed applicable impact thresholds.

All homes built in Broadmeadows Estates will need to comply with new California Building Standards Code (Title 24, Part 6, California Code of Regulations) that require all new construction homes to have a solar photovoltaic (PV) system as an electricity source. These regulations went into effect on January 1, 2020, and will help reduce GHG emissions from electrical power generators such as Pacific Gas & Electric Company.

Mitigation

None Required.

b) Less Than Significant:

The City of Sutter Creek has not yet adopted a GHG Reduction Plan. However, in 2015, the City adopted an Energy Action Plan (EAP) that includes strategies to reduce energy use that will result in reductions in GHG emissions. Although the EAP is not considered a qualified climate action plan, consistency analysis presented in the Draft EAP beginning on page 15 demonstrates that the City's EAP includes a number of goals or policies that relate directly to climate change, because they attempt to increase energy efficiency. The proposed project is consistent with the feasible and applicable goals in the EAP.

Mitigation

None Required.

9. Hazards and Hazardous Materials

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

References:

Historical Mining Activity Report. Kenneth A. Williams, Professional Geologist. May 6, 2019. (Refer to Appendix D)

Discussion

a–c) No Impact:

No hazardous materials would be routinely used, transported, or generated by the residential lots. Diesel fuel and oils would be used during construction; however, no significant impact is anticipated because of the temporary use and absence of onsite storage facilities during construction.

d) No Impact:

As is common throughout the Sutter Creek Area (and especially within the Mother Lode Belt), mining activities are likely to be found. As detailed in Appendix D: Historical Mining Activity Report, the project site does not exhibit historical mine tailings or activities related to mining. No recorded mines occur within the subdivision and no historical mine tailings or activities related to mining were identified during site reconnaissance visits.

e-f) No Impact:

The subdivision is not within an airport safety hazard area or airport noise contour. The subdivision would not physically interfere with an adopted emergency response or evacuation plan.

g) Less Than Significant:

The Broadmeadows Subdivision is within a California Department of Forestry & Fire Protection (CAL FIRE) moderate severity wildfire area adjacent to open grassland along its northern boundary. However, there are no trees, brushy areas, or other wildfire hazards in the immediate area. (Refer also to Chapter 20 – Wildfire)

Mitigation

None Required.

10. Hydrology and Water Quality

Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X		
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:			X	
(i) Result in substantial erosion or siltation on- or off-site;			X	
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion

a) Less than Significant with Mitigation:

Some development activities for the project have been completed, including rough grading, and infrastructure (curb and gutter, street paving, and utilities). Additional improvements to be completed include: individual building pads; refined grading; sidewalk development; water lateral improvements; tree removal and replacement; capping of the well and pump on Lot 5; concrete block and debris removal on Lots 5 and 6; and removal of the soil mound on Lots 2, 3, and 4.

Under the Federal Environmental Protection Agency (EPA) National Pollution Discharge Elimination System (NPDES), if the project discharges water that could affect the quality of surface waters of the State, the project will require coverage under a NPDES 2017 ~~General~~ Construction General Permit (~~GCP~~ CGP). The proposed storm water improvements for this project would trigger the EPA permit process. In order to comply and ensure that the impact is considered to be less than significant, a Notice of Intent (NOI) needs to be submitted to EPA. As a prerequisite to the NOI, a Storm Water Pollution Prevention Program (SWPPP) needs to be prepared. In addition, a complete Report of Waste Discharge must be submitted to the Central Valley Regional Water Quality Control Board in order to obtain the ~~GCP~~ CGP.

Mitigation

Mitigation Measure BM 10-5: The Applicant shall obtain a NPDES ~~General~~ Construction General Permit, as well as development and implementation of a Storm Water Pollution Prevention Program prior to beginning any stormwater-related construction activity.

b) Less Than significant:

Wells are not proposed as part of this project. The existing well and pump on Lot 5 will be removed and capped under permit from the Amador County Environmental Health Department. Each lot is served by an existing ~~3/4-inch~~ 5/8-inch water lateral, which would need to be upgraded to a 1-inch lateral and 1-inch water meter as required by the Amador Water Agency. (See Appendix F). Stormwater runoff would be collected through the existing curbside gutters and drop inlets along Golden Hills Drive and Broadmeadows Drive that connect to the City's stormwater collection system. Stormwater runoff from the rear of Lots 5 through 10 would be allowed to 'sheetflow' onto the Mabry Parcel, as it will be less than the pre-development condition. Although impervious coverage would increase, no significant impact to groundwater quantity or quality would occur.

Mitigation

None Required.

c) Less Than Significant Impact:

The project will utilize an existing storm drainage system to drain affected portions of Broadmeadows Drive and Golden Hills Drive, including Lots 1-4, and portions of Lots 5-10. The primary drainage system consists of parallel storm drainage lines along and below the curb line of Golden Hills Drive with discharge to the Gopher Gulch drainage via a box culvert spanning Golden Hills Drive near the Gopher Flat Road intersection. Existing drop inlets along Broadmeadows Drive and Golden Hills Drive will be modified with a sediment/oil/grease trap installed as 'in-line' improvements to these two storm drainage lines. (Refer to Figure 2, Appendix E, and Appendix G)

New improvements will also include the installation of two storm manholes and a 12-inch diameter storm drainage line along the north side of Broadmeadows Drive. This new drainage line will connect to the existing drop inlet between Lots 7 and 8, and then connect to the existing storm drainage system that was constructed as part of Golden Hills Estates, Unit No. 2. The existing drainage pipe that extends from the drop inlet between Lots 7 and 8 and drains north to the Mabry Parcel will be removed. (Refer to Figure 2: Broadmeadows Estates Tentative Subdivision Map)

In addition, the existing 12-inch diameter drain line that crosses Golden Hills Drive at its intersection with Broadmeadows Drive will need to be upgraded to an 18-inch diameter line. (Refer to Appendix E: Broadmeadows Estates Storm Drainage Hydraulic Analysis)

Stormwater conveyance via the Gopher Gulch drainage was analyzed as part of the improvements for Golden Hills Estates, Unit No. 2. No additional stormwater drainage improvements to this system are anticipated for the Broadmeadows project.

Stormwater runoff from the rear of Lots 5 through 10 would be allowed to 'sheetflow' across the Mabry Parcel, as it will be less than the pre-development condition.

Mitigation

None Required.

d) No Impact:

The subdivision is not within a flood zone and the additional grading proposed would not alter flood flows such that offsite flooding would occur or cause flows to be redirected so as to increase flooding risk elsewhere.

e) No Impact:

The proposed project does not conflict with the adopted Integrated Regional Water Management Plan.

11. Land Use and Planning

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

References

City of Sutter Creek. *General Plan, Volume I -- Policy Document.* July 15, 2019.

Discussion

a) No Impact:

The proposed project is on the periphery of the existing Sutter Creek community, surrounded by existing residential uses, and therefore, will not divide the community.

b) Less Than Significant:

Amending the General Plan Land Use Element Map from RL (Residential Low Density) to RSF (Residential Single Family) will bring the project into conformity with the surrounding residential land uses. This will also allow the project to be consistent with the Sutter Creek General Plan. (Refer to the General Plan consistency analysis on the following pages)

Annexation of the subject property is logical and consistent with both City and Amador Local Agency Formation Commission (LAFCo) policies. The annexation area is contiguous to existing single-family residential development, will not divide an existing community, utilizes existing infrastructure, and does not promote leap-frog growth.

Upon approval of the annexation and pre-zoning by the City Council, the City Council will adopt a 'Resolution of Application' to LAFCo for consideration. As part of the LAFCo process, a 'Plan for Services' will be provided, indicating the ability of the respective service providers to provide municipal services. Prior to finalizing the annexation, the City and the County will need to enter into a 'Property Tax Sharing Agreement.'

The Mabry remainder parcel (consisting of ~~5.25~~ 5.03 acres) is not planned for development under this application. It would be established as a separate parcel under the Amador County parcel map process and remain in the County. The current City General Plan Land Use designation for this parcel is Residential Low Density (RL), which allows one dwelling unit per one-half acre.

Mitigation

None Required.

General Plan Consistency Analysis

The Broadmeadows Estates Subdivision is either: '**consistent,**' '**partially consistent,**' '**not consistent with;**'or '**does not apply'** to the following General Plan policies:

Land Use

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

***Consistent**: A General Plan amendment from RL to RSF is being processed concurrently with the Tentative Subdivision Map application.*

***Consistent**: Because of the economic downturn in 2008, the City has grown at a much slower rate than the 0.5% per year projected in the General Plan. In fact, between 2010 and 2021, the City lost population (80 people, or a growth rate of minus 0.3% per year). If this 10-lot subdivision builds out in three years, it will increase the population by about 0.3% per year, still less than the projected 0.5% in the General Plan.*

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

***Consistent**: This subdivision is a type of 'infill development' in that the remainder (north side) of Broadmeadows Drive will be developed to complement existing development on the south side of Broadmeadows Drive.*

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

***Consistent**: The project site is adjacent to the Glavinich property to the east. This property is currently in the County and is proposed to be designated Agricultural-Transition (5-acre density) from its current Agricultural-General 40-acre density). It is further proposed to divide 159 acres into five parcels of 20.19 acres, 25.11 acres, 29.7 acres, 35.0 acres, and 64.4 acres.*

***Does Not Apply**: County lands in the project vicinity do not involve Visually Sensitive Areas*

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

***Does Not Apply**: The project site does not have a planned development (PD) overlay.*

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

***Consistent**: The annexation area proposed for development includes a General Plan Amendment that will result in exactly the same type of development as adjacent development. The proposed project will provide fiscally sound quality housing; and all municipal services are available and willing to serve.*

Land Use Policy **LU-1.1.6**: The City shall require agricultural conversion mitigation where avoidance has been found infeasible when annexing agricultural land outside of the Planning Area and/or Sphere of Influence into the City of Sutter Creek. In such cases, the minimum mitigation required shall be 1:1 of equivalent value and quality agricultural land, preferably within proximity to the City of Sutter Creek.

***Does Not Apply**: The project site is within the Planning Area and Sphere of Influence, and is not classified as agricultural land.*

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

***Consistent**: The City's General Plan was updated in July 2019; and the Planning Staff presents an annual report to the Planning Commission and City Council.*

Land Use Policy **LU-2.1.2**: The City shall update the zoning code and the zoning map to conform to the General Plan. Also applies to Environmental Justice.

***Consistent**: The zoning code is currently being updated; and the zoning map was updated along with the General Plan Update. . The Zoning Map would be updated to reflect the annexation and zoning change for this project.*

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

***Consistent**: The subdivision code is current; and is consistent with the General Plan Update.*

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

***Consistent**: Ongoing.*

Land Use Policy **LU-2.1.5**: The City shall upgrade the City of Sutter Creek Improvement Standards and maintain the Design Standards to be consistent with the City's General Plan.

***Partially Consistent**: This is a responsibility of the City. The existing Improvements Standards are being reviewed as a separate process.*

***Consistent**: The Design Standards were revised in February 2016 and are considered current.*

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

***Consistent**: An annual report is filed with the Planning Commission and the City Council.*

Land Use Policy **LU-3.1.1**: The City Manager shall facilitate the coordination of businesses and business associations to attract new business and retain existing business in Sutter Creek.

***Does Not Apply**: This policy is the responsibility of the City Manager.*

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

***Does Not Apply**: The proposed project is located in a residential area.*

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

***Does Not Apply**: The proposed project is located in a residential area.*

Conservation and Open Space

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

Listed resources:

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

***Consistent**: An Initial Study/Proposed Mitigated Negative Declaration (along with a series of technical studies) has been prepared for the project, which demonstrate that through project re-design, adherence to City development standards, and implementable mitigation measures, the project will have a less than significant impact on the nine resource categories with implementation of mitigation measures.*

Conservation and Open Space Policy **COS-1.2.1**: Development projects shall be reviewed in accordance with the City of Sutter Creek Development Standards. Also applies to Environmental Justice.

***Consistent**: After approval of the Tentative Subdivision Map, the Project Engineer will prepare Improvement Plans and Specifications designed to meet or exceed City Development Standards. City Staff will review these construction documents to ensure compliance with City Standards.*

<u>Open Space</u>

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

***Consistent**: In updating the General Plan in July of 2019, all necessary efforts were employed to ensure that the Land Use Element was consistent with, and integrated into the Conservation and Open Space Element.*

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

***Does Not Apply**: The proposed project does not include any open space areas.*

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

***Does Not Apply**: New construction will occur on level building pads. <u>Daylight basements may be utilized for residential dwellings on Lots 6-10.</u>*

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

Partially Consistent*: The project site does not exhibit natural land forms and vegetation. Any natural visual screens will be the responsibility of individual property owners and the extent to which natural vegetation will be utilized for landscaping.*

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

Consistent*: The project site is relatively close to an identified east-west trending ridgeline, but is located low enough in elevation (approximately 45 feet lower), and set back far enough (approximately 550 feet), so as not to impact the ridgeline.*

Water Resources

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

Consistent*: The project site drains to Gopher Gulch, then to Sutter Creek. New storm drainage improvements are proposed to complement the existing Golden Hills Development storm drainage improvements. Storm drainage improvement plans will be prepared by the Project Engineer, with review and approval by the City Engineer.*

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

Does Not Apply*: The proposed project does not involve the diversion of water from the Gopher Gulch drainage course.*

Water Conservation

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

Consistent*: Each subdivision lot will be supplied metered water from a new 1-inch meter.*

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

Consistent*: The Subdivider anticipates using native tree species for street landscaping adjacent to Broadmeadows Drive, including one Blue oak replacement tree on each lot.*

Conservation and Open Space Policy **COS-1.5.3**: The City encourages the use of recycled water.

Does Not Apply*: Currently, a recycled water system does not exist in the project vicinity.*

Air Quality

Conservation and Open Space Policy **COS-1.6.1**: The City shall limit industry to those that can demonstrate no harmful effects upon air quality. Also applies to Environmental Justice.

Does Not Apply*: The proposed project is not industrial in nature.*

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

***Does Not Apply**: The City is responsible for preparing the Circulation Element.*

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

***Consistent**: The city is a participating agency in the Amador Air District and supports its efforts to maintain local air quality. The City also supports statewide efforts to lessen the pollution impacts affecting the City from growth in the great Central Valley.*

Geology and Mineral Resources

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

***Does Not Apply**: Mining activities are not proposed as part of the project.*

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

***Does Not Apply**: This is the responsibility of the City.*

Soils, Erosion Control, and Grading

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

***Does Not Apply**: This is the responsibility of the City.*

Conservation and Open Space Policy **COS-1.8.2**: The City shall include, adopt, implement, and enforce erosion control guidelines within the City of Sutter Creek Development Standards.

***Does Not Apply**: This is the responsibility of the City.*

Vegetation, Wildlife, and Fisheries

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

***Consistent**: The California Department of Fish and Wildlife (CDFW) is included as part of the City application review process. The Applicant is aware of the CDFW fee requirements and shall pay all required fees.*

Conservation and Open Space Policy **COS-1.9.2**: Development project sites shall be evaluated for wetlands and riparian habitat impacts. Development projects that will impact stream channels, drainage channels, 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.

***Consistent**: The proposed project has been evaluated for wetlands and riparian habitat impacts. There are no on-site wetland or riparian areas. The project will improve upon and utilize the current storm drainage improvements for the Golden Hills Development. Except for the rear of Lots 5, 6, 7, 8, 9, and 10, all storm drainage will be directed to the Gopher Gulch drainage through a piped storm drainage system that is currently in place. The rear of Lots 5-10 will sheet flow across the Mabry Remainder Parcel to the Gopher Gulch drainage riparian area at volumes less than the pre-development condition for the Broadmeadows Drive drainage area. (Refer to Figure 6) There will be no new impacts to the Gopher Gulch drainage corridor.*

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

***Does Not Apply**: A Streambed Alteration Agreement is not required for this project.*

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

***Consistent**: No vegetation removal, grading, or development will occur in the adjacent Gopher Gulch drainage corridor.*

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

***Consistent**: No buildings or structures are proposed near offsite drainage swales.*

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

***Consistent**: There is one oak tree on the project site. There are no other unique native flora on the project site. One replacement oak tree will be planted on each lot (total of 10 oak trees).*

Energy Conservation

Conservation and Open Space Policy **COS-1.10.1**: New development should be designed to maximize opportunities to limit use of automobiles, distances traveled to local destinations, and traffic congestion. Also applies to Environmental Justice.

***Not Consistent**: At the present time, safe pedestrian and bicycle facilities are not available on either Sutter Creek Road or Gopher Flat Road. At some point, pedestrian and bicycle travel may be feasible through the Sutter Crest Subdivision if a pedestrian and bicycle path is constructed across the Powder House Subdivision project site.*

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

***Consistent**: Lot sizes and orientation (east-west) are situated to maximize solar exposure. Individual homeowners will determine the extent to which solar, shade, and breezes are utilized.*

Conservation and Open Space Policy **COS-1.10.3**: New structures shall comply with California Energy Star guidelines or similar energy savings programs 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. Also applies to Environmental Justice.

***Consistent:** Compliance with energy conservation measures are required to be submitted with a building permit application. Compliance is the responsibility of the City Building Official.*

Conservation and Open Space Policy **COS-1.10.4**: New developments shall be designed to reduce heat island effects. Also applies to Environmental Justice.

***Consistent**: Larger lot sizes (minimum of 10,000 square feet) will facilitate the planting of shade trees around homes. Cool roofs which reflect heat; and energy efficient appliances can also reduce heat island effects. These measures will be the responsibility of individual homeowners.*

Conservation and Open Space Policy **COS-1.10.5**: Increase renewable-energy generation and use through public outreach. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Greenhouse Gases

Conservation and Open Space Policy **COS-1.11.1**: The City shall implement an emissions reduction strategy. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Circulation

Highway and Street Improvements

Easterly Bypass Collector Road

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

***Consistent**: Dedication and construction of a portion of the Easterly Bypass Collector Road (Golden Hills Drive Segment) is proposed as part of the Panner Creek Estates Subdivision. For Broadmeadows Estates, the General Traffic Impact Fee of ~~$4,212.64~~ $,981.63 per single-family dwelling unit collected at the building permit stage can be dedicated to partial funding of the Easterly Bypass Collector Road, if so determined by the City Council. The Additional Traffic Impact Fee of ~~$1,332.69~~ $1,575.97 per single-family dwelling unit collected at the building permit stage for improvements to Gopher Flat Road, can also be dedicated to partial funding of the Easterly Bypass Collector Road, if so determined by the City Council.*

Signalization

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

***Does Not Apply**: Based on traffic volumes on Gopher Flat Road and Sutter Creek Road, it appears that warrants to trigger traffic signals are not currently present. (Refer to Appendix H)*

Street Improvements

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

***Consistent**: A Traffic Impact Assessment for this project was conducted. Broadmeadows Estates (which is subject to a Rezoning) will have a very minor effect on conditions along Gopher Flat Road, and Levels of Service (LOS) will remain at A levels. (Refer to Appendix H)*

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

***Consistent**: Improvements to the Gopher Flat Road/Shake Ridge Road-Golden Hills Drive intersection, and the Main Street/Hanford Street-Gopher Flat Road intersection were constructed in conjunction with Golden Hills Estates, Unit No. 2.*

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

***Does Not Apply**: This policy is the responsibility of the City.*

Intersection Improvements (Other Than Signalization)

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

***Consistent**: Improvements have been made to those intersections identified in Policy C-1.3.2, above; as well as an All-Way Stop Sign intersection at the following Intersections: Gopher Flat Road and Meadowcrest Road; and Gopher Flat Road and Broad Street.*

New Streets

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

***Does Not Apply**: Golden Hills Drive (northern segment) and Broadmeadows Drive have already been constructed.*

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

***Consistent**: Street improvements have already been constructed. In addition, a sidewalk along the street frontage of each lot, new drainage improvements, and installation of a street light will be constructed.*

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

***Partially Consistent**: Lots facing Broadmeadows Drive (Lots 4-10) front on a local street. Because of topographic constraints and the development pattern originally established for Golden Hills Estates, Lots 1-3 front on Golden Hills Drive, a designated Collector Street.*

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

***Partially Consistent**: Golden Hills Drive has an effective width of 36-feet, which allows for two 12-foot wide travel lanes, and 6-foot parallel parking/emergency parking spaces on each side. This street section does not provide dedicated bicycle lanes.*

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

***Consistent**: This segment of Golden Hills Drive and Broadmeadows Drive are already constructed; and took into consideration topography and working with the existing grade.*

Circulation Policy **C-1.5.6**: Road sections shall have curbs and gutters or alternative drainage facilities adequate for receiving stormwater runoff from roadway surfaces. New roadway sections shall include sidewalks or pedestrian routes that provide safe and efficient pedestrian access. Sidewalks are preferred but may be deleted in an effort to minimize grading if an alternative is provided for pedestrian use that meets the satisfaction of the Planning Commission or City Council.

***Consistent**: All subdivision lots currently have roll-over curb and gutter, and a piped storm drainage system. Four foot wide sidewalks will be added to the frontage of each lot.*

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

***Consistent**: Broadmeadows residents can exit north on Golden Hills Drive, then east or west on Gopher Flat/Shake Ridge Road; or west on Sutter Crest East through the Sutter Crest Subdivision. Upon completion of Panner Creek Estates Subdivision, residents will be able to exit south on Golden Hills Drive; then east or west on Sutter Creek Road.*

Circulation Policy **C-1.5.8**: Neighborhood Streets should be curvilinear and follow existing contours to the greatest extent possible.
***Consistent**: Broadmeadows Drive curves to follow the existing contours of the adjacent hill.*

Circulation Policy **C-1.5.9**: Neighborhood streets shall be protected from high traffic counts by not allowing large or accumulated developments from relying on them for access.
***Consistent**: Broadmeadows Drive is a dead end (cul-de-sac) street with no through access.*

Circulation Policy **C-1.5.10**: Cul-de-sacs and dead end streets shall be discouraged and through streets should be preferred.
***Inconsistent**: Broadmeadows Drive is a cul-de-sac street, but is located at the eastern development line of the City, which is not expected to develop to the east.*

Circulation Policy **C-1.5.11**: Collector streets should be of adequate width for projected traffic and should not have direct access from low or medium density residential lots.
***Does Not Apply**: No collector streets are associated with Broad Meadows.*

Multi-Modal and TSM Considerations

Transit

Circulation Policy **C-1.6.1**: Maximize the use of public transit to reduce dependence on the private automobile. Also applies to Environmental Justice.
***Consistent**: Amador Transit provides Dial-A-Ride service to the project site; and fixed route service to Downtown Sutter Creek.*

Circulation Policy **C-1.6.2**: The City shall request that the Amador County Transportation Commission (ACTC) and Amador Transit (AT) review and comment upon new projects that may generate or attract, individually or cumulatively, large or moderate volumes of traffic. ACTC's roles and responsibilities involve two overlapping agencies: 1) administration of Transportation Development Act and other funds that are allocated to ACTS; and 2) to serve as the Regional Transportation Planning Agency for Amador County. AT serves as the local transit system in Amador County.
***Consistent**: As part of the application referral process for new projects, the City solicits comments from ACTC and AT.*

Delivery of Goods and Service7

Circulation Policy **C-1.7.1**: Encourage delivery services to homes and businesses to reduce the number of auto trips.
***Consistent**: The US Postal Service, FedEx, and UPS, as well as other delivery services are active in the Sutter Creek area.*

Circulation Policy **C-1.7.2**: Small neighborhood commercial facilities should be included where economically viable to minimize automobile traffic as new areas of the city develop. Also applies to Environmental Justice.
***Does not Apply**: There are no neighborhood commercial land uses in the project area that are designated in the General Plan.*

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

***Does Not Apply**: The proposed project is not high density residential development, nor is it in the Sutter Hill/Martell area.*

Ridesharing

Circulation Policy **C-1.8.1**: The City should encourage carpooling. Also applies to Environmental Justice.

***Does Not Apply**: This is a responsibility of the City.*

Staggered Working Hours

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

***Does Not Apply**: This is a responsibility of the City.*

Bicycle and Pedestrian Facilities

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

***Consistent**: Golden Hills Drive, a collector roadway, has paved shoulders.*

Circulation Policy **C-1.10.2**: When required for pedestrian access to public services and facilities, the City shall require development projects to construct pedestrian walks. Also applies to Environmental Justice.

***Does Not Apply**: Broadmeadows does not have any public services or facilities.*

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

***Does Not Apply**: The proposed project is not in proximity to these intersections.*

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

***Does Not Apply**: The proposed project is not in proximity to these roads.*

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

***Does Not Apply**: The proposed project is not in proximity to the creek.*

Circulation Policy **C-1.10.6**: The design of public facilities, including pedestrian facilities shall comply with the Americans with Disabilities Act. Also applies to Environmental Justice.

***Consistent**: Sidewalks constructed as part of the subdivision will be ADA compliant.*

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

***Does Not Apply**: The proposed project is not in proximity to the identified bicycle and pedestrian trail network.*

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

***Consistent**: The proposed subdivision will pay City impact fees related to City parks which can be used for this purpose. This could also be accomplished through a City-wide Community Facilities District (CFD), which this subdivision would be a part.*

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

***Does Not Apply**: The proposed project is not in proximity to Sutter Hill.*

Downtown Parking

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

***Does Not Apply**: The proposed project is not in proximity to the historic central business district.*

Public Services and Facilities

Community Services District

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

***Consistent**: Broadmeadows will be required to participate in the Community Services District (also referred to as a Community Facilities District) should one be formed.*

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

***Consistent:** As a condition of approval for the Tentative Subdivision Map, Broadmeadows lot owners/home owners will be required to participate in the Community Services District.*

Water Service

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

***Does Not Apply**: This policy is the responsibility of the City and Amador Water Agency.*

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

***Does Not Apply**: This policy is the responsibility of the City and Amador Water Agency.*

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

***Does Not Apply**: This policy is the responsibility of the Amador Water Agency.*

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

***Does Not Apply**: This policy is the responsibility of the City and Amador Water Agency.*

Sewage Collection and Disposal

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

***Consistent**: Sewer infrastructure to serve Broadmeadows was included in the development of Golden Hills Estates, Unit No. 2.*

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

***Consistent**: Upon submittal of the Subdivision Improvement Plans, the City Sanitation Engineer will determine whether payment or treatment plant expansion is required.*

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

***Does Not Apply**: Purchase of excess capacity in the sewage treatment facility is not anticipated for this project.*

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

***Does Not Apply**: The proposed project is not in proximity to the Sutter Hill/Martell area.*

Public Services and Facilities Policy **PS-1.3.5**: The City shall develop and maintain a long-range capital improvement program that addresses both the maintenance and improvement of existing sewage collection and treatment facilities as well as expansion and construction of new facilities to accommodate projected growth. Such a program will likely establish a clear rationale for charging new developments mitigation fees based on the new facilities and expansion they will require.

***Does Not Apply**: This policy is the responsibility of the City. The Subdivider will pay such fees if affected facilities are needed by the subdivision.*

Storm Drainage

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

***Consistent**: Refer to Appendix E – Broadmeadows Estates Storm Drain Hydraulic Analysis.*

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

***Consistent**: Refer to Appendix E, as well as Figure 2 – Broadmeadows Estates Tentative Subdivision Map.*

Public Services and Facilities Policy **PS-1.4.3**: New development applications will be denied unless it is demonstrated they will not overload existing drainage facilities or add to flood hazards in Sutter Creek. Also applies to Environmental Justice.

***Consistent**: The carrying capacity of Gopher Gulch was analyzed for Golden Hills, Unit No. 2. The City will require limited improvements to the Gopher Gulch stormwater drainage line as conditions of approval. (Refer to Chapter 10 – Hydrology and Water Quality)*

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

***Consistent**: No areas of standing water are proposed for this project. Refer also to Figure 3 – Broadmeadows Estates Preliminary Grading Plan.*

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

***Consistent**: The Subdivision will utilize an underground piped storm drainage system, except sheet runoff from the rear of Lots 5-10. Refer also to Figure 3 – Broadmeadows Estates Preliminary Grading Plan.*

Public Services and Facilities Policy **PS-1.4.6**: A region-wide master drainage and flood control plan should be developed and adopted.

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek and the County of Amador.*

Solid Waste

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek in conjunction with the Amador County Integrated Solid Waste Management Agency.*

Schools

Public Services and Facilities Policy **PS-1.61**: The City shall cooperate with the Amador County Unified School district to help obtain a new elementary school site with public recreation facilities in the Sutter Creek planning area. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek and the Amador County Unified School District.*

Public Services and Facilities Policy **PS-1.6.2**: New public buildings, including school facilities, should be located and designed to conform with applicable provisions of this General plan and City Codes. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

City Offices

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

Police Protection

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek. However, this policy is partially met through the Impact Fee program, which requires a Police Facilities Impact Fee of ~~$1,174.10~~ $1,388.43 for each single-family dwelling.*

Public Services and Facilities Policy **PS-1.8.2**: The City should investigate whether or not existing and known projected revenue sources will be adequate to maintain adequate police protection services as the City grows.

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

Fire Protection

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

***Consistent**: Annexation to both of these districts is proposed.*

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

***Does Not Apply**: This policy is the responsibility of the Sutter Creek Fire Protection District.*

Emergency Medical

Public Services and Facilities Policy **PS-1.10.1**: The City shall cooperate with the Sutter Creek fire Protection District and American Legion Ambulance Service in the provision of prompt and adequate emergency medical service. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

Utility Systems

Public Services and Facilities Policy **PS-1.11.1**: New development shall be served by electric power and natural gas, telephone, and high-speed communications. Also applies to Environmental Justice.

***Consistent**: These services are willing and able to serve the proposed project.*

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

***Consistent**: All utilities to serve Broadmeadows will be underground.*

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

***Consistent**: All facilities shall be constructed in compliance with the City Improvement Standards.*

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

***Consistent**: A 15-foot-wide public utility easement is designated across the frontage of all lots. Refer to Figure 2 – Broadmeadows Estates Tentative Map.*

Funding Public Services

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

Safety

Earthquakes

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

***Consistent**: This is a requirement to obtain a building permit.*

Other Geologic Hazards

Safety Policy **S-1.2.1**: Site-specific soils investigations will be required for construction projects when and wherever there is concern for soil-related hazards. Also applies to Environmental Justice.

***Does Not Apply**: No soil-related hazards have been identified on the project site.*

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

***Consistent**: Potential mining activity on the project site was assessed; and none was found. Refer to Appendix D – Broadmeadows Estates Historical Mining Activity Report.*

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

***Consistent**: No vents, drifts, or shaft opening were identified on the project site. Refer to Appendix D.*

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

***Consistent**: No mine waste materials have been identified on the project site.*

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

***Consistent**: Such records are normally archived for reference by the City; usually when associated with site specific projects for which City approval was required.*

Flooding and Dam Failure

Safety Policy **S-1.3.1**: Building and planning permit applications proposing improvements within the FEMA/FIRM map zones "A" or "AE" shall comply with the City's flood plain management ordinance. Also applies to Environmental Justice.

***Does Not Apply**: Project Site is not within an "A" or "AE" flood zone.*

Safety Policy **S-1.3.2**: The City of Sutter Creek and County of Amador should require new development projects within the Sutter Creek drainage area to control peak flow runoff such that post development discharge rates are not greater than pre-development discharge rates, ensuring new development does not significantly add to flooding hazards. Also applies to Environmental Justice.

***Consistent**: Storm drainage analysis (Appendix E) indicates that with additional storm drainage improvements (Shown on Figure 2), the piped storm drainage collection system will be sufficient to handle a 100-year storm. With these improvements, the storm water sheet flow from the rear of Lots 5-10 will be less than the pre-development discharge rates for Drainage Areas F and G (Sheet SM-1 of Appendix E).*

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

Safety Policy **S-1.3.4**: Reduce the extent of flooding that threatens existing developed areas within the City. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

Wildland and Urban Fires

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek and the Sutter Creek Fire Protection District.*

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

***Partially Consistent**: Broadmeadows will be connected to the city water system (including fire hydrants that are already installed) operated by the Amador Water Agency (AWA). AWA has recently reported that its Tanner Water Treatment Plant (which serves Sutter Creek) is at capacity and that very limited new water connections are available. (Refer to details in Chapter 19, Utilities & Service Systems)*

Safety Policy **S-1.4.3**: Looped water systems shall be installed within new developments, where feasible, and new water systems shall provide for adequate pressure and volume at each hydrant installed. Also applies to Environmental Justice.

***Consistent**: Broadmeadows is part of the Golden Hills Development area looped water system. The Draft AWA Master Plan does not show any deficiencies in this area.*

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

***Partially Consistent**: Because Broadmeadows is served by a cul-de-sac street, there is no access to the east. Emergency vehicle access is available from Golden Hills Drive and Sutter Crest East via Gopher Flat Road. Emergency vehicle access is also available to the rear of the subdivision lots from the Mabry driveway off Shake Ridge Road. See also Circulation Policy C-1.5.7.*

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

***Consistent**: Access roads on the adjacent Galvanic Ranch property (to the east of Broadmeadows) are well marked. Golden Hills Drive and Broadmeadows Drive are marked with street signage.*

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

***Consistent**: Both Golden Hills Drive and Broadmeadows Drive have been constructed to City standards.*

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

***Consistent**: Vehicular access is currently available to within 60-feet of a structure.*

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

***Partially Consistent**: The project site is adjacent to a Moderate Fire Hazard Severity Zone. State law requires a 100-foot defensible space from structures, which is difficult in a single-family residential subdivision.*

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

***Does Not Apply**: Project Site is not within the Main Street Historic District.*

Evacuation and Emergency Preparedness

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

***Does Not Apply**: This policy is the responsibility of the Amador County Sheriff's Office.*

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

***Does Not Apply**: This policy should be coordinated by the Amador County Sheriff's Office.*

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

***Does Not Apply**: Broadmeadows is not a major development.*

Hazardous Materials

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

***Does Not Apply**: This policy is the responsibility of the City of Sutter Creek.*

Safety Policy **S-1.6.2**: The City shall review industrial and commercial development projects that involve the transportation, storage and/or use of Hazardous materials and ensure steps are taken to protect public health and safety. Also applies to Environmental Justice.

***Does Not Apply**: Broadmeadows is a residential project.*

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

***Does Not Apply**: This policy is the responsibility of the City Building Inspector.*

Noise

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

***Consistent**: Broadmeadows is not likely to exceed the indoor average sound level of 45 decibels, and the outdoor back yard average sound level of 60 decibels. The subdivision is located in an area with very low ambient (background) noise levels.*

Noise Policy **N-1.1.2**: The outdoor noise standard for residential developments shall apply only to back yards of single-family residences and recreation areas of multifamily developments. Also applies to Environmental Justice.

***Consistent**: The backyard average noise level of 60 decibels would apply.*

Noise Policy **N-1.1.3**: Acoustical studies shall be required for projects that would be exposed to noise in the project area on Gopher Flat Road exceeding 59 decibels for the day/night average. Also applies to Environmental Justice.

***Consistent**: Considering the distance of the project site from Gopher Flat/Shake Ridge Road, the day/night average noise level should not be more than 42 decibels.*

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

***Partially Consistent**: Noise increases at Broadmeadows exceeding the 60-decibel threshold are expected during construction of subdivision improvements and during residential building construction. These are considered to be short-term noise levels in excess of the standard.*

Noise Policy **N-1.1.5**: The City may require that new land use proposals be modified, mitigated, or not be carried out if they will cause the day/night noise level of an existing developed area to experience an increase of 3 decibels-A scale (dBA) or more or if they could generate noise levels that would be expected to generate significant adverse community response. Also applies to Environmental Justice.

***Consistent**: Broadmeadows consists of detached single-family residential dwellings, which are similar to existing development in the area, and for which similar noise levels are expected.*

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

***Does Not Apply**: Broadmeadows is limited to residential uses.*

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

***Does Not Apply**: The proposed project is not in the vicinity of the Highway 49 bypass.*

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

***Does Not Apply**: This policy is the responsibility of the City.*

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

***Does Not Apply**: This policy is the responsibility of the City.*

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

***Does Not Apply**: This policy is the responsibility of the Sutter Creek Police Department.*

Noise Policy **N-1.1.11**: Enforce the policies and standards of the Noise Element where and when appropriate. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the Sutter Creek Police Department or Code Enforcement.*

Noise Policy **N-1.1.12**: Incorporate noise attenuation features in design standards for collector and arterial city streets. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

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

***Does Not Apply**: This policy is the responsibility of the City.*

Noise Policy **N-1.1.14**: The City shall modify the Noise Element Contour Maps when appropriate.
***Does Not Apply**: This policy is the responsibility of the City.*

Historic

Historic Policy **H-1.1.1**: Historic structures that give Sutter Creek its character should be preserved and maintained to the greatest degree possible. The City shall actively encourage the restoration and maintenance of historic buildings or sites.
***Does Not Apply**: Broadmeadows consists of newly constructed dwellings.*

Historic Policy **H-1.1.2**: Stone walls and other structures or sites related to Sutter Creek's history, including rock walls, shall be preserved in place whenever possible. When not possible, said structures may, in certain circumstances, be relocated and may be incorporated into new buildings if said design maintains the historic value of the structure.
***Does Not Apply**: There are no stone or rock walls on the Broadmeadows site.*

Historic Policy **H-1.1.3**: The North Central Information Center at Sacramento State University and qualified historians or individuals knowledgeable about the City's history shall be offered adequate information and time to review and comment upon major development proposals that have a potential to affect known or unknown cultural or historical resources.
***Consistent**: Refer to Appendix C – Broadmeadows Estates Cultural Resources Records Search Results.*

Historic Policy **H-1.1.4**: Development projects shall notify the City and relevant parties if historic or prehistoric occupancy or use of the site is discovered during grading or building activities.
***Consistent**: See Cultural Resources Mitigation Measures in Section 5.*

Historic Policy **H-1.1.5**: Maintain, improve or expand the historic districts as attractive and unique cultural and historical business and residential districts that will attract and please visitors to the City.
***Does Not Apply**: This policy is the responsibility of the City.*

Parks and Recreation

Parks and Recreation Policy **PR-1.1.1**: Parklands and recreational facilities may be considered open space land for purposes of the General Plan provided they meet the criteria set forth for open space specified in the Land Use Element and Conservation and Open Space Element
***Does Not Apply**: No park and recreation or open space land is proposed as part of Broadmeadows.*

Parks and Recreation Policy **PR-1.1.2**: New residential developments shall provide land and/or funding for parks and recreation facilities. Also applies to Environmental Justice.
***Consistent**: Broadmeadows will contribute ~~$8,760~~ $9,427.61 per dwelling unit to the City Parks Fund.*

Parks and Recreation Policy **PR-1.1.3**: Public open space, trails, park maintenance, overhead, and liability insurance should be funded through a special district or other mechanism formed to maintain parks and landscaping as well as lighting or other facilities deemed appropriate and consistent with the capital improvements program (CIP).
***Consistent**: Broadmeadows lot owners/home owners will be required to annex to the City-wide Community Services District if one is formed.*

Parks and Recreation Policy **PR-1.1.4**: School recreational facilities should remain available for public use when not being occupied by school functions. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of Amador County Unified School District.*

Parks and Recreation Policy **PR-1.1.5**: A regional park/sports complex should be established in the Sutter Hill/Martell area that will serve the expanding needs of western Amador County. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of Amador County and participating cities.*

Parks and Recreation Policy **PR-1.1.6**: One or more additional community parks should be established in the City. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Parks and Recreation Policy **PR-1.1.7**: Neighborhood parks should be located within walking distance of the residences they are intended to serve. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Implementation Measure No.**PR-1.1.7.1**: New large residential development projects containing at least 50 to 100 residential units shall include neighborhood parks. For purposes of this implementation measure, the large residential development project is identified as Golden Hill Subdivision Unit No. 1, Unit No. 2, Unit No. 3 (now Panner Creek Estates), and Unit No. 4 (now Broadmeadows Estates).

***Consistent**: Within Panner Creek Estates, an anticipated future park is proposed adjacent to Sutter Creek Road and is identified on Figure 1-11 on page 11-5 of the City of Sutter Creek General Plan.*

Parks and Recreation Policy **PR-1.1.8**: The Sutter Creek Corridor (stream channel) or 100-year flood plain should be made into an attractive, yet safe, linear parkway. Also applies to Environmental Justice.

***Does Not Apply**: The Broadmeadows project is not located on the creek. This policy is the responsibility of the City.*

Parks and Recreation Policy **PR-1.1.9**: The City shall adopt a bicycle and pedestrian transportation plan and funding mechanism that includes an interlinking citywide network of pedestrian walking paths and bicycle trails should be established to provide connectivity between residential communities and the downtown area. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City. Sidewalks and neighborhood streets are provided for accessibility within the development.*

Housing

Housing Policy **H-1.1**: Ensure sufficient sites are appropriately zoned to accommodate each jurisdiction's share of regional housing needs. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-1.2**: Make use of state and federal programs to support housing provision, including funding programs. Work with nonprofit and for-profit developers to make use of those programs for which the developer must be the applicant.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-1.3**: Promote the development of second units.

***Does Not Apply**: This policy is the responsibility of the City. It is not expected that Broadmeadows will produce any second units.*

Housing Policy **H-1.4**: Assist in the development of housing affordable to extremely low, very low- and low-income households through financial and/or technical assistance. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-5.**: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will consider establishing countywide or individual Affordable Housing Trust Fund(s).

***Does Not Apply**: This policy is the responsibility of Amador County and the four cities.*

Housing Policy **H-2.1**: Provide for a variety of housing types to meet the housing needs of special population groups. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-3.1**: Pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-3.2**: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek should consider working together with local utility companies to implement energy awareness programs.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-3.3**: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall promote energy and water conservation designs and features in residential developments.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-4-1**: The jurisdictions shall promote housing opportunities for persons regardless of age, race, religion, sex, marital status, national origin, color, disability, or economic level. Also applies to Environmental Justice.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-5-1**: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall enforce its land use policies that allow residential growth for a variety of housing types.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-5.2**: The agencies shall continue efforts to fast-track residential applications in order to promote the construction of housing.

***Does Not Apply**: This policy is the responsibility of the City.*

Housing Policy **H-5.3**: Reestablish a countywide housing task force to implement this housing element.

***Does Not Apply**: This policy is the responsibility of the City.*

Environmental Justice

Environmental Justice Policy **EJ-1.1.1**: Consider environmental justice issues as they pertain to the equitable provision of public services, housing amenities, and environmental quality.

***Does Not Apply**: This policy is the responsibility of the City.*

12. Mineral Resources

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

Discussion

a–b) No Impact:

The subject property is within a mineralized zone, including a portion of the Mother Lode Gold Belt. However, these mineral claims do not affect surface land use activities, and are normally effective 300-feet or more below the surface. Development of the proposed subdivision will not affect underground mineral resources. However, potential property owners should be aware of mining claims on their property. This information will be disclosed in a title report for the property.

13. Noise

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

Reference:

Draft Westover Field Airport Compatibility Plan. ESA. June 2017.

Discussion

a-c) Less Than Significant:

The proposed project site is located in an area with low ambient (background) noise levels (characterized at 50 decibels between 7:00 AM and 7:00 PM for single-family residential uses). Establishment of 10 additional residential dwellings is not anticipated to create higher noise levels or contribute to an increase in the current ambient noise levels in the area.

During construction of the subdivision improvements (storm drainage including trenching, final grading of individual lots, and similar activities) daytime noise levels will likely exceed the 50 decibel threshold. These exceedances are considered to be very short term (a few hours to a few days), but are expected to cause an inconvenience to neighboring homes; but not cause significant effects.

During construction of structures on individual lots, noise from this construction activity will be noticed by residential uses in the area. In order to minimize these noise effects, contractors and property owners need to adhere to City noise requirements as contained in the Municipal Code. Section 10.50.120 of the Code relating to Building and Construction Noise Limitations, restricts the use of construction-type equipment between the hours of 7:00 PM and 7:00 AM.

The proposed subdivision is outside the Westover Field Airport Influence Area – Safety Zone 6. Safety Zone 6 comprises the traffic pattern zone, which covers regular traffic patterns and pattern entry route both in and out of the airport. The project site is outside the 55 CNEL (Community Noise Equivalent Level), which is the lowest noise level calculated for airport operations.

Mitigation

None Required.

14. Population and Housing

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

Discussion

a-b) No Impact:

Annexing the area into the City and amending the General Plan land use from RL to RSF allows for increased housing density; however, the increase in density would allow for 17 units to be constructed if all 2.77 acres comprising the residential lot footprints were built to capacity under the RSF designation as compared to 5 units under the RL designation. The project proposes a 10-unit subdivision, with lot sizes in between the minimum RL (20,000 square feet) and RSF (7,000 square feet) designations. It should be noted that the existing Golden Hills development to the south and west is already designated RSF, with similar densities.

The proposed project is expected to add approximately 28 residents to the City of Sutter Creek, which represents a 1.1% increase over the existing population. The previous work completed in the area has already extended roadways and utility infrastructure, and no new roads or new utility main lines are proposed. No persons or existing housing will be displaced as a result of the project.

The Mabry remainder parcel (consisting of ~~5.25~~ 5.03 acres) is not planned for development under this application.

15. Public Services

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

Discussion

a) Less than Significant:

Public services (including law enforcement, fire protection, and schools) presently serve the project area. No changes to the level of service are anticipated. The subdivision would continue to be served by the Amador County Unified School District following the annexation. The potential increase in additional students (approximately 7 students Kindergarten through 12th Grade), is not anticipated to adversely affect capacity or require the development of additional school facilities.

The area to be annexed into the City is currently served by the Amador County Sheriff's Office and Amador Fire Protection District. Following annexation, the subdivision would be served by the Sutter Creek Police Department and Sutter Creek Fire Protection District. The area to be annexed would also be served by the City of Sutter Creek, rather than Amador County.

Allocation of property tax revenue derived from the annexation area will be determined by a Master Property Tax Allocation Agreement approved by the Amador County Board of Supervisors and the Sutter Creek City Council. This agreement will affect the allocation of property tax to the City, the Sutter Creek Fire Protection District, and the Amador Fire Protection District. The allocated amounts are not known at this time.

Existing park facilities are adequate to serve the additional residents from this project and additional park facilities are not proposed. The nearest park facilities are: Sutter Creek Grammar School (1.0 miles away); and Minnie Provis Park (1.4 miles away). Homeowners will be required to contribute ~~$8,760~~ $9,427.61 per dwelling unit to the City Parks Fund.

The ability of service providers to provide public services will be verified through 'Referral Comments' as part of the project review process. At this time, there are no known limitations on the ability of these agencies to provide public services.

Mitigation

None Required.

16. Recreation

	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion
a–b) Less than Significant:

The addition of 10 residential units (approximately 28 persons) will have a small but incremental effect on the City park system. However, the use of these park facilities by residents of Broadmeadows is not expected to adversely impact existing park facilities. The nearest park facilities are: Sutter Creek Grammar School (1.0 miles away) and Minnie Provis Park (1.4 miles away).

The project does not have an adequate area to justify new park facilities within the Subdivision. Therefore, the Subdivision will be required to pay Quimby Act Fees in lieu of parkland dedication. Fees are calculated based on the land value for each lot and are collected at the building permit stage. Homeowners will also contribute to park facilities through payment of a Park Impact Fee of ~~$8,760~~ $9,427.61 per dwelling unit upon issuance of a building permit.

Mitigation
None Required.

17. Transportation

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

Reference:

Panner Creek Estates (and Broadmeadows Estates) Traffic Impact Assessment. KD Anderson and Associates, Inc., Transportation Engineers. June 14, 2018.

Note: This traffic analysis also incorporated traffic data related to Panner Creek Estates, which has now been superseded. However, the traffic data for Broadmeadows Estates is still appropriate for this Initial Study/Proposed Mitigated Negative Declaration.

Discussion

a, c and-d) No Impacts:

The circulation system to serve this subdivision includes existing dedicated public streets. No changes to the circulation system are anticipated. A new sidewalk would be extended along the north side of Broadmeadows Drive for improved pedestrian circulation.

As detailed in Appendix H: Traffic Impact Assessment, traffic impacts from Broadmeadows Estates (10-lots) and adjacent vacant lots (12 lots) will not reduce the level of service (LOS) on any street segment included in the Assessment. (Table 6 on Page 7 of Appendix H). The Traffic Impact Assessment estimates 94 new daily trips would be generated by the 10 lot Subdivision.

Off-site improvements to the Gopher Flat Road/Shake Ridge Road-Golden Hills Drive intersection, and the Main Street/Hanford Street-Gopher Flat Road intersection were constructed in conjunction with Golden Hills Estates, Unit No. 2. Because the Broadmeadows Subdivision will not reduce the LOS on Gopher Flat Road, no other improvements to Gopher Flat Road are anticipated at this time. Homeowners within Broad Meadows will pay a General Traffic Impact Fee of ~~$4,626.86~~ $4,981.63, and a Special Golden Hills Estates Traffic Impact Fee of ~~$1,464.37~~ $1,575.97 at the building permit stage.

b) Less Than Significant:

VMT and Transit (CEQA Guidelines Section 15064.3(b))

The project is estimated to generate 13.3 vehicle miles traveled (VMT) per household per day, based on 2.02 persons per household (California Department of Finance, E-5 Population and Housing Estimates, January 1, 2023); and 6.6 home-based vehicle miles traveled per capita per day (California Household Travel Survey, Caltrans, June 2013). The proposed project is estimated to generate 133 VMT per day.

The City of Sutter Creek has not yet established a methodology to evaluate project impacts based on VMT.

Amador Transit provides fixed route bus service via the Route 5A and 5B shuttle, which provides service in the Jackson, Martell, and Sutter Creek areas, with a stop at the Sutter Creek Post Office. The proposed project is approximately 0.9 miles from the post office. Amador Transit also offers Dial-A-Ride curb to curb service in the Sutter Creek and Jackson areas.

Mitigation

None Required.

18. Tribal Cultural Resources

Would the project:	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resource Code section21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				X
(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subsection (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Discussion

a) No Impacts:

The majority of the project site has been graded and no tribal cultural resources have been identified within or adjacent to the project site. Refer to Appendix C for details.

Pursuant to Assembly Bill 52 (Chapter 532, Statutes of 2014) and Senate Bill 18, the City is required to consult with affected Tribes regarding effects of the project on tribal resources. Local tribes include the Jackson Rancheria Band of Me-wuk Indians, the Buena Vista Tribe of Me-wuk Indians, the Ione Band of Miwok Indians, the Calaveras Band of Miwuk Indians, the Washoe Tribe of Nevada and California, the Shingle Springs Band of Miwok Indians, and the United Auburn Indian Community of the Auburn Rancheria.

19. Utilities and Service Systems

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

Discussion

a and c) Less than Significant:

Municipal services for Broad Meadows will be provided by the following service providers:

Service	Current Provider
Wastewater	City of Sutter Creek
Storm Drainage	City of Sutter Creek
Electricity	Pacific Gas & Electric Company
Natural Gas	Pacific Gas & Electric Company
Telecommunications	AT&T, AT&T U-verse, HughesNet, Viasat, Xfinity by Comcast, DIRECTV, dish Network

The ability of service providers to provide public services will be verified through 'Will Serve Letters' and 'Referral Comments' as part of the project review process. At this time, there are no known limitations on the ability of these agencies to provide public services. Refer to Appendix F for service provider information received to date.

b) Less than Significant with Mitigation:

Water

The Amador Water Agency (AWA) is responsible for providing potable water to the project. AWA has recently reported that the Tanner Water Treatment Plant is operating at capacity, and that water to serve new development is very limited. Through a recent improvement to the plant, AWA estimates that approximately 182 additional EDU's (equivalent dwelling units) can currently be served. (Larry McKinney, AWA General Manager; personal communication)

The Broad Meadows project was issued a Letter of Water Availability from AWA on November 5, 2018. (Refer to Appendix F) Given the current limitations on water availability, this Letter needs to be updated.

In addition, AWA has recently (July 2023) updated the Tanner Treatment Plant Connection Commitments List. This list indicates potential development projects and the associated EDU's assigned to each project. ~~Under the 'Will Serve' category on the list, Golden Hills Estates Units 1, 2 and 4 are assigned a total of 19 EDU's. Unit 1 (on Ridgecrest Court) has 4 EDU's remaining to be assigned. Unit 2 (on Herrington Court) has 3 EDU's remaining to be assigned. Of the remaining 12 EDU's available for Golden Hills, the Broadmeadows Estates Subdivision (formerly Golden Hills Unit 4) would utilize 10 EDU's. Therefore,~~ While not currently on the Connection Commitments List, Broadmeadows qualifies for a 'Will Serve' letter from AWA once the Tentative Subdivision Map is approved by the City.

Individual service laterals/water meters for each of the 10 residential lots will need to be upgraded from 3/4-inch laterals and 5/8-inch water meters to 1-inch laterals/meters. (Refer to Appendix F – Broadmeadows Estates Public Service Letters)

Mitigation

Mitigation Measure BM 19-6 After approval of the Broadmeadows Tentative Subdivision Map by the Planning Commission, the Applicant shall apply to the Amador Water Agency for a 'Will Serve' Letter for 10 EDU's.

d and e) Less than significant:

Solid waste (garbage) services are provided within Sutter Creek by ACES Waste Services, Inc. under a franchise agreement with the City of Sutter Creek. ACES provides weekly garbage service and alternating weeks for yard waste and recyclables. At this time, there are no known limitations on the ability of ACES to provide solid waste services to the proposed subdivision.

Amador County contracts with Sacramento County for disposal of its solid waste, which is transported by ACES to the Keefer Landfill in eastern Sacramento County. No solid waste is disposed of in Amador County. The Keefer Landfill has a 60-year life expectancy.

Currently, Amador County is able to divert close to 70% of the solid waste stream to recycling facilities. However, changes in the ability of solid waste companies to market recyclable materials is becoming problematic. ACES (along with the County and the five cities) transport all recyclable materials to the Recycle Center in Galt, for which they have been paid $30 per ton of material. This is changing due to the inability of the United States to ship recyclable material to China. The County will soon be paying the Galt Recycle Center $160 per ton to dispose of its recyclable material. This situation is further complicated by new State requirements (Assembly Bill 1826 and Senate Bill 1383) which will require the diversion of 50% of organic material (food waste and the like) from the waste stream by 2022, and 75% by 2025. The County is not presently set up for this more specialized recycling; which will require new equipment and new capabilities in order to meet this mandate. The effective date of this new program is dependent on program evaluation by the California Department of Resources Recycling and Recovery (CalRecycle). The City of Sutter Creek has adopted a 5-year waiver for these requirements.

(James McHargue, former Amador County Solid Waste Manager; personal communication)

Mitigation

None Required.

20. Wildfire

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

Reference:

California Department of Forestry and Fire Protection. *Fire Hazard Severity Zones.* August 2018.

Discussion

a) Less Than Significant with Mitigation:

The current circulation system to serve this subdivision is in place and the City has adopted an emergency evacuation plan. This plan directs residents of the Golden Hills area to evacuate westbound on Gopher Flat Road, then northerly or southerly via Hanford Street or Main Street. Development of Broadmeadows will not impair this plan.

Mitigation

Mitigation Measure BM 20-7: All Broadmeadows Estates property owners shall receive a copy of the City Emergency Evacuation Plan.

b and c) Less Than Significant:

The Broadmeadows Subdivision is located within a CAL FIRE Moderate Severity Zone, and is within the mapped non-very high fire hazard severity zone.

The subdivision is adjacent to open grassland along its northern boundary. However, there are no trees, brushy areas, or other wildfire hazards in the immediate area.

The project site is adjacent to an area designated as 'moderate risk' with respect to fire hazard severity. Moderate is the lowest classification and may require specific building requirements and establishment of 'defensible space' for each residential lot as required by State law (Public Resources Code Section 4291). Utility infrastructure is located below ground to avoid fire risk.

Mitigation
None Required.

d) No Impacts:

Due to its location, the subdivision is not expected to suffer from flooding or landslides, slope instability or drainage changes or to cause such instabilities off-site.

Mitigation
None Required.

4. Mandatory Findings of Significance

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

Discussion

a and c) Less than Significant:

The proposed project will have a small but incremental impact; however, these impacts are not anticipated to have any significant effect on environmental resources, population, or services.

Mitigation

None Required.

b) Less Than Significant

The potential exists for 'cumulative impacts' from implementation of the project, as well as the potential to induce growth.

Refer to the Cumulative Impact Matrix in Chapter 5, following.

5. Cumulative Impacts

This chapter evaluates the potential cumulative environmental effects of the Broadmeadows Estates Subdivision.

a. Aesthetics

Single-family dwellings will be constructed on each lot, similar to adjacent single-family dwellings in the neighborhood. Light and glare similar to existing homes in the area are anticipated. The Broadmeadows Estates Subdivision will not be aesthetically different from adjoining development.

b. Agricultural and Forestry Resources

Development of Broadmeadows Estates will convert 'vacant land' (land currently not used for any other purpose) to residential uses. The subject property is designated by the City of Sutter Creek for residential development. Therefore, the project does not conflict with; and does not encroach on agriculture or timber resources.

c. Air Quality

The Subdivider has indicated that Broadmeadows Estates will be constructed prior to any other development in the area. There will be a small but incremental cumulative air quality effect in the area resulting from the project.

d. Biological Resources

The Broadmeadows Estates subdivision will not have any adverse effects on biological resources. No sensitive resources are located on the project site.

Residential development for the site will be similar in type and intensity to those currently found in the surrounding area. Consequently, project implementation is not anticipated to have any significant cumulative effect on regional biological resources.

e. Cultural Resources

No prehistoric (Native American) archaeological resources were identified on the project site. No historic buildings or structures were identified on the project site. The Broadmeadows Estates Subdivision will not compromise cultural resources.

f. Energy

Construction of subdivision improvements, and construction of individual residential dwelling units will utilize conventional construction equipment which are not expected to be energy-related wasteful, inefficient, or unnecessary.

The project will contribute a small but incremental increase in energy use in the region.

g. Geology and Soils

Adherence to required seismic construction standards for buildings and foundations under Zone 3 of the California Building Code; and utilizing standard erosion control measures as required under the Uniform Building Code will ensure that potential cumulative impacts to geologic and soils aspects will be minimal.

h. Greenhouse Gas Emissions

Construction-related green house gas emissions (GHG) for carbon dioxide will be below the threshold amount of 1,100 metric tons per year. The project will contribute a small but incremental increase in GHG emissions in the region.

During operation (and at full build-out of 10 residential dwellings), total GHG emissions will be below the threshold of 869 metric tons for carbon dioxide. With new housing units utilizing rooftop solar energy generation' and with increasing improvements to mobile emissions, water efficiency, and energy efficient appliances, it can be expected that household energy demands will decrease and therefore greenhouse gas emissions will also decrease over the lifespan of the development.

i. Hazards and Hazardous Materials

No hazardous materials would be routinely used, transported, or generated by the 10 residential lots. Diesel fuel and oils would be used during construction; however, no significant impact is anticipated.

j. Hydrology and Water Quality

Broadmeadows Estates will utilize the Gopher Gulch drainage course to transport stormwater from the project site. Previous studies (Golden Hills Estates, Unit No. 2 and Powder House Estates) related to the ability of the Gopher Gulch drainage course to adequately carry stormwater runoff has resulted in improvements along Gopher Gulch to allow such capacity. Additional larger-scale development along the Gopher Flat Road corridor will likely require the diversion of stormwater away from Gopher Gulch southerly to Sutter Creek.

k. Land Use and Planning

At the present time, the City General Plan does not envision additional expansion of the City east of the Golden Hills development (including Broadmeadows). Therefore, completion of development in this area will not be growth inducing and has already been addressed through the Sutter Crest Estates/Golden Hills Estates review process.

Additional undeveloped lands along the Gopher Flat Corridor and within the City Planning Area, carry the 'Planned Development Overlay' designation, which requires City "approval of development plans that show how projects in these areas will conform to General Plan goals, objectives, policies, and design guidelines." (Sutter Creek General Plan Land Use Element; Combined Land Use Designations. Page 4-8, Figure 4-1. July 2019)

The Broadmeadows Estates project will add a slight increase in land within the City limit and result in changes to the total acreage of the land use and zoning designations. Broadmeadows Estates would result in the addition of 3.25 acres of land designated and zoned Residential Single Family/R-1.

In what is identified as the 'Mabry remainder parcel' -- a ~~5.25~~ 5.03 acre parcel adjacent to Broadmeadows -- is unlikely to develop in the future due to environmental constraints (Gopher Gulch riparian corridor that passed through it) and infrastructure costs to extend Gopher Flat Road along the property frontage of both the Mabry Parcel and the Birge Parcel (900 lineal feet). These parcels are currently outside the City Limits, but within the Sutter Creek Sphere of Influence (SOI) and designated as RL (Residential Low Density; one-half acre minimum lot size). Although no development plan has been proposed, it is estimated that the Mabry Parcel could yield approximately 6 residential lots under the RL designation.

l. Mineral Resources

A mineralized zone associated with the Mother Lode Gold Belt underlies the proposed subdivision. No effects are anticipated as these claims are deep underground and do not impact surface activities.

m. Noise

The Subdivision consists of detached single-family residential dwellings, and will generate similar noise levels as adjacent detached single-family residential dwellings. The Subdivision will need to comply with City Noise Ordinance requirements.

n. Population and Housing

Broadmeadows Estates will generate approximately 28 new City residents at full buildout. This amounts to a 0.3% increase over the current population of 2,590 residents. Broadmeadows will cause a small, but incremental increase in the City population.

Broadmeadows will add 10 residential dwelling units to the current housing stock, which currently consists of 1,432 residential dwelling units.

o. Public Services

Broadmeadows has the potential to cumulatively affect the ability of public service providers to maintain adequate levels of service. At the present time, these cumulative impacts have not been triggered; as adequate police protection, fire protection, school facilities, and park facilities are available. There are no known limitations on the ability of these service providers to provide public services.

p. Recreation

The addition of 28 residents from the Broadmeadows Subdivision will have a small but incremental effect on the City park system. However, the use of these park facilities by residents of Broadmeadows Estates is not expected to impact existing park facilities. The nearest park facilities are: Minnie Provis Park (0.9 miles away); and Sutter Creek Primary School (1.4 miles away). Broadmeadows homeowners will contribute to park facilities through payment of a Park Impact Fee of ~~$8,760~~ $9,427.61 per dwelling unit upon issuance of a building permit.

General Plan Implementation Measure PR-1.1.7.1 requires new large residential development projects (defined as containing at least 50 to 100 units) to provide neighborhood parks.

q. Transportation

Traffic analysis conducted for Broadmeadows Estates indicates that traffic on Gopher Flat Road resulting from Broadmeadows would remain at Level of Service (LOS) A Therefore, Broadmeadows will have a small but incremental increase in the number of vehicle trips per day from the project.

Maintaining LOS A for Gopher Flat Road would not trigger any additional roadway or traffic improvements.

r. Tribal Cultural Resources

To date, local Tribes have not indicated any concerns regarding the Broadmeadows Subdivision project. The City will consult with tribes who have asked to review City projects under AB 52.

s. Utilities and Service Systems

The project has the potential to cumulatively affect the ability of utilities and municipal service providers to maintain adequate levels of service.

Currently, Amador Water Agency (AWA) has a limited ability to provide water service to new development; however, the Broadmeadows Estates project ~~is currently on the AWA service list~~ will qualify for a 'Will Serve' letter from AWA upon approval of the Tentative Subdivision Map. (Refer to Chapter 19, Utilities & Service Systems for a detailed discussion)

City sewer line improvements will be required at the Main Street-Gopher Flat Road intersection in order to serve Broad Meadows.

At this time there are no known limitations for Storm Drainage provided by the City of Sutter Creek, Electricity and Natural Gas provided by Pacific Gas & Electric Company, and telecommunications provided by a variety of local providers.

Utilities were previously installed in this area, and are sized to serve the proposed lots within Broad Meadows. Therefore, the subdivisions would not induce growth due to the provision of new utility services to the area.

t. Wildfire

The Subdivision is adjacent to oak woodland and open grassland to the north and east. This situation will require a 'defensible space' be developed for each residential lot as required by State law (Public Resources Code Section 4291).

6. Comments Received and Responses to Comments

The Proposed Initial Study/Mitigated Negative Declaration was circulated for public review for a 30-day period from October 23, 2023 through November 22, 2023.

Copies were distributed to the State Clearinghouse, local and affected agencies, and City staff.

Written comments received on the draft document are presented in tis chapter. Each comment is numbered in consecutive order. Following each comment letter are the Lead Agency's responses to the comments with corresponding numbers.

Comments were received from the following:

Agency, Organization or Individual	Date of Comment
Caltrans, District 10, Rural Planning	November 17, 2023
Central Valley Regional Water Quality Control Board	November 22, 2023

In cases where comments or responses required text changes to the document, deletions are indicated in ~~strikethrough~~ type, and additions are indicated in <u>underline</u> type.

CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL PLANNING
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
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November 17, 2023

Erin Ventura
Contract Planning
City of Sutter Creek
Planning Division
18 Main Street
Sutter Creek, CA 95685

AMA-49-PM 6.98
Broad Meadows Estates
Subdivision Initial Study (IS)
SCH: 2023100658

Dear Ms. Ventura:

Caltrans appreciates the opportunity to review and respond to the Broad Meadows Estates Initial Study (IS) as a part of a larger subdivision project.

The proposed project consists of ten (10) single-family residential lots with street frontage on Golden Hills Drive and Broadmeadows Drive. The average lot size is 11,290 square feet with the smallest lot 9,511 square feet and the largest 17,669 square feet. Broad Meadows Estates is a portion of the Golden Hills Development located in the community of Sutter Creek.

Caltrans at this time has the following comments:

Environmental

This project is approximately two (2) miles from the State Highway System (NHS). However, if any construction-related activities will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will analyze potential impacts to cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

Caltrans suggest the City of Sutter Creek continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this location. This will assist Caltrans

in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

Encroachment Permits
If any future project activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans ROW at the project site(s). For more information, please visit the Caltrans Website at: https://dot.ca.gov/programs/traffic-operations/ep/applications

If you have any question or would like to discuss these comments, please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce'

Gregoria Ponce', Chief
Office of Rural Planning

c: State Clearinghouse
Chuck Beatty, Director, Amador County Planning Department

Response to Caltrans, District 10, Rural Planning

No Response is required.

CALIFORNIA Water Boards

GAVIN NEWSOM GOVERNOR

YANA GARCIA SECRETARY FOR ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

22 November 2023

Erin Ventrua
City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
eventura@haugebrueck.com

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, BROAD MEADOWS ESTATE SUBDIVISION PROJECT, SCH#2023100658, AMADOR COUNTY

Pursuant to the State Clearinghouse's 23 October 2023 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Broad Meadows Estate Subdivision Project, located in Amador County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:
https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

(1) (2)

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits[1]
The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Clean Water Act Section 404 Permit
If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification
If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central

[1] Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at: http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/help/permit/

If you have questions regarding these comments, please contact me at (916) 464-4684 or Peter.Minkel2@waterboards.ca.gov.

Peter Minkel

Peter Minkel
Engineering Geologist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

Response to Central Valley Regional Water Quality Control Board

1. A mitigation measure has been proposed which requires that a Construction General Permit be obtained. Refer to page 38.

2. A mitigation measure has been proposed which requires that a Storm Water Pollution Prevention Plan be developed and implemented. Refer to page 38.

7. Preparers and References

Report Preparation:

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- Kenneth D. Anderson, PE, President (Deceased)
  KD Anderson & Associates, Inc.

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References:

Regulations, Code of (CA) (as amended). Title 14 – Natural Resources, Division 6 – Natural Resources Agency, Chapter 3 -- *Guidelines for Implementation of the California Environmental Quality Act, Appendix G – Environmental Checklist Form .* Sacramento, CA.

See also references pertaining to specific Checklist Topics, and within the text of each Checklist Topic.

7. Glossary

Annexation	The inclusion of territory into a city or special district.
Contiguous	In the case of boundary, territory adjacent to an agency to which boundary is proposed. Territory is not contiguous if the only contiguity is based upon a strip of land more than 300 feet long and less than 200 feet wide.
District	An agency of the state, formed in accordance with general law or a special act, for the local performance of governmental functions within limited boundaries. Synonymous with "special district."
General Plan	A document containing a statement of development policies including a diagram and text setting forth the objectives of the plan. The general plan must include certain state mandated elements related to land use, circulation, housing, conservation, open-space, noise, and safety.
Lead Agency	The public agency which has the principal responsibility for carrying out or approving a project. The Lead Agency decides whether an EIR or Negative Declaration is required for a project, and causes the appropriate document to be prepared.
Negative Declaration	A written statement prepared by a Lead Agency that briefly describes the reasons that a project, not exempt from CEQA, will not have a significant effect on the environment and therefore does not require the preparation of an EIR.
Open Space	Any parcel or area of land or water, which is substantially unimproved and devoted to an open-space use.
Prime Agricultural Land	An area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than agriculture and meets certain criteria related to soil classification or crop and livestock carrying capacity. Class I and II soils as mapped by the Soil Conservation Service, U.S. Department of Agriculture.

Project	Under the California Environmental Quality Act (CEQA), a project is the whole of an action which has the potential to result in significant environmental change in the environment, directly, or ultimately (see CEQA Guidelines Section 15378).
Responsible Agencies	Under CEQA, responsible agencies are all public agencies other than the Lead Agency that have discretionary approval power over the project.
Zoning	The primary instrument for implementing the general plan. Zoning divides a community or county into districts or "zones" that specify the permitted/prohibited land uses.

* * * *

Mitchell Air Quality Consulting

Appendix A

Air Quality and Greenhouse Gas Analysis Report
Broadmeadows Estates
Sutter Creek, California

Prepared for:
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Sutter Creek, CA 95685
209.304.0028
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Senior Air Quality Scientist

October 6, 2017

SECTION 1: AIR QUALITY ANALYSIS

1.1: Project Description

The Broadmeadows Estates project is a 10-lot single family subdivision on 2.7 acres in the City of Sutter Creek. The project site is located at the intersection of Golden Hills Drive and Broadmeadows Drive. The current zoning is Residential Low Density. The average lot size is 11,290 square feet. The site is currently vacant. Water will be supplied by the Amador County Water Agency. Electricity and natural gas will be provided by Pacific Gas and Electric Company (PG&E).

1.2: Project Analysis

The CEQA Guidelines define a significant effect on the environment as "a substantial, or potentially substantial, adverse change in the environment." To determine if a project would have a significant impact on air quality, the type, level, and impact of emissions generated by the project must be evaluated.

The following air quality significance thresholds are contained in Appendix G of the CEQA Guidelines. A significant impact would occur if the project would:

a) Conflict with or obstruct implementation of the applicable air quality plan;

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation;

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable national or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);

d) Expose sensitive receptors to substantial pollutant concentrations; or

e) Create objectionable odors affecting a substantial number of people.

Greenhouse as thresholds are based on the CEQA Guidelines checklist questions pertaining to greenhouse gas emissions, listed below:

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

The analysis addresses criteria pollutant, toxic air contaminant, and greenhouse gas (GHG) emissions. The analysis assesses the impacts of project construction and operational criteria pollutant and GHG emission using the CalEEMod 2013 emission model.

The City of Sutter Creek and Amador County Air Pollution Control District (ACAPCD) have not adopted guidance for assessing air quality and GHG impacts and thresholds for determining the significance of these impacts. In the absence of guidance from the local or regional air pollution control agency, the Lead Agency may identify its own thresholds supported by substantial evidence. In this case the Lead Agency has utilized the quantitative thresholds adopted by the neighboring El Dorado County Air Quality Management District (EDCAQMD) and the Sacramento Metropolitan Air Quality Management District (SMAQMD).

The following air pollutants are assessed in this analysis:

- Reactive organic gases (ROG)
- Nitrogen oxides (NO_x)
- Carbon monoxide (CO)
- Sulfur dioxide (SO_2)
- Particulate matter less than 10 microns in diameter (PM_{10})
- Particulate matter less than 2.5 microns in diameter ($PM_{2.5}$)

The following GHGs defined by Assembly Bill (AB) 32 include

- Carbon dioxide (CO_2),
- Methane (CH_4),
- Nitrous oxide (N_2O),
- Hydrofluorocarbons,
- Perfluorocarbons,
- Sulfur hexafluoride.

The project does not include sources that will emit substantial quantities of hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride; therefore, no further analysis of these pollutants was required.

1.3: Impact Analysis

1.3.1 - Consistency with Air Quality Plan

Impact AIR-1: **The project would not conflict with or obstruct implementation of the applicable air quality plan.**

Impact Analysis

The EDCAQMD CEQA Guide indicates that a significant impact would occur if the project is located in a jurisdiction that does not implement the emission reduction measures contained in and/or derived from the AQAP (EDCAQMD 2002). The project will comply with the reduction measures that apply

to construction activities. Specifically, the project is required to comply with the fugitive dust controls contained in ACAPCD Rule 218—Fugitive Dust Emissions. The project would result in a less than significant increase in operational emissions; therefore, it would not conflict with measures from the air quality attainment plan (AQAP) designed to reduce operational emissions and would not result in a significant impact.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

1.3.2 - Potential for Air Quality Standard Violation

Impact AIR-2: The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Impact Analysis

Contribution to Air Quality Violations

Regional air quality impacts and attainment of standards are the result of the cumulative impacts of all emission sources within the air basin. Individual projects are generally not large enough to contribute measurably to an existing violation of air quality standards. Therefore, the cumulative impact of the project is based on its cumulative contribution. Because of the region's nonattainment status for ozone, $PM_{2.5}$, and PM_{10}—if project-generated emissions of either of the ozone precursor pollutants (ROG and NO_X), PM_{10}, or $PM_{2.5}$ would exceed the EDCAQMD's quantitative significance thresholds—then the project would be considered to contribute to violations of the applicable standards and conflict with the attainment plans.

The potential to violate CO standards is a localized impact addressed based on the potential to expose sensitive receptors to unhealthful CO concentrations. The Mountain Counties Air Basin (MCAB), of which Amador County is apart, is classified as attainment for state and federal CO standards and CO is not monitored in the area. The primary source of CO emissions is from motor vehicles. Motor vehicle emissions have been reduced to the extent that violation of the CO air quality standards is not an issue of concern in Amador County and the entire MCAB.

Regional Emissions

Air pollutant emissions have both regional and localized effects. This part of the analysis assesses the regional effects of the project's criteria pollutant emissions in comparison to EDCAQMD thresholds of significance for short-term construction and long term operational activities.

The primary pollutants of concern during project construction are ROG, NO_X, PM_{10}, and $PM_{2.5}$. Ozone is a secondary pollutant that can be formed miles from the source of emissions, through reactions of ROG and NO_X emissions in the presence of sunlight. Therefore, ROG and NO_X are termed ozone

precursors. The monitoring stations nearest to the project site occasionally exceed the state and national ozone standards. Therefore, if the project emits a substantial quantity of ozone precursors, the project may contribute to an exceedance of the ozone standard. Amador County does not exceed state air quality standards for PM_{10}; however, the County exceeds state and federal standards for $PM_{2.5}$; therefore, substantial project emissions may contribute to an exceedance for these pollutants.

The project does not contain sources that would produce substantial quantities of SO_2 emissions during construction or operation. No further analysis of SO_2 is required.

Construction Emissions

Project construction emissions were assessed using CalEEMod 2013.2.2. As shown in Table 1, the emissions are below the significance thresholds. The results do not reflect compliance with ACAPCD fugitive dust control measures, which are standard conditions required by regulations and are not considered mitigation measures under CEQA. However, the emissions are less than significant prior to the application of mandatory fugitive dust controls. The primary source of ROG emissions during construction are from architectural coatings. The primary source of NO_x and $PM_{2.5}$ is off-road diesel construction equipment.

Table 1: Construction Air Pollutant Emissions

Year	Emissions (Maximum Daily Emissions in Pounds per Day)			
	ROG	NO_X	PM_{10}	$PM_{2.5}$
Unmitigated				
2018	56.62	24.68	8.01	4.63
Significance threshold (pounds/day)	84	84	84	84
Exceed threshold—significant impact?	No	No	No	No

Notes:
PM_{10} and $PM_{2.5}$ emissions are from the mitigated output to reflect compliance with Regulation VIII—Fugitive PM_{10} Prohibitions.
ROG = reactive organic gases NO_X = nitrogen oxides PM_{10} and $PM_{2.5}$ = particulate matter
Source: CalEEMod output (Appendix A).

Operational Emissions

Project operational emissions are the result of motor vehicle use, energy use (natural gas), and area source emission such as consumer products and landscape equipment operation. Operational emissions were modeled using CalEEMod 2013.2.2 and are presented in Table 2. The results of the analysis show that emissions are below the daily emission thresholds for each pollutant. Therefore, the project's operational emissions would be less than significant.

Table 2: Operational Air Pollutant Emissions (2018)

Source	Emissions (pounds per day)			
	ROG	NO_X	PM_{10}	$PM_{2.5}$
Area	15.87	0.22	2.65	2.65
Energy	0.01	0.08	0.01	0.01
Mobile	0.70	1.47	0.78	0.22
Total	16.58	1.77	3.44	2.88
Significance threshold	84	84	84	84
Exceed threshold—significant impact?	No	No	No	No

Notes:
ROG = reactive organic gases NO_X = nitrogen oxides PM_{10} and $PM_{2.5}$ = particulate matter
Area source emissions include emissions from natural gas, landscape, and painting.
Source: CalEEMod output (Appendix A).

The project would not exceed EDCAQMD thresholds of significance for regional criteria pollutant emissions during construction and operation. Therefore, the project's impact for this criterion are less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

1.3.3 - Cumulative Impacts

Impact AIR-3: **The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).**

Impact Analysis

The EDCAQMD CEQA Guide states that a project would be cumulatively significant in on or more of the following conditions is met:

1. The project requires a change in the existing land use designation (i.e., general plan amendment, rezone), and projected emissions (ROG, NO_X, CO, or PM_{10}) are greater than the emissions anticipated for the site if developed under the existing land use designation;
2. The project would individually exceed any significance criteria in this Guide;

3. For impacts that are determined to be significant under this Guide, the lead agency for the project does not require the project to implement the emission reduction measures contained in and/or derived from the Air Quality Attainment Plan;
4. The project is located in a jurisdiction that does not implement the emission reduction measures contained in and/or derived from the AQAP.

Regional Impacts

This analysis examines whether the project meets any of the conditions from the EDCAQMD Guide listed above for determining significant cumulative impacts.

The project does not require a change in land use designation and would not result in a significant increase in operational emissions. As shown in Table 1, the project would not exceed any individual significance criteria. The project will comply with applicable control measures from the Air Quality Attainment Plan. The County of Amador supports the implementation of AQAP measures. Therefore, no significant cumulative regional impact would occur as a result of the project.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

1.3.4 - Sensitive Receptors

Impact AIR-4: The project would not expose sensitive receptors to substantial pollutant concentrations.

Impact Analysis

Significance Threshold

Projects that exceed the following thresholds would result in a significant impact on sensitive receptors:

- Cause or contribute to an exceedance of any California or National Ambient Air Quality Standard;
- Exceed the health risk thresholds adopted by the ACAPCD or the EDCAQMD

Sensitive Receptors

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. Sensitive receptor are locations that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools. The project would be constructed near existing residences.

Criteria Pollutant Localized Impact Analysis

Exceedances of localized criteria pollutant thresholds require the concentration of large numbers of polluting equipment close to sensitive receptors. The construction of single family residences requires the use of diesel construction equipment for site preparation, grading, and utilities. Ground up home construction requires minimal use of diesel equipment. The site has already been graded and home pads have been installed. Therefore, the remaining construction activities would not be expected to result in significant local activities that would generate criteria pollutant emissions.

Generally, projects that do not exceed the pounds per day regional thresholds for criteria pollutants also would not exceed localized impact thresholds. As shown earlier in Table 1, the project does not exceed the EDCAQMD daily thresholds of 84 pounds. The highest daily emissions are from NO_X, which result in maximum daily emissions of 49.0 pounds. The nearby San Joaquin Valley Air Pollution Control District (SJVAPCD) has adopted screening levels of 100 pounds per day for localized criteria pollutant impacts based on dispersion modeling using worst case modeling assumptions (SJVAPCD 2015). Meteorological conditions are more conducive to dispersion in the foothills, and background pollutant concentrations are lower compared with the San Joaquin Valley, which makes this comparison conservative. Table 3 shows the project's maximum daily emissions compared with SJVAPCD localized screening thresholds.

Table 3: Maximum Daily Air Pollutant Emissions During Construction

Maximum Daily Emissions	Emissions (pounds per day)			
	ROG	NO_X	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions (2018)	**5.76**	**49.02**	**5.13**	**3.50**
Screening threshold	100	100	100	100
Exceed screening threshold?	No	No	No	No

Notes:
NO_X = nitrogen oxides PM_{10} and $PM_{2.5}$ = particulate matter
N/A = Not applicable
Summer and Winter emissions were essentially the same. There is no ambient air quality standard for ROG.
Source: CalEEMod output (Appendix A).

Carbon Monoxide Hot Spots

Localized high levels of CO are associated with traffic congestion and idling or slow-moving vehicles. The project would result in a small increase in vehicles trips during construction and operational activities of future residents. The project site is rural with little or no traffic congestion. The addition of vehicle trips would not increase congestion to levels that could create a CO hotspot. It should be noted that CO concentrations have declined to the point where the entire state has attained the standard for this pollutant and it is not monitored in this area. Therefore, the project would not significantly contribute to an exceedance of state or federal CO standards.

Health Risk Impacts from Toxic Air Pollutant Emissions

The EDCAPCD Guide states that a project would result in a significant impact if exceeds the cancer and non-cancer risk thresholds listed in Table 4.

Table 4: Health Risk Significance Thresholds

Impact	Health Risk Threshold
Cancer Risk	Maximally exposed individual receptor equals or exceeds 10 in one million
Non-Cancer Hazard Index	Maximally exposed individual receptor equals or exceeds 1.0
Source: EDCAPCD 2002	

Cancer risk is estimated based on long term exposure to carcinogenic compounds over 70 years. However, OHEHHA guidelines recommend assessing large construction projects that would expose sensitive receptors to substantial amounts of DPM for a period of three months or longer (OEHHA 2015). The project is not a large construction site. Grading and site preparation required less than three months, therefore, no additional analysis is required to determine that the risk is less than significant. Residential development is an insignificant source of operational toxic emissions; therefore, operational toxic emissions are less than significant.

Valley Fever

Valley fever, or coccidioidomycosis, is an infection caused by inhalation of the spores of the fungus, *Coccidioides immitis* (*C. immitis*). The fungus is known to live in the soil in the southwestern United States and parts of Mexico and Central and South America. The spores can live for an extended time in harsh environmental conditions. Activities or conditions that increase the amount of fugitive dust contribute to greater exposure, and they include dust storms, grading, and recreational off-road activities.

Although valley fever is not common in the Sierra Nevada foothills, the valley fever spores have been found in foothill locations. The distribution of *C. immitis* is not uniform and growth sites are commonly small (a few tens of meters) and widely scattered. Known sites appear to have some ecological factors in common suggesting that certain physical, chemical, and biological conditions are more favorable for *C. immitis* growth. Avoidance, when possible, of sites favorable for the occurrence of *C. immitis* is a prudent risk management strategy.

The project site preparation and grading activities have been completed. Limited activities that will disturb the soil would occur during the ground up construction process. However, construction activities could generate fugitive dust that could contain *C. immitis* spores. The project will minimize the generation of fugitive dust during construction activities by complying with ACAPCD Rule 218. Therefore, this regulation combined with the low probability of the presence of valley fever spores would reduce valley fever impacts to less than significant.

Naturally Occurring Asbestos

According to a map of areas where naturally occurring asbestos in California are likely to occur (U.S. Geological Survey 2011), there are no such areas near the project site. Therefore, development of the project is not anticipated to expose receptors to naturally occurring asbestos. Impacts would be less than significant.

Impact Summary

The project would not exceed localized ambient air quality impact thresholds for criteria pollutants and is therefore, less than significant for this criterion. The project would not exceed cancer and non-cancer risk thresholds and is therefore, less than significant for this criterion. The project has limited potential to disturb soil that could contain Valley fever spores and regulations to control fugitive dust are expected to reduce the potential impact to less than significant levels. The project is not in an area known to have naturally occurring asbestos and would be less than significant for this criterion.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

1.3.5 - Objectionable Odors

Impact AIR-5: The project would not create objectionable odors affecting a substantial number of people.

Impact Analysis

Odor impacts on residential areas and other sensitive receptors, such as hospitals, day-care centers, schools, etc. warrant the closest scrutiny, but consideration should also be given to other land uses where people may congregate, such as recreational facilities, worksites, and commercial areas.

Project Analysis

The project is a residential used that is not considered to be a potential source of odor impacts. During construction, the various diesel-powered vehicles and equipment in use on-site would create localized odors. These odors would be temporary and would not likely be noticeable for extended periods of time beyond the project's site boundaries. The potential for diesel odor impacts would therefore be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

1.3.6 - Greenhouse Gas Inventory

Impact GHG-1: **The project would generate direct and indirect greenhouse gas emissions; however, these emissions would not result in a significant impact on the environment.**

Impact Analysis

Threshold of Significance

No quantitative threshold has been adopted by the ACAPCD or EDCAQMD that can be used to assess emissions for direct and indirect GHG emission impacts. However, several California air quality management districts have identified screening thresholds to identify a level of emissions that would be considered less than significant. The SMAQMD adopted a screening threshold for construction and operational GHG emissions of 1,100 $MTCO_2e$ per year (SMAQMD 2015). This amount is considered low enough that at least 90 percent of emissions from development projects would exceed the threshold and would require further analysis or mitigation to satisfy CEQA requirements. The significance determination for this project is based on whether the project GHG emissions would exceed 1,100 $MTCO_2e$.

Construction

The project would emit GHGs from upstream emission sources and direct sources (combustion of fuels from worker vehicles and construction equipment). Emissions were analyzed using CalEEMod 2013.2.2 and default construction assumptions. The project was assumed to be completed in 2018. Construction emissions result from on-site and off-site activities. On-site emissions principally consist of exhaust emissions (CO_2, CH_4, N_2O) from heavy-duty construction equipment, motor vehicle operation, and fugitive dust (mainly PM_{10}) from disturbed soil. Off-site emissions are caused by motor vehicle exhaust (CO_2, CH_4, N_2O) from construction material delivery vehicles, and worker travel. GHG emissions from project construction equipment and worker vehicles are shown in Table 5.

Table 5: Construction Greenhouse Gas Emissions

Year	$MTCO_2e$ (tons/year)
2018	257.6
Threshold	1,100
Source of Threshold: Operational Screening Threshold from SMAQMD CEQA Guide 2015; Appendix A: Modeling Results	

The project does not exceed the SMAQMD screening level thresholds for construction GHG emissions; therefore, project GHG impacts are less than significant.

Operation

The project's operational GHG emission were analyzed using CalEEMod 2013.2.2 with default modeling assumptions for comparison to the SMAQMD small project thresholds that are used to screen out projects that would not have a significant GHG impact. The SMAQMD operational threshold is 1,100 $MTCO_2e$ per year. The analysis confirms that project GHG impacts would not

exceed this threshold. Modeling assumptions and outputs from CalEEMod are provided as an attachment to this report. Results of this analysis are presented in Table 6.

Table 6: Project Operational Greenhouse Gases

Source	Emissions ($MTCO_2e$ per year)
	2018
Area	15.24
Energy	38.98
Mobile	129.22
Waste	3.30
Water	2.26
Total	189.00
Threshold	1,100
Exceeds Threshold (Yes or No)?	No
Notes: $MTCO_2e$ = metric tons of carbon dioxide equivalents Source of emissions: CalEEMod output for the year 2018 (Appendix A).	

Project operational emissions will be less than the 1,100 $MTCO_2e$ threshold; therefore, GHG impacts are less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

1.3.7 - Greenhouse Gas Reduction Plans

Impact GHG-2: The project would not conflict with any applicable plan, policy, or regulation of an agency adopted to reduce the emissions of greenhouse gases.

Impact Analysis

This impact analysis assesses whether the project complies with the requirements of any applicable GHG plan, policy or regulation. Projects that conflict with an applicable plan, policy, or regulation would be considered to have a significant GHG impact.

No GHG reduction plan has been adopted by Amador County. However, the recently adopted Amador County General Plan EIR includes a commitment under Mitigation Measure 4.7-1a to prepare a GHG reduction plan. The GHG Reduction Plan has not yet been prepared. However, the

General Plan EIR also includes Mitigation Measure 4.7-1b to implement interim project specific greenhouse gas reduction measures. The goal of the measure is to require discretionary projects to implement mitigation measures to help reach the 2020 emission goals of AB 32 and the significance threshold of 3.09 $MTCO_2e$ per service population per year in 2030. The measure includes assessing VMT and implementing measures to reduce VMT, assessing energy consumption and implementing measures to reduce energy use, and reducing water use (Amador County 2014).

The project results in a minimal increase in operational emissions and long term VMT production and energy consumption and would not hinder the ability of the State to reach its 2020 or 2030 goals. Project construction activities are temporary and would not be reflected in the service population target calculations. Therefore, the project would not result in a potentially significant impact that would require mitigation measures.

Scoping Plan

Pursuant to the requirements in AB 32, the ARB adopted the Climate Change Scoping Plan (Scoping Plan) in 2008, which outlines actions recommended to obtain the goal of reducing GHG emissions to 1990 levels by 2020. As described in Section 3.3.3, California has adopted numerous regulations to reduce GHG emissions from nearly all sources. The State now indicates that it is on track to achieve the AB 32 target with adopted regulations (Brown 2015). The project will comply with all Scoping Plan regulations that apply to GHG emissions from new development. Therefore, the project would not conflict with the 2008 Scoping Plan (ARB 2008).

On September 8, 2016, the Governor signed SB 32, which updates the targets contained in AB 32 to include a target of reducing emissions by 40 percent below 1990 levels by 2030. The ARB released the Draft 2017 Scoping Plan Update that includes a strategy to achieve the new 2030 target. Once the Scoping Plan strategy is adopted that identifies reduction commitments from the State, local agencies will be able to determine the amount of reductions needed by local agencies beyond regulatory compliance (ARB 2017). The project would be completed prior to 2020 and would have no significant continuing impacts after project completion that would affect the State's ability to reach the 2020 target or the new 2030 target set forth by SB 32. Motor vehicles used by project residents and electricity used by the homes will be subject to increasingly stringent regulations that will provide continued reductions needed to achieve the 2030 target.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

References

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Attachments

- Latest Broadmeadows Estates Site Plan
- Emission Summary
- CalEEMod Modeling Output

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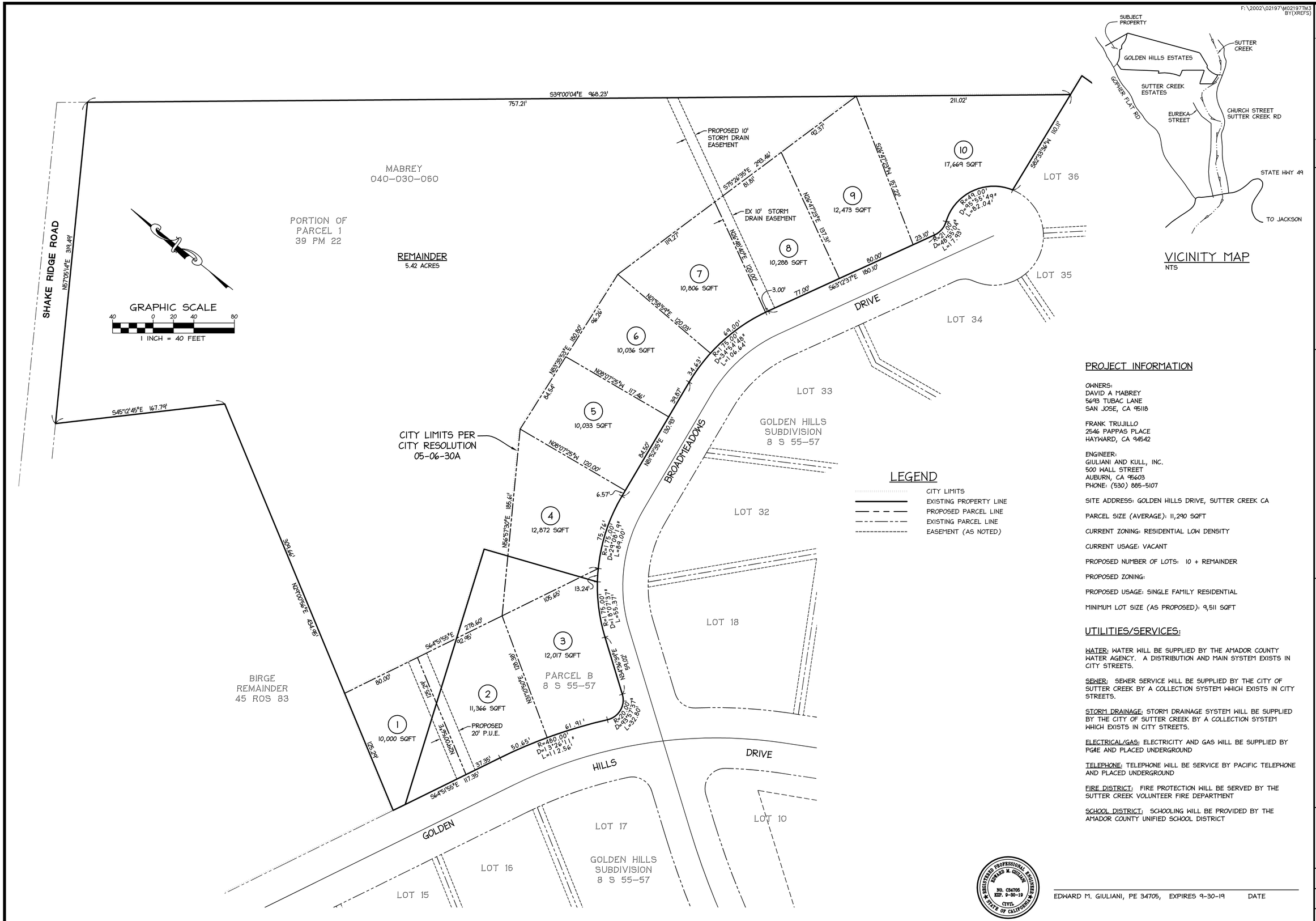


VICINITY MAP
NTS

LEGEND

- CITY LIMITS
- EXISTING PROPERTY LINE
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE
- EASEMENT (AS NOTED)

PROJECT INFORMATION

OWNERS:
DAVID A MABREY
5693 TUBAC LANE
SAN JOSE, CA 95118

FRANK TRUJILLO
2546 PAPPAS PLACE
HAYWARD, CA 94542

ENGINEER:
GIULIANI AND KULL, INC.
500 WALL STREET
AUBURN, CA 95603
PHONE: (530) 885-5107

SITE ADDRESS: GOLDEN HILLS DRIVE, SUTTER CREEK CA

PARCEL SIZE (AVERAGE): 11,290 SQFT

CURRENT ZONING: RESIDENTIAL LOW DENSITY

CURRENT USAGE: VACANT

PROPOSED NUMBER OF LOTS: 10 + REMAINDER

PROPOSED ZONING:

PROPOSED USAGE: SINGLE FAMILY RESIDENTIAL

MINIMUM LOT SIZE (AS PROPOSED): 9,511 SQFT

UTILITIES/SERVICES:

WATER: WATER WILL BE SUPPLIED BY THE AMADOR COUNTY WATER AGENCY. A DISTRIBUTION AND MAIN SYSTEM EXISTS IN CITY STREETS.

SEWER: SEWER SERVICE WILL BE SUPPLIED BY THE CITY OF SUTTER CREEK BY A COLLECTION SYSTEM WHICH EXISTS IN CITY STREETS.

STORM DRAINAGE: STORM DRAINAGE SYSTEM WILL BE SUPPLIED BY THE CITY OF SUTTER CREEK BY A COLLECTION SYSTEM WHICH EXISTS IN CITY STREETS.

ELECTRICAL/GAS: ELECTRICITY AND GAS WILL BE SUPPLIED BY PG&E AND PLACED UNDERGROUND

TELEPHONE: TELEPHONE WILL BE SERVICE BY PACIFIC TELEPHONE AND PLACED UNDERGROUND

FIRE DISTRICT: FIRE PROTECTION WILL BE SERVED BY THE SUTTER CREEK VOLUNTEER FIRE DEPARTMENT

SCHOOL DISTRICT: SCHOOLING WILL BE PROVIDED BY THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT

REGISTERED PROFESSIONAL ENGINEER
EDWARD M. GIULIANI
NO. C34705
EXP. 9-30-19
CIVIL
STATE OF CALIFORNIA

EDWARD M. GIULIANI, PE 34705, EXPIRES 9-30-19 DATE

SCALE 1"=40' | DRAWN BY TG | DESIGNED BY TG | CHECKED BY EG

REVISIONS | DATE

Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
500 Wall Street, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

BROAD MEADOWS ESTATES
BROADMEADOWS DRIVE
SUTTER CREEK, CALIFORNIA

VESTING TENTATIVE MAP

SHEET 1
OF 1 SHEETS
DATE SEP 5, 2017
JOB NO. 02197

Broadmeadows Estates Emission Summary

2018 Construction Emissions

Construction Emissions Summer Daily	ROG	NOX	PM10	PM2.5	CO	SO2
2018	56.62	24.68	8.01	4.63	18.55	0.03

Construction Emissions Winter Daily	ROG	NOX	PM10	PM2.5	CO	SO2
2018	56.62	24.70	8.01	4.63	18.44	0.03

2018 Operational Emissions

Unmitigated Operational Emissions Summer Daily	ROG	NOX	PM10	PM2.5	CO	SO2
Area	15.87	0.22	2.65	2.65	19.68	0.01
Energy	0.01	0.08	0.01	0.01	0.03	0.00
Mobile	0.70	1.47	0.78	0.22	6.59	0.01
Total	**16.58**	**1.77**	**3.44**	**2.88**	**26.31**	**0.02**

Unmitigated Operational Emissions Winter Daily	ROG	NOX	PM10	PM2.5	CO	SO2
Area	15.87	0.22	2.65	2.65	19.68	0.01
Energy	0.01	0.08	0.01	0.01	0.03	0.00
Mobile	0.66	1.64	0.78	0.22	6.52	0.01
Total	**16.54**	**1.94**	**3.44**	**2.88**	**26.24**	**0.02**

Construction GHG Emissions

Year	CO2e
2018	257.55
Total	**257.55**

Operational GHG Emissions

	2018
Area	15.24
Energy	38.98
Mobile	129.22
Waste	3.30
Water	2.26
Total	**189.00**
Construction	0.00
Total with Amortized Const	**189.00**

CalEEMod Modeling Results - Winter Daily

Broadmeadows Estates

Amador County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	10.00	Dwelling Unit	2.70	18,000.00	29

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	63
Climate Zone	2			**Operational Year**	2018
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Site Plan Acreage

Construction Phase -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	3.25	2.70
tblProjectCharacteristics	OperationalYear	2014	2018
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	56.6192	24.6963	18.4389	0.0256	6.6801	1.3341	8.0142	3.4014	1.2274	4.6287	0.0000	2,476.4885	2,476.4885	0.7516	0.0000	2,492.2724
Total	**56.6192**	**24.6963**	**18.4389**	**0.0256**	**6.6801**	**1.3341**	**8.0142**	**3.4014**	**1.2274**	**4.6287**	**0.0000**	**2,476.4885**	**2,476.4885**	**0.7516**	**0.0000**	**2,492.2724**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	56.6192	24.6963	18.4389	0.0256	3.0763	1.3341	4.4104	1.5492	1.2274	2.7766	0.0000	2,476.4885	2,476.4885	0.7516	0.0000	2,492.2724
Total	**56.6192**	**24.6963**	**18.4389**	**0.0256**	**3.0763**	**1.3341**	**4.4104**	**1.5492**	**1.2274**	**2.7766**	**0.0000**	**2,476.4885**	**2,476.4885**	**0.7516**	**0.0000**	**2,492.2724**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**53.95**	**0.00**	**44.97**	**54.45**	**0.00**	**40.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582
Energy	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Mobile	0.6571	1.6376	6.5185	9.8000e-003	0.7664	0.0176	0.7840	0.2054	0.0162	0.2216		811.0210	811.0210	0.0417		811.8976
Total	**16.5357**	**1.9360**	**26.2367**	**0.0177**	**0.7664**	**2.6774**	**3.4438**	**0.2054**	**2.6759**	**2.8813**	**277.7173**	**1,032.6089**	**1,310.3262**	**0.3015**	**0.0237**	**1,324.0182**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582
Energy	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Mobile	0.6571	1.6376	6.5185	9.8000e-003	0.7664	0.0176	0.7840	0.2054	0.0162	0.2216		811.0210	811.0210	0.0417		811.8976
Total	**16.5357**	**1.9360**	**26.2367**	**0.0177**	**0.7664**	**2.6774**	**3.4438**	**0.2054**	**2.6759**	**2.8813**	**277.7173**	**1,032.6089**	**1,310.3262**	**0.3015**	**0.0237**	**1,324.0182**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2018	1/3/2018	5	3	
2	Grading	Grading	1/4/2018	1/11/2018	5	6	
3	Building Construction	Building Construction	1/12/2018	11/15/2018	5	220	
4	Paving	Paving	11/16/2018	11/29/2018	5	10	
5	Architectural Coating	Architectural Coating	11/30/2018	12/13/2018	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 36,450; Residential Outdoor: 12,150; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Scrapers	1	8.00	361	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	4.00	1.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	2.1932	24.5707	15.3552	0.0238		1.1803	1.1803		1.0859	1.0859		2,399.3596	2,399.3596	0.7470		2,415.0456
Total	**2.1932**	**24.5707**	**15.3552**	**0.0238**	**1.5908**	**1.1803**	**2.7711**	**0.1718**	**1.0859**	**1.2577**		**2,399.3596**	**2,399.3596**	**0.7470**		**2,415.0456**

3.2 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0424	0.0700	0.5757	1.0200e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		77.1289	77.1289	4.6600e-003		77.2267
Total	**0.0424**	**0.0700**	**0.5757**	**1.0200e-003**	**0.1022**	**6.8000e-004**	**0.1029**	**0.0271**	**6.3000e-004**	**0.0277**		**77.1289**	**77.1289**	**4.6600e-003**		**77.2267**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7158	0.0000	0.7158	0.0773	0.0000	0.0773			0.0000			0.0000
Off-Road	2.1932	24.5707	15.3552	0.0238		1.1803	1.1803		1.0859	1.0859	0.0000	2,399.3596	2,399.3596	0.7470		2,415.0456
Total	**2.1932**	**24.5707**	**15.3552**	**0.0238**	**0.7158**	**1.1803**	**1.8962**	**0.0773**	**1.0859**	**1.1632**	**0.0000**	**2,399.3596**	**2,399.3596**	**0.7470**		**2,415.0456**

3.2 Site Preparation - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0424	0.0700	0.5757	1.0200e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		77.1289	77.1289	4.6600e-003		77.2267
Total	**0.0424**	**0.0700**	**0.5757**	**1.0200e-003**	**0.1022**	**6.8000e-004**	**0.1029**	**0.0271**	**6.3000e-004**	**0.0277**		**77.1289**	**77.1289**	**4.6600e-003**		**77.2267**

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.3737	24.6088	17.7193	0.0205		1.3333	1.3333		1.2266	1.2266		2,069.3914	2,069.3914	0.6442		2,082.9202
Total	**2.3737**	**24.6088**	**17.7193**	**0.0205**	**6.5523**	**1.3333**	**7.8856**	**3.3675**	**1.2266**	**4.5941**		**2,069.3914**	**2,069.3914**	**0.6442**		**2,082.9202**

3.3 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0529	0.0875	0.7196	1.2700e-003	0.1277	8.5000e-004	0.1286	0.0339	7.8000e-004	0.0347		96.4111	96.4111	5.8200e-003		96.5334
Total	**0.0529**	**0.0875**	**0.7196**	**1.2700e-003**	**0.1277**	**8.5000e-004**	**0.1286**	**0.0339**	**7.8000e-004**	**0.0347**		**96.4111**	**96.4111**	**5.8200e-003**		**96.5334**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9486	0.0000	2.9486	1.5154	0.0000	1.5154			0.0000			0.0000
Off-Road	2.3737	24.6088	17.7193	0.0205		1.3333	1.3333		1.2266	1.2266	0.0000	2,069.3914	2,069.3914	0.6442		2,082.9202
Total	**2.3737**	**24.6088**	**17.7193**	**0.0205**	**2.9486**	**1.3333**	**4.2818**	**1.5154**	**1.2266**	**2.7420**	**0.0000**	**2,069.3914**	**2,069.3914**	**0.6442**		**2,082.9202**

3.3 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0529	0.0875	0.7196	1.2700e-003	0.1277	8.5000e-004	0.1286	0.0339	7.8000e-004	0.0347		96.4111	96.4111	5.8200e-003		96.5334
Total	**0.0529**	**0.0875**	**0.7196**	**1.2700e-003**	**0.1277**	**8.5000e-004**	**0.1286**	**0.0339**	**7.8000e-004**	**0.0347**		**96.4111**	**96.4111**	**5.8200e-003**		**96.5334**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992		2,317.2089	2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**		**2,317.2089**	**2,317.2089**	**0.4980**		**2,327.6664**

3.4 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0221	0.0831	0.3661	2.1000e-004	5.9500e-003	1.0700e-003	7.0200e-003	1.6900e-003	9.9000e-004	2.6800e-003		19.7331	19.7331	1.6000e-004		19.7364
Worker	0.0212	0.0350	0.2879	5.1000e-004	0.0511	3.4000e-004	0.0514	0.0136	3.1000e-004	0.0139		38.5644	38.5644	2.3300e-003		38.6134
Total	**0.0433**	**0.1181**	**0.6540**	**7.2000e-004**	**0.0570**	**1.4100e-003**	**0.0585**	**0.0152**	**1.3000e-003**	**0.0165**		**58.2975**	**58.2975**	**2.4900e-003**		**58.3497**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992	0.0000	2,317.2089	2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**	**0.0000**	**2,317.2089**	**2,317.2089**	**0.4980**		**2,327.6664**

3.4 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0221	0.0831	0.3661	2.1000e-004	5.9500e-003	1.0700e-003	7.0200e-003	1.6900e-003	9.9000e-004	2.6800e-003		19.7331	19.7331	1.6000e-004		19.7364
Worker	0.0212	0.0350	0.2879	5.1000e-004	0.0511	3.4000e-004	0.0514	0.0136	3.1000e-004	0.0139		38.5644	38.5644	2.3300e-003		38.6134
Total	**0.0433**	**0.1181**	**0.6540**	**7.2000e-004**	**0.0570**	**1.4100e-003**	**0.0585**	**0.0152**	**1.3000e-003**	**0.0165**		**58.2975**	**58.2975**	**2.4900e-003**		**58.3497**

3.5 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3885	14.0727	11.8278	0.0176		0.8417	0.8417		0.7755	0.7755		1,749.8334	1,749.8334	0.5343		1,761.0529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3885**	**14.0727**	**11.8278**	**0.0176**		**0.8417**	**0.8417**		**0.7755**	**0.7755**		**1,749.8334**	**1,749.8334**	**0.5343**		**1,761.0529**

3.5 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0794	0.1313	1.0795	1.9100e-003	0.1916	1.2800e-003	0.1929	0.0508	1.1800e-003	0.0520		144.6166	144.6166	8.7400e-003		144.8001
Total	**0.0794**	**0.1313**	**1.0795**	**1.9100e-003**	**0.1916**	**1.2800e-003**	**0.1929**	**0.0508**	**1.1800e-003**	**0.0520**		**144.6166**	**144.6166**	**8.7400e-003**		**144.8001**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3885	14.0727	11.8278	0.0176		0.8417	0.8417		0.7755	0.7755	0.0000	1,749.8334	1,749.8334	0.5343		1,761.0529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3885**	**14.0727**	**11.8278**	**0.0176**		**0.8417**	**0.8417**		**0.7755**	**0.7755**	**0.0000**	**1,749.8334**	**1,749.8334**	**0.5343**		**1,761.0529**

3.5 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0794	0.1313	1.0795	1.9100e-003	0.1916	1.2800e-003	0.1929	0.0508	1.1800e-003	0.0520		144.6166	144.6166	8.7400e-003		144.8001
Total	**0.0794**	**0.1313**	**1.0795**	**1.9100e-003**	**0.1916**	**1.2800e-003**	**0.1929**	**0.0508**	**1.1800e-003**	**0.0520**		**144.6166**	**144.6166**	**8.7400e-003**		**144.8001**

3.6 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	56.3153					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102
Total	**56.6139**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**		**281.4485**	**281.4485**	**0.0267**		**282.0102**

3.6 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.2900e-003	8.7500e-003	0.0720	1.3000e-004	0.0128	9.0000e-005	0.0129	3.3900e-003	8.0000e-005	3.4700e-003		9.6411	9.6411	5.8000e-004		9.6533
Total	**5.2900e-003**	**8.7500e-003**	**0.0720**	**1.3000e-004**	**0.0128**	**9.0000e-005**	**0.0129**	**3.3900e-003**	**8.0000e-005**	**3.4700e-003**		**9.6411**	**9.6411**	**5.8000e-004**		**9.6533**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	56.3153					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.0102
Total	**56.6139**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**	**0.0000**	**281.4485**	**281.4485**	**0.0267**		**282.0102**

3.6 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.2900e-003	8.7500e-003	0.0720	1.3000e-004	0.0128	9.0000e-005	0.0129	3.3900e-003	8.0000e-005	3.4700e-003		9.6411	9.6411	5.8000e-004		9.6533
Total	**5.2900e-003**	**8.7500e-003**	**0.0720**	**1.3000e-004**	**0.0128**	**9.0000e-005**	**0.0129**	**3.3900e-003**	**8.0000e-005**	**3.4700e-003**		**9.6411**	**9.6411**	**5.8000e-004**		**9.6533**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6571	1.6376	6.5185	9.8000e-003	0.7664	0.0176	0.7840	0.2054	0.0162	0.2216		811.0210	811.0210	0.0417		811.8976
Unmitigated	0.6571	1.6376	6.5185	9.8000e-003	0.7664	0.0176	0.7840	0.2054	0.0162	0.2216		811.0210	811.0210	0.0417		811.8976

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	340,372	340,372
Total	95.70	100.80	87.70	340,372	340,372

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	16.80	7.10	7.90	37.30	20.70	42.00	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.381673	0.108471	0.168620	0.179219	0.094165	0.012144	0.027973	0.006035	0.001833	0.001043	0.010312	0.001497	0.007014

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
NaturalGas Unmitigated	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	880.87	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Total		**9.5000e-003**	**0.0812**	**0.0345**	**5.2000e-004**		**6.5600e-003**	**6.5600e-003**		**6.5600e-003**	**6.5600e-003**		**103.6318**	**103.6318**	**1.9900e-003**	**1.9000e-003**	**104.2625**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	0.88087	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Total		**9.5000e-003**	**0.0812**	**0.0345**	**5.2000e-004**		**6.5600e-003**	**6.5600e-003**		**6.5600e-003**	**6.5600e-003**		**103.6318**	**103.6318**	**1.9900e-003**	**1.9000e-003**	**104.2625**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582
Unmitigated	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3852					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	15.3040	0.2076	18.8528	7.3600e-003		2.6487	2.6487		2.6486	2.6486	277.7173	116.4706	394.1879	0.2563	0.0218	406.3417
Landscaping	0.0256	9.6400e-003	0.8309	4.0000e-005		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		1.4855	1.4855	1.4700e-003		1.5164
Total	**15.8691**	**0.2173**	**19.6837**	**7.4000e-003**		**2.6532**	**2.6532**		**2.6532**	**2.6532**	**277.7173**	**117.9561**	**395.6734**	**0.2578**	**0.0218**	**407.8582**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3852					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	15.3040	0.2076	18.8528	7.3600e-003		2.6487	2.6487		2.6486	2.6486	277.7173	116.4706	394.1879	0.2563	0.0218	406.3417
Landscaping	0.0256	9.6400e-003	0.8309	4.0000e-005		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		1.4855	1.4855	1.4700e-003		1.5164
Total	**15.8691**	**0.2173**	**19.6837**	**7.4000e-003**		**2.6532**	**2.6532**		**2.6532**	**2.6532**	**277.7173**	**117.9561**	**395.6734**	**0.2578**	**0.0218**	**407.8582**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

CalEEMod Modeling Results - Summer Daily

Broadmeadows Estates

Amador County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	10.00	Dwelling Unit	2.70	18,000.00	29

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	63
Climate Zone	2			**Operational Year**	2018
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Site Plan Acreage

Construction Phase -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	3.25	2.70
tblProjectCharacteristics	OperationalYear	2014	2018
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	56.6200	24.6821	18.5504	0.0257	6.6801	1.3341	8.0142	3.4014	1.2274	4.6287	0.0000	2,486.7577	2,486.7577	0.7516	0.0000	2,502.5415
Total	**56.6200**	**24.6821**	**18.5504**	**0.0257**	**6.6801**	**1.3341**	**8.0142**	**3.4014**	**1.2274**	**4.6287**	**0.0000**	**2,486.7577**	**2,486.7577**	**0.7516**	**0.0000**	**2,502.5415**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2018	56.6200	24.6821	18.5504	0.0257	3.0763	1.3341	4.4104	1.5492	1.2274	2.7766	0.0000	2,486.7577	2,486.7577	0.7516	0.0000	2,502.5415
Total	**56.6200**	**24.6821**	**18.5504**	**0.0257**	**3.0763**	**1.3341**	**4.4104**	**1.5492**	**1.2274**	**2.7766**	**0.0000**	**2,486.7577**	**2,486.7577**	**0.7516**	**0.0000**	**2,502.5415**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	53.95	0.00	44.97	54.45	0.00	40.01	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582
Energy	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Mobile	0.7030	1.4665	6.5932	0.0107	0.7664	0.0175	0.7839	0.2054	0.0161	0.2215		883.0239	883.0239	0.0417		883.9002
Total	**16.5816**	**1.7650**	**26.3114**	**0.0187**	**0.7664**	**2.6773**	**3.4437**	**0.2054**	**2.6758**	**2.8812**	**277.7173**	**1,104.6118**	**1,382.3292**	**0.3015**	**0.0237**	**1,396.0209**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582
Energy	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Mobile	0.7030	1.4665	6.5932	0.0107	0.7664	0.0175	0.7839	0.2054	0.0161	0.2215		883.0239	883.0239	0.0417		883.9002
Total	**16.5816**	**1.7650**	**26.3114**	**0.0187**	**0.7664**	**2.6773**	**3.4437**	**0.2054**	**2.6758**	**2.8812**	**277.7173**	**1,104.6118**	**1,382.3292**	**0.3015**	**0.0237**	**1,396.0209**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2018	1/3/2018	5	3	
2	Grading	Grading	1/4/2018	1/11/2018	5	6	
3	Building Construction	Building Construction	1/12/2018	11/15/2018	5	220	
4	Paving	Paving	11/16/2018	11/29/2018	5	10	
5	Architectural Coating	Architectural Coating	11/30/2018	12/13/2018	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 36,450; Residential Outdoor: 12,150; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Scrapers	1	8.00	361	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	4.00	1.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	2.1932	24.5707	15.3552	0.0238		1.1803	1.1803		1.0859	1.0859		2,399.3596	2,399.3596	0.7470		2,415.0456
Total	**2.1932**	**24.5707**	**15.3552**	**0.0238**	**1.5908**	**1.1803**	**2.7711**	**0.1718**	**1.0859**	**1.2577**		**2,399.3596**	**2,399.3596**	**0.7470**		**2,415.0456**

3.2 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0485	0.0587	0.6649	1.1500e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		87.3980	87.3980	4.6600e-003		87.4959
Total	**0.0485**	**0.0587**	**0.6649**	**1.1500e-003**	**0.1022**	**6.8000e-004**	**0.1029**	**0.0271**	**6.3000e-004**	**0.0277**		**87.3980**	**87.3980**	**4.6600e-003**		**87.4959**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7158	0.0000	0.7158	0.0773	0.0000	0.0773			0.0000			0.0000
Off-Road	2.1932	24.5707	15.3552	0.0238		1.1803	1.1803		1.0859	1.0859	0.0000	2,399.3596	2,399.3596	0.7470		2,415.0456
Total	**2.1932**	**24.5707**	**15.3552**	**0.0238**	**0.7158**	**1.1803**	**1.8962**	**0.0773**	**1.0859**	**1.1632**	**0.0000**	**2,399.3596**	**2,399.3596**	**0.7470**		**2,415.0456**

3.2 Site Preparation - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0485	0.0587	0.6649	1.1500e-003	0.1022	6.8000e-004	0.1029	0.0271	6.3000e-004	0.0277		87.3980	87.3980	4.6600e-003		87.4959
Total	**0.0485**	**0.0587**	**0.6649**	**1.1500e-003**	**0.1022**	**6.8000e-004**	**0.1029**	**0.0271**	**6.3000e-004**	**0.0277**		**87.3980**	**87.3980**	**4.6600e-003**		**87.4959**

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.3737	24.6088	17.7193	0.0205		1.3333	1.3333		1.2266	1.2266		2,069.3914	2,069.3914	0.6442		2,082.9202
Total	**2.3737**	**24.6088**	**17.7193**	**0.0205**	**6.5523**	**1.3333**	**7.8856**	**3.3675**	**1.2266**	**4.5941**		**2,069.3914**	**2,069.3914**	**0.6442**		**2,082.9202**

3.3 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0606	0.0733	0.8311	1.4400e-003	0.1277	8.5000e-004	0.1286	0.0339	7.8000e-004	0.0347		109.2476	109.2476	5.8200e-003		109.3699
Total	**0.0606**	**0.0733**	**0.8311**	**1.4400e-003**	**0.1277**	**8.5000e-004**	**0.1286**	**0.0339**	**7.8000e-004**	**0.0347**		**109.2476**	**109.2476**	**5.8200e-003**		**109.3699**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9486	0.0000	2.9486	1.5154	0.0000	1.5154			0.0000			0.0000
Off-Road	2.3737	24.6088	17.7193	0.0205		1.3333	1.3333		1.2266	1.2266	0.0000	2,069.3914	2,069.3914	0.6442		2,082.9202
Total	**2.3737**	**24.6088**	**17.7193**	**0.0205**	**2.9486**	**1.3333**	**4.2818**	**1.5154**	**1.2266**	**2.7420**	**0.0000**	**2,069.3914**	**2,069.3914**	**0.6442**		**2,082.9202**

3.3 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0606	0.0733	0.8311	1.4400e-003	0.1277	8.5000e-004	0.1286	0.0339	7.8000e-004	0.0347		109.2476	109.2476	5.8200e-003		109.3699
Total	**0.0606**	**0.0733**	**0.8311**	**1.4400e-003**	**0.1277**	**8.5000e-004**	**0.1286**	**0.0339**	**7.8000e-004**	**0.0347**		**109.2476**	**109.2476**	**5.8200e-003**		**109.3699**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992		2,317.2089	2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**		**2,317.2089**	**2,317.2089**	**0.4980**		**2,327.6664**

3.4 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0164	0.0778	0.2368	2.1000e-004	5.9500e-003	1.0600e-003	7.0100e-003	1.6900e-003	9.7000e-004	2.6700e-003		19.9097	19.9097	1.5000e-004		19.9129
Worker	0.0243	0.0293	0.3324	5.8000e-004	0.0511	3.4000e-004	0.0514	0.0136	3.1000e-004	0.0139		43.6990	43.6990	2.3300e-003		43.7480
Total	**0.0406**	**0.1072**	**0.5692**	**7.9000e-004**	**0.0570**	**1.4000e-003**	**0.0584**	**0.0152**	**1.2800e-003**	**0.0165**		**63.6087**	**63.6087**	**2.4800e-003**		**63.6608**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.9004	20.5600	15.6637	0.0249		1.2511	1.2511		1.1992	1.1992	0.0000	2,317.2089	2,317.2089	0.4980		2,327.6664
Total	**2.9004**	**20.5600**	**15.6637**	**0.0249**		**1.2511**	**1.2511**		**1.1992**	**1.1992**	**0.0000**	**2,317.2089**	**2,317.2089**	**0.4980**		**2,327.6664**

3.4 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0164	0.0778	0.2368	2.1000e-004	5.9500e-003	1.0600e-003	7.0100e-003	1.6900e-003	9.7000e-004	2.6700e-003		19.9097	19.9097	1.5000e-004		19.9129
Worker	0.0243	0.0293	0.3324	5.8000e-004	0.0511	3.4000e-004	0.0514	0.0136	3.1000e-004	0.0139		43.6990	43.6990	2.3300e-003		43.7480
Total	**0.0406**	**0.1072**	**0.5692**	**7.9000e-004**	**0.0570**	**1.4000e-003**	**0.0584**	**0.0152**	**1.2800e-003**	**0.0165**		**63.6087**	**63.6087**	**2.4800e-003**		**63.6608**

3.5 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3885	14.0727	11.8278	0.0176		0.8417	0.8417		0.7755	0.7755		1,749.8334	1,749.8334	0.5343		1,761.0529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3885**	**14.0727**	**11.8278**	**0.0176**		**0.8417**	**0.8417**		**0.7755**	**0.7755**		**1,749.8334**	**1,749.8334**	**0.5343**		**1,761.0529**

3.5 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0909	0.1100	1.2466	2.1700e-003	0.1916	1.2800e-003	0.1929	0.0508	1.1800e-003	0.0520		163.8713	163.8713	8.7400e-003		164.0548
Total	**0.0909**	**0.1100**	**1.2466**	**2.1700e-003**	**0.1916**	**1.2800e-003**	**0.1929**	**0.0508**	**1.1800e-003**	**0.0520**		**163.8713**	**163.8713**	**8.7400e-003**		**164.0548**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3885	14.0727	11.8278	0.0176		0.8417	0.8417		0.7755	0.7755	0.0000	1,749.8334	1,749.8334	0.5343		1,761.0529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**1.3885**	**14.0727**	**11.8278**	**0.0176**		**0.8417**	**0.8417**		**0.7755**	**0.7755**	**0.0000**	**1,749.8334**	**1,749.8334**	**0.5343**		**1,761.0529**

3.5 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0909	0.1100	1.2466	2.1700e-003	0.1916	1.2800e-003	0.1929	0.0508	1.1800e-003	0.0520		163.8713	163.8713	8.7400e-003		164.0548
Total	**0.0909**	**0.1100**	**1.2466**	**2.1700e-003**	**0.1916**	**1.2800e-003**	**0.1929**	**0.0508**	**1.1800e-003**	**0.0520**		**163.8713**	**163.8713**	**8.7400e-003**		**164.0548**

3.6 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	56.3153					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102
Total	**56.6139**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**		**281.4485**	**281.4485**	**0.0267**		**282.0102**

3.6 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	6.0600e-003	7.3300e-003	0.0831	1.4000e-004	0.0128	9.0000e-005	0.0129	3.3900e-003	8.0000e-005	3.4700e-003		10.9248	10.9248	5.8000e-004		10.9370
Total	**6.0600e-003**	**7.3300e-003**	**0.0831**	**1.4000e-004**	**0.0128**	**9.0000e-005**	**0.0129**	**3.3900e-003**	**8.0000e-005**	**3.4700e-003**		**10.9248**	**10.9248**	**5.8000e-004**		**10.9370**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	56.3153					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.0102
Total	**56.6139**	**2.0058**	**1.8542**	**2.9700e-003**		**0.1506**	**0.1506**		**0.1506**	**0.1506**	**0.0000**	**281.4485**	**281.4485**	**0.0267**		**282.0102**

3.6 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	6.0600e-003	7.3300e-003	0.0831	1.4000e-004	0.0128	9.0000e-005	0.0129	3.3900e-003	8.0000e-005	3.4700e-003		10.9248	10.9248	5.8000e-004		10.9370
Total	**6.0600e-003**	**7.3300e-003**	**0.0831**	**1.4000e-004**	**0.0128**	**9.0000e-005**	**0.0129**	**3.3900e-003**	**8.0000e-005**	**3.4700e-003**		**10.9248**	**10.9248**	**5.8000e-004**		**10.9370**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7030	1.4665	6.5932	0.0107	0.7664	0.0175	0.7839	0.2054	0.0161	0.2215		883.0239	883.0239	0.0417		883.9002
Unmitigated	0.7030	1.4665	6.5932	0.0107	0.7664	0.0175	0.7839	0.2054	0.0161	0.2215		883.0239	883.0239	0.0417		883.9002

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	340,372	340,372
Total	95.70	100.80	87.70	340,372	340,372

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	16.80	7.10	7.90	37.30	20.70	42.00	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.381673	0.108471	0.168620	0.179219	0.094165	0.012144	0.027973	0.006035	0.001833	0.001043	0.010312	0.001497	0.007014

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
NaturalGas Unmitigated	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	880.87	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Total		**9.5000e-003**	**0.0812**	**0.0345**	**5.2000e-004**		**6.5600e-003**	**6.5600e-003**		**6.5600e-003**	**6.5600e-003**		**103.6318**	**103.6318**	**1.9900e-003**	**1.9000e-003**	**104.2625**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Single Family Housing	0.88087	9.5000e-003	0.0812	0.0345	5.2000e-004		6.5600e-003	6.5600e-003		6.5600e-003	6.5600e-003		103.6318	103.6318	1.9900e-003	1.9000e-003	104.2625
Total		**9.5000e-003**	**0.0812**	**0.0345**	**5.2000e-004**		**6.5600e-003**	**6.5600e-003**		**6.5600e-003**	**6.5600e-003**		**103.6318**	**103.6318**	**1.9900e-003**	**1.9000e-003**	**104.2625**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582
Unmitigated	15.8691	0.2173	19.6837	7.4100e-003		2.6532	2.6532		2.6532	2.6532	277.7173	117.9561	395.6734	0.2578	0.0218	407.8582

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3852					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	15.3040	0.2076	18.8528	7.3600e-003		2.6487	2.6487		2.6486	2.6486	277.7173	116.4706	394.1879	0.2563	0.0218	406.3417
Landscaping	0.0256	9.6400e-003	0.8309	4.0000e-005		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		1.4855	1.4855	1.4700e-003		1.5164
Total	**15.8691**	**0.2173**	**19.6837**	**7.4000e-003**		**2.6532**	**2.6532**		**2.6532**	**2.6532**	**277.7173**	**117.9561**	**395.6734**	**0.2578**	**0.0218**	**407.8582**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1543					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3852					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	15.3040	0.2076	18.8528	7.3600e-003		2.6487	2.6487		2.6486	2.6486	277.7173	116.4706	394.1879	0.2563	0.0218	406.3417
Landscaping	0.0256	9.6400e-003	0.8309	4.0000e-005		4.5300e-003	4.5300e-003		4.5300e-003	4.5300e-003		1.4855	1.4855	1.4700e-003		1.5164
Total	**15.8691**	**0.2173**	**19.6837**	**7.4000e-003**		**2.6532**	**2.6532**		**2.6532**	**2.6532**	**277.7173**	**117.9561**	**395.6734**	**0.2578**	**0.0218**	**407.8582**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

CalEEMod Modeling Results - Annual

Broadmeadows Estates

Amador County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	10.00	Dwelling Unit	2.70	18,000.00	29

1.2 Other Project Characteristics

Urbanization	Rural	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	63
Climate Zone	2			**Operational Year**	2018
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Site Plan Acreage

Construction Phase -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	3.25	2.70
tblProjectCharacteristics	OperationalYear	2014	2018
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.6244	2.4663	1.9418	3.0300e-003	0.0296	0.1485	0.1781	0.0124	0.1420	0.1544	0.0000	256.3933	256.3933	0.0553	0.0000	257.5551
Total	**0.6244**	**2.4663**	**1.9418**	**3.0300e-003**	**0.0296**	**0.1485**	**0.1781**	**0.0124**	**0.1420**	**0.1544**	**0.0000**	**256.3933**	**256.3933**	**0.0553**	**0.0000**	**257.5551**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2018	0.6244	2.4663	1.9418	3.0300e-003	0.0175	0.1485	0.1660	6.6800e-003	0.1420	0.1487	0.0000	256.3930	256.3930	0.0553	0.0000	257.5548
Total	**0.6244**	**2.4663**	**1.9418**	**3.0300e-003**	**0.0175**	**0.1485**	**0.1660**	**6.6800e-003**	**0.1420**	**0.1487**	**0.0000**	**256.3930**	**256.3930**	**0.0553**	**0.0000**	**257.5548**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**40.99**	**0.00**	**6.81**	**46.04**	**0.00**	**3.69**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7282	9.3800e-003	0.8477	3.1000e-004		0.1090	0.1090		0.1090	0.1090	10.3296	4.4534	14.7829	9.6500e-003	8.1000e-004	15.2375
Energy	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	38.7934	38.7934	1.3100e-003	5.2000e-004	38.9811
Mobile	0.1079	0.2721	1.0782	1.7200e-003	0.1270	3.0100e-003	0.1300	0.0342	2.7700e-003	0.0369	0.0000	129.0875	129.0875	6.5100e-003	0.0000	129.2241
Waste						0.0000	0.0000		0.0000	0.0000	1.4717	0.0000	1.4717	0.0870	0.0000	3.2981
Water						0.0000	0.0000		0.0000	0.0000	0.2067	1.4438	1.6505	0.0213	5.1000e-004	2.2573
Total	**0.8379**	**0.2963**	**1.9322**	**2.1200e-003**	**0.1270**	**0.1132**	**0.2402**	**0.0342**	**0.1130**	**0.1471**	**12.0080**	**173.7780**	**185.7860**	**0.1257**	**1.8400e-003**	**188.9982**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.7282	9.3800e-003	0.8477	3.1000e-004		0.1090	0.1090		0.1090	0.1090	10.3296	4.4534	14.7829	9.6500e-003	8.1000e-004	15.2375
Energy	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	38.7934	38.7934	1.3100e-003	5.2000e-004	38.9811
Mobile	0.1079	0.2721	1.0782	1.7200e-003	0.1270	3.0100e-003	0.1300	0.0342	2.7700e-003	0.0369	0.0000	129.0875	129.0875	6.5100e-003	0.0000	129.2241
Waste						0.0000	0.0000		0.0000	0.0000	1.4717	0.0000	1.4717	0.0870	0.0000	3.2981
Water						0.0000	0.0000		0.0000	0.0000	0.2067	1.4438	1.6505	0.0213	5.1000e-004	2.2570
Total	**0.8379**	**0.2963**	**1.9322**	**2.1200e-003**	**0.1270**	**0.1132**	**0.2402**	**0.0342**	**0.1130**	**0.1471**	**12.0080**	**173.7780**	**185.7860**	**0.1257**	**1.8400e-003**	**188.9978**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2018	1/3/2018	5	3	
2	Grading	Grading	1/4/2018	1/11/2018	5	6	
3	Building Construction	Building Construction	1/12/2018	11/15/2018	5	220	
4	Paving	Paving	11/16/2018	11/29/2018	5	10	
5	Architectural Coating	Architectural Coating	11/30/2018	12/13/2018	5	10	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 3

Acres of Paving: 0

Residential Indoor: 36,450; Residential Outdoor: 12,150; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	226	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Site Preparation	Graders	1	8.00	174	0.41
Paving	Pavers	1	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Paving	Paving Equipment	1	8.00	130	0.36
Site Preparation	Scrapers	1	8.00	361	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	4.00	1.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2900e-003	0.0369	0.0230	4.0000e-005		1.7700e-003	1.7700e-003		1.6300e-003	1.6300e-003	0.0000	3.2650	3.2650	1.0200e-003	0.0000	3.2863
Total	**3.2900e-003**	**0.0369**	**0.0230**	**4.0000e-005**	**2.3900e-003**	**1.7700e-003**	**4.1600e-003**	**2.6000e-004**	**1.6300e-003**	**1.8900e-003**	**0.0000**	**3.2650**	**3.2650**	**1.0200e-003**	**0.0000**	**3.2863**

3.2 Site Preparation - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	1.0000e-004	8.7000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1082	0.1082	1.0000e-005	0.0000	0.1084
Total	**6.0000e-005**	**1.0000e-004**	**8.7000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1082**	**0.1082**	**1.0000e-005**	**0.0000**	**0.1084**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.0700e-003	0.0000	1.0700e-003	1.2000e-004	0.0000	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2900e-003	0.0369	0.0230	4.0000e-005		1.7700e-003	1.7700e-003		1.6300e-003	1.6300e-003	0.0000	3.2650	3.2650	1.0200e-003	0.0000	3.2863
Total	**3.2900e-003**	**0.0369**	**0.0230**	**4.0000e-005**	**1.0700e-003**	**1.7700e-003**	**2.8400e-003**	**1.2000e-004**	**1.6300e-003**	**1.7500e-003**	**0.0000**	**3.2650**	**3.2650**	**1.0200e-003**	**0.0000**	**3.2863**

3.2 Site Preparation - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	1.0000e-004	8.7000e-004	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1082	0.1082	1.0000e-005	0.0000	0.1084
Total	**6.0000e-005**	**1.0000e-004**	**8.7000e-004**	**0.0000**	**1.5000e-004**	**0.0000**	**1.5000e-004**	**4.0000e-005**	**0.0000**	**4.0000e-005**	**0.0000**	**0.1082**	**0.1082**	**1.0000e-005**	**0.0000**	**0.1084**

3.3 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0197	0.0000	0.0197	0.0101	0.0000	0.0101	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1200e-003	0.0738	0.0532	6.0000e-005		4.0000e-003	4.0000e-003		3.6800e-003	3.6800e-003	0.0000	5.6320	5.6320	1.7500e-003	0.0000	5.6688
Total	**7.1200e-003**	**0.0738**	**0.0532**	**6.0000e-005**	**0.0197**	**4.0000e-003**	**0.0237**	**0.0101**	**3.6800e-003**	**0.0138**	**0.0000**	**5.6320**	**5.6320**	**1.7500e-003**	**0.0000**	**5.6688**

3.3 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	2.5000e-004	2.1700e-003	0.0000	3.7000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2706	0.2706	2.0000e-005	0.0000	0.2709
Total	**1.5000e-004**	**2.5000e-004**	**2.1700e-003**	**0.0000**	**3.7000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2706**	**0.2706**	**2.0000e-005**	**0.0000**	**0.2709**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.8500e-003	0.0000	8.8500e-003	4.5500e-003	0.0000	4.5500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.1200e-003	0.0738	0.0532	6.0000e-005		4.0000e-003	4.0000e-003		3.6800e-003	3.6800e-003	0.0000	5.6320	5.6320	1.7500e-003	0.0000	5.6688
Total	**7.1200e-003**	**0.0738**	**0.0532**	**6.0000e-005**	**8.8500e-003**	**4.0000e-003**	**0.0129**	**4.5500e-003**	**3.6800e-003**	**8.2300e-003**	**0.0000**	**5.6320**	**5.6320**	**1.7500e-003**	**0.0000**	**5.6688**

3.3 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	2.5000e-004	2.1700e-003	0.0000	3.7000e-004	0.0000	3.7000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.2706	0.2706	2.0000e-005	0.0000	0.2709
Total	**1.5000e-004**	**2.5000e-004**	**2.1700e-003**	**0.0000**	**3.7000e-004**	**0.0000**	**3.7000e-004**	**1.0000e-004**	**0.0000**	**1.0000e-004**	**0.0000**	**0.2706**	**0.2706**	**2.0000e-005**	**0.0000**	**0.2709**

3.4 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3190	2.2616	1.7230	2.7400e-003		0.1376	0.1376		0.1319	0.1319	0.0000	231.2350	231.2350	0.0497	0.0000	232.2786
Total	**0.3190**	**2.2616**	**1.7230**	**2.7400e-003**		**0.1376**	**0.1376**		**0.1319**	**0.1319**	**0.0000**	**231.2350**	**231.2350**	**0.0497**	**0.0000**	**232.2786**

3.4 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1000e-003	9.0300e-003	0.0336	2.0000e-005	6.3000e-004	1.2000e-004	7.5000e-004	1.8000e-004	1.1000e-004	2.9000e-004	0.0000	1.9794	1.9794	2.0000e-005	0.0000	1.9797
Worker	2.2400e-003	3.5900e-003	0.0318	6.0000e-005	5.4100e-003	4.0000e-005	5.4500e-003	1.4400e-003	3.0000e-005	1.4700e-003	0.0000	3.9680	3.9680	2.3000e-004	0.0000	3.9729
Total	**4.3400e-003**	**0.0126**	**0.0654**	**8.0000e-005**	**6.0400e-003**	**1.6000e-004**	**6.2000e-003**	**1.6200e-003**	**1.4000e-004**	**1.7600e-003**	**0.0000**	**5.9474**	**5.9474**	**2.5000e-004**	**0.0000**	**5.9526**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3190	2.2616	1.7230	2.7400e-003		0.1376	0.1376		0.1319	0.1319	0.0000	231.2347	231.2347	0.0497	0.0000	232.2783
Total	**0.3190**	**2.2616**	**1.7230**	**2.7400e-003**		**0.1376**	**0.1376**		**0.1319**	**0.1319**	**0.0000**	**231.2347**	**231.2347**	**0.0497**	**0.0000**	**232.2783**

3.4 Building Construction - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1000e-003	9.0300e-003	0.0336	2.0000e-005	6.3000e-004	1.2000e-004	7.5000e-004	1.8000e-004	1.1000e-004	2.9000e-004	0.0000	1.9794	1.9794	2.0000e-005	0.0000	1.9797
Worker	2.2400e-003	3.5900e-003	0.0318	6.0000e-005	5.4100e-003	4.0000e-005	5.4500e-003	1.4400e-003	3.0000e-005	1.4700e-003	0.0000	3.9680	3.9680	2.3000e-004	0.0000	3.9729
Total	**4.3400e-003**	**0.0126**	**0.0654**	**8.0000e-005**	**6.0400e-003**	**1.6000e-004**	**6.2000e-003**	**1.6200e-003**	**1.4000e-004**	**1.7600e-003**	**0.0000**	**5.9474**	**5.9474**	**2.5000e-004**	**0.0000**	**5.9526**

3.5 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.9400e-003	0.0704	0.0591	9.0000e-005		4.2100e-003	4.2100e-003		3.8800e-003	3.8800e-003	0.0000	7.9371	7.9371	2.4200e-003	0.0000	7.9880
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.9400e-003**	**0.0704**	**0.0591**	**9.0000e-005**		**4.2100e-003**	**4.2100e-003**		**3.8800e-003**	**3.8800e-003**	**0.0000**	**7.9371**	**7.9371**	**2.4200e-003**	**0.0000**	**7.9880**

3.5 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	6.1000e-004	5.4200e-003	1.0000e-005	9.2000e-004	1.0000e-005	9.3000e-004	2.5000e-004	1.0000e-005	2.5000e-004	0.0000	0.6764	0.6764	4.0000e-005	0.0000	0.6772
Total	**3.8000e-004**	**6.1000e-004**	**5.4200e-003**	**1.0000e-005**	**9.2000e-004**	**1.0000e-005**	**9.3000e-004**	**2.5000e-004**	**1.0000e-005**	**2.5000e-004**	**0.0000**	**0.6764**	**0.6764**	**4.0000e-005**	**0.0000**	**0.6772**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	6.9400e-003	0.0704	0.0591	9.0000e-005		4.2100e-003	4.2100e-003		3.8800e-003	3.8800e-003	0.0000	7.9371	7.9371	2.4200e-003	0.0000	7.9880
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**6.9400e-003**	**0.0704**	**0.0591**	**9.0000e-005**		**4.2100e-003**	**4.2100e-003**		**3.8800e-003**	**3.8800e-003**	**0.0000**	**7.9371**	**7.9371**	**2.4200e-003**	**0.0000**	**7.9880**

3.5 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.8000e-004	6.1000e-004	5.4200e-003	1.0000e-005	9.2000e-004	1.0000e-005	9.3000e-004	2.5000e-004	1.0000e-005	2.5000e-004	0.0000	0.6764	0.6764	4.0000e-005	0.0000	0.6772
Total	**3.8000e-004**	**6.1000e-004**	**5.4200e-003**	**1.0000e-005**	**9.2000e-004**	**1.0000e-005**	**9.3000e-004**	**2.5000e-004**	**1.0000e-005**	**2.5000e-004**	**0.0000**	**0.6764**	**0.6764**	**4.0000e-005**	**0.0000**	**0.6772**

3.6 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2816					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4900e-003	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2792
Total	**0.2831**	**0.0100**	**9.2700e-003**	**1.0000e-005**		**7.5000e-004**	**7.5000e-004**		**7.5000e-004**	**7.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**1.2000e-004**	**0.0000**	**1.2792**

3.6 Architectural Coating - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	3.6000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0451	0.0451	0.0000	0.0000	0.0452
Total	**3.0000e-005**	**4.0000e-005**	**3.6000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0451**	**0.0451**	**0.0000**	**0.0000**	**0.0452**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2816					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4900e-003	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2792
Total	**0.2831**	**0.0100**	**9.2700e-003**	**1.0000e-005**		**7.5000e-004**	**7.5000e-004**		**7.5000e-004**	**7.5000e-004**	**0.0000**	**1.2766**	**1.2766**	**1.2000e-004**	**0.0000**	**1.2792**

3.6 Architectural Coating - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	4.0000e-005	3.6000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0451	0.0451	0.0000	0.0000	0.0452
Total	**3.0000e-005**	**4.0000e-005**	**3.6000e-004**	**0.0000**	**6.0000e-005**	**0.0000**	**6.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0451**	**0.0451**	**0.0000**	**0.0000**	**0.0452**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1079	0.2721	1.0782	1.7200e-003	0.1270	3.0100e-003	0.1300	0.0342	2.7700e-003	0.0369	0.0000	129.0875	129.0875	6.5100e-003	0.0000	129.2241
Unmitigated	0.1079	0.2721	1.0782	1.7200e-003	0.1270	3.0100e-003	0.1300	0.0342	2.7700e-003	0.0369	0.0000	129.0875	129.0875	6.5100e-003	0.0000	129.2241

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	95.70	100.80	87.70	340,372	340,372
Total	95.70	100.80	87.70	340,372	340,372

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Single Family Housing	16.80	7.10	7.90	37.30	20.70	42.00	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.381673	0.108471	0.168620	0.179219	0.094165	0.012144	0.027973	0.006035	0.001833	0.001043	0.010312	0.001497	0.007014

4.4 Fleet Mix

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	21.6360	21.6360	9.8000e-004	2.0000e-004	21.7193
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	21.6360	21.6360	9.8000e-004	2.0000e-004	21.7193
NaturalGas Mitigated	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1574	17.1574	3.3000e-004	3.1000e-004	17.2618
NaturalGas Unmitigated	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1574	17.1574	3.3000e-004	3.1000e-004	17.2618

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	321518	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1574	17.1574	3.3000e-004	3.1000e-004	17.2618
Total		**1.7300e-003**	**0.0148**	**6.3000e-003**	**9.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**	**0.0000**	**17.1574**	**17.1574**	**3.3000e-004**	**3.1000e-004**	**17.2618**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Single Family Housing	321518	1.7300e-003	0.0148	6.3000e-003	9.0000e-005		1.2000e-003	1.2000e-003		1.2000e-003	1.2000e-003	0.0000	17.1574	17.1574	3.3000e-004	3.1000e-004	17.2618
Total		**1.7300e-003**	**0.0148**	**6.3000e-003**	**9.0000e-005**		**1.2000e-003**	**1.2000e-003**		**1.2000e-003**	**1.2000e-003**	**0.0000**	**17.1574**	**17.1574**	**3.3000e-004**	**3.1000e-004**	**17.2618**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	74373	21.6360	9.8000e-004	2.0000e-004	21.7193
Total		**21.6360**	**9.8000e-004**	**2.0000e-004**	**21.7193**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	74373	21.6360	9.8000e-004	2.0000e-004	21.7193
Total		**21.6360**	**9.8000e-004**	**2.0000e-004**	**21.7193**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.7282	9.3800e-003	0.8477	3.1000e-004		0.1090	0.1090		0.1090	0.1090	10.3296	4.4534	14.7829	9.6500e-003	8.1000e-004	15.2375
Unmitigated	0.7282	9.3800e-003	0.8477	3.1000e-004		0.1090	0.1090		0.1090	0.1090	10.3296	4.4534	14.7829	9.6500e-003	8.1000e-004	15.2375

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0282					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0703					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.6275	8.5100e-003	0.7730	3.0000e-004		0.1086	0.1086		0.1086	0.1086	10.3296	4.3321	14.6617	9.5300e-003	8.1000e-004	15.1137
Landscaping	2.3100e-003	8.7000e-004	0.0748	0.0000		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	0.1213	0.1213	1.2000e-004	0.0000	0.1238
Total	**0.7282**	**9.3800e-003**	**0.8478**	**3.0000e-004**		**0.1090**	**0.1090**		**0.1090**	**0.1090**	**10.3296**	**4.4534**	**14.7829**	**9.6500e-003**	**8.1000e-004**	**15.2375**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0282					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0703					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.6275	8.5100e-003	0.7730	3.0000e-004		0.1086	0.1086		0.1086	0.1086	10.3296	4.3321	14.6617	9.5300e-003	8.1000e-004	15.1137
Landscaping	2.3100e-003	8.7000e-004	0.0748	0.0000		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	0.1213	0.1213	1.2000e-004	0.0000	0.1238
Total	**0.7282**	**9.3800e-003**	**0.8478**	**3.0000e-004**		**0.1090**	**0.1090**		**0.1090**	**0.1090**	**10.3296**	**4.4534**	**14.7829**	**9.6500e-003**	**8.1000e-004**	**15.2375**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.6505	0.0213	5.1000e-004	2.2570
Unmitigated	1.6505	0.0213	5.1000e-004	2.2573

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	0.65154 / 0.410754	1.6505	0.0213	5.1000e-004	2.2573
Total		**1.6505**	**0.0213**	**5.1000e-004**	**2.2573**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	0.65154 / 0.410754	1.6505	0.0213	5.1000e-004	2.2570
Total		**1.6505**	**0.0213**	**5.1000e-004**	**2.2570**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.4717	0.0870	0.0000	3.2981
Unmitigated	1.4717	0.0870	0.0000	3.2981

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	7.25	1.4717	0.0870	0.0000	3.2981
Total		**1.4717**	**0.0870**	**0.0000**	**3.2981**

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	7.25	1.4717	0.0870	0.0000	3.2981
Total		**1.4717**	**0.0870**	**0.0000**	**3.2981**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Vegetation

Appendix B

ESR, Inc.
P.O. Box 4086
Oakhurst, CA 93644
(559) 683-5335 Office
(559) 760-0468 Direct
bill@esrinc.us

May 11, 2017

Bruce Baracco, Principal Planner
Baracco and Associates
40 Eureka Street
P.O. Box 401
Sutter Creek, CA 95685
(209) 304 - 0028 (Office)
baraccoplanner@comcast.net

RE: Biological Evaluation Letter Report
Broad Meadows Estates Project, City of Sutter Creek, CA

Dear Mr. Baracco,

At your request, ESR, Inc. (ESR) has prepared this letter report to provide the results of the reconnaissance level biological evaluation for the completion of the Broad Meadows Estates single family residential units. The project owners (Mr. David Mabrey and Mr. Frank Trujillo) have proposed completing the next phase of the existing Golden Hills Subdivision. The 10 parcels (averaging approximately 11,290 ft^2) that were assessed are currently developed with the graded pad sites, easements, and infrastructure (curbs, gutters, storm drains, electrical, water conveyance, etc.) already in place.

It is our understanding, following site visits on October 12, 2017, January 18-19, 2018, February 9, 2018, February 22, 2018, March 1, 2018 and April 22, 2018, including a subsequent meeting at your offices, that the project location lays within the limits of the City of Sutter Creek and that the City of Sutter Creek requested this letter report to complete the environmental documentation for this project. The information requested by the city from a qualified biological professional is to provide data regarding the environmental condition of the already developed project site in order to complete the project.

The results of our assessment indicate that the site is a developed site and the completion of the development would not hinder or impact any sensitive species or habitat. There were no impacts that were identified that would need the implementation of mitigation measures to reduce the impacts to less than significant.

The letter report includes a description of the site; the habitat located on the site with a habitat map; listings of the species identified within a nine USGS 7.5 minute quadrangle; a discussion of the impacts of the proposed development; and, suggested mitigation measures to reduce the impacts to “less than significant”, if needed. No potentially significant impacts are anticipated at this time.

ESR’s site and database search assessments coupled with this subsequent letter should provide the information to evaluate the biological resources at the site. The assessment was based on a series of site visits and a background review of the project location habitat and species by accessing various databases, which included the California Department of Fish and Wildlife California Natural Diversity Database, U.S. Fish & Wildlife Service Information, Planning, and Conservation System (IPaC) lists; California Native Plant Society Rare and Threatened Species Lists, National Wetlands Inventory; and Natural Resources Soil Inventory, etc. to evaluate potential biological concerns.

ESR has completed a review of the data provided in these documents and the results of those studies corroborate the information acquired from the site visits. The site did not exhibit any habitat that would be utilized by any of the special status species due primarily to the advanced state of development at the location and the surrounding residential units. ESR, Inc. is not proposing to conduct any further protocol or reconnaissance level surveys for sensitive species. The closest species listing (Wedge prairie grass) is approximately 2 miles south of the project location and in a different watershed.

The site exhibits no wetlands, open water, seasonal or ephemeral drainages, vernal pools, or any other feature that would meet any criteria as jurisdictional under the Clean Water Act; therefore, no wetland assessments was needed or conducted.

As previously stated, the site has been completely developed with the graded pad sites, easements, and infrastructure (curbs, gutters, storm drains, electrical, water conveyance, etc.) already in place. The areas that are not barren have been inhabited by ruderal weed species of which none are special status species. There are a few areas that have been overtaken by noxious weeks such as thistle and medusa grass. Further development of the site should reduce these noxious weed outbreaks.

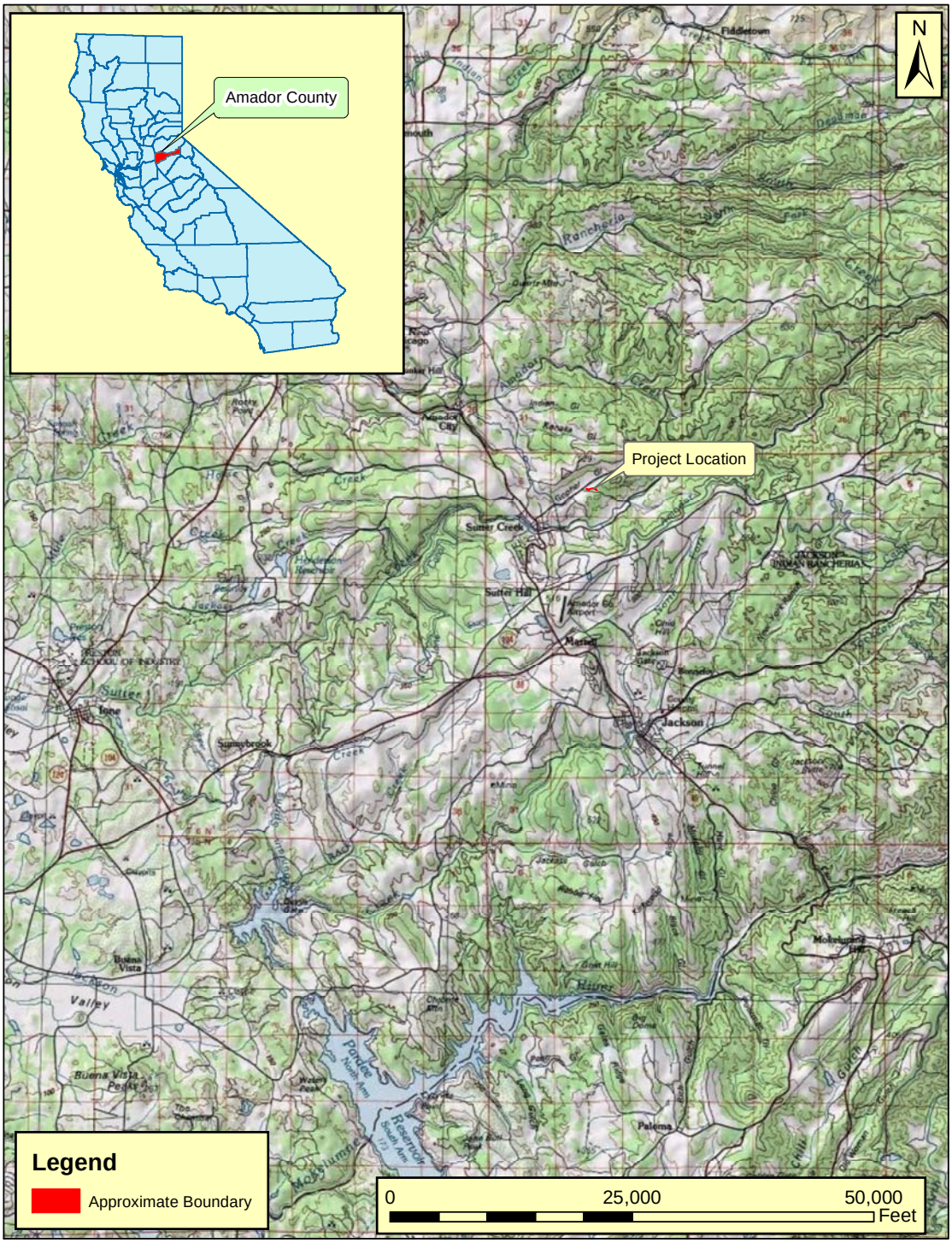


Figure 1 - Broad Meadows Vicinity Map

Figure 2 - Broad Meadows Aerial Site Map

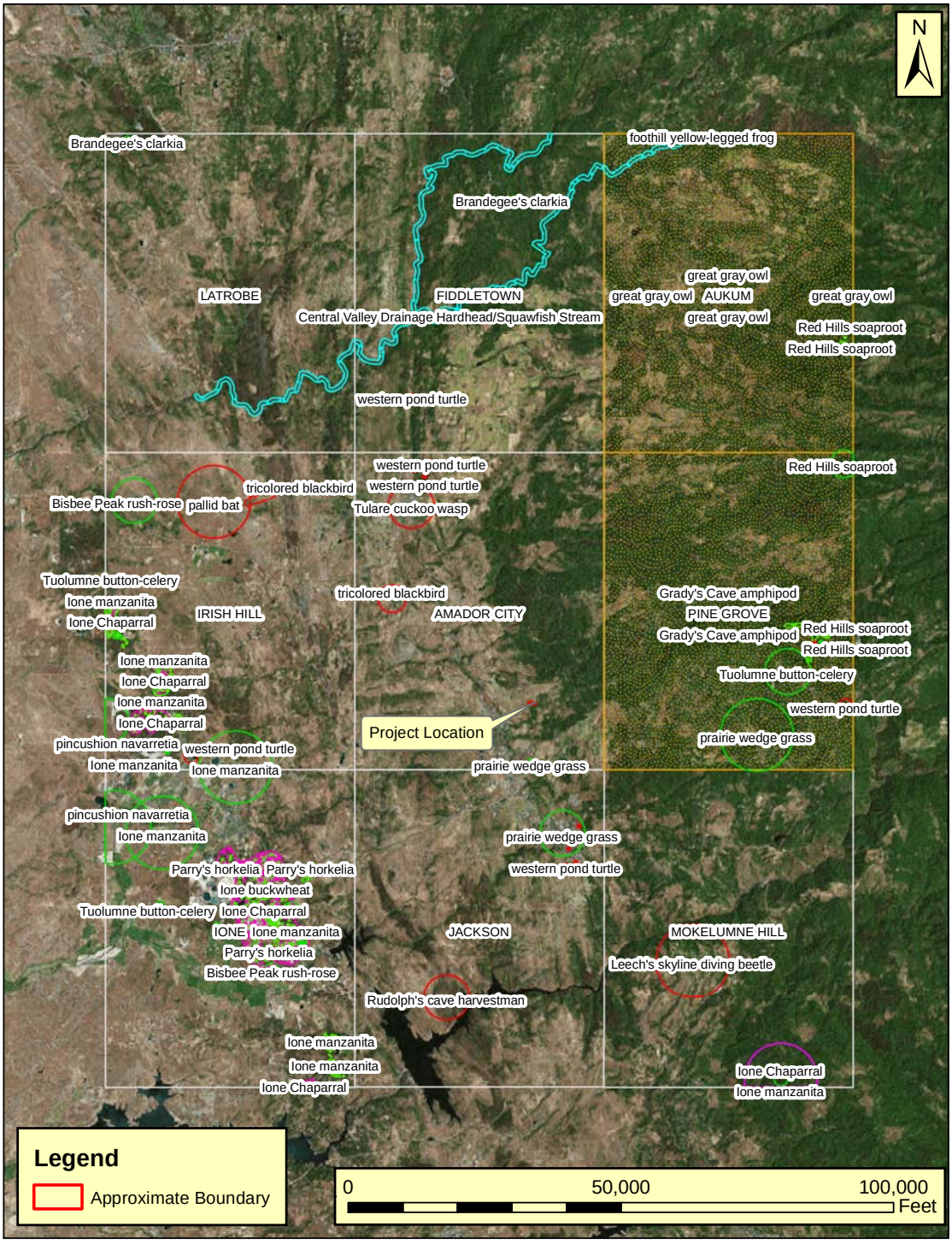


Figure 3 - Broad Meadows Nine Quadrangle CNDDB Search

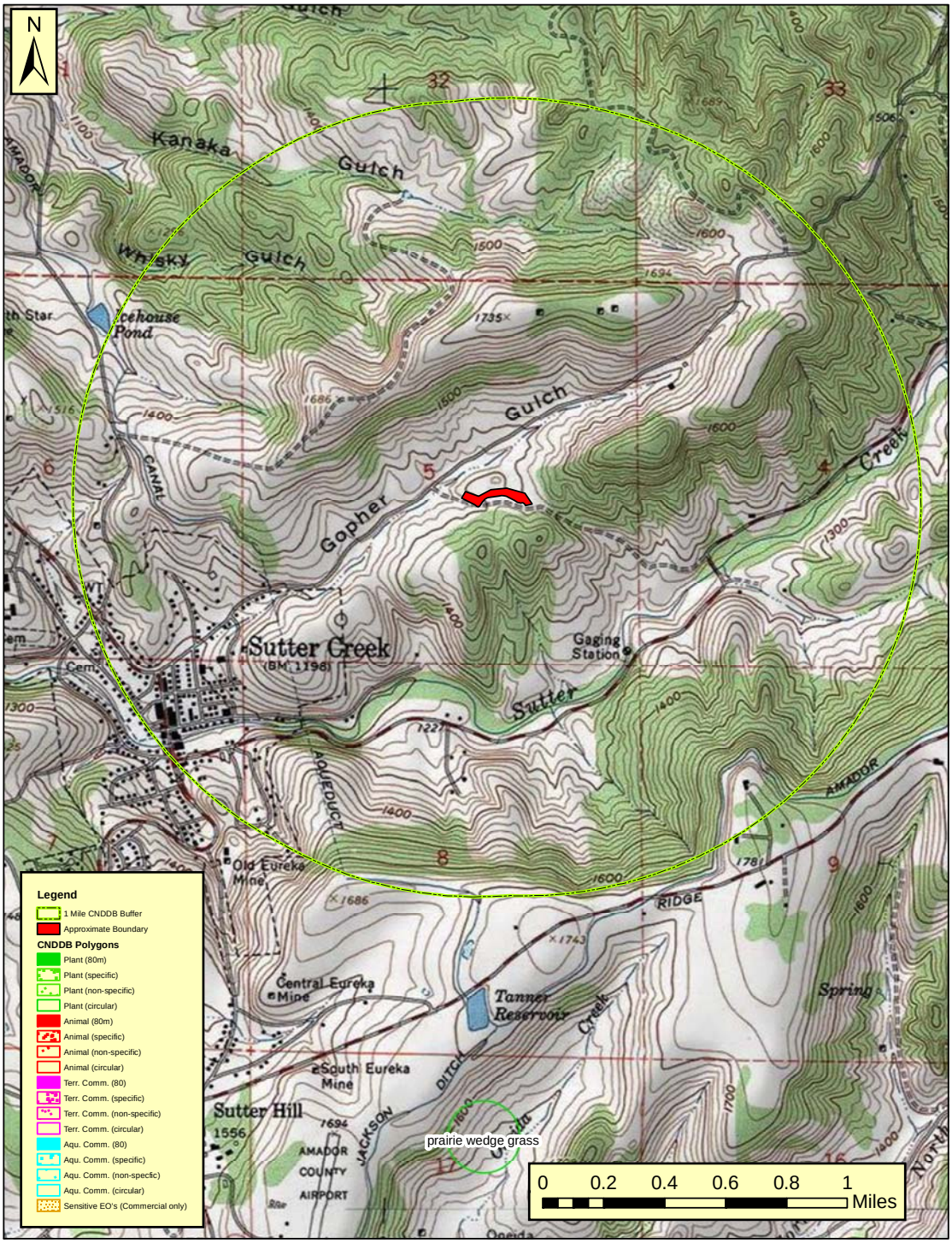


Figure 4 - Broad Meadows Nine Quadrangle CNDDB Search

Table 1 - Special Status Species Summary, May 2018										
Scientific Name	**Common Name**	**Taxon Group**	**Federal List**	**State List**	**CNPS Rank**	**Other Status**	**Habitats**	**General Habitat**	**Micro Habitat**	**Comments**
Agelaius tricolor	Tricolored blackbird	Birds	None	Candidate Endangered		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Freshwater marsh | Marsh & swamp | Swamp | Wetland	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Ambystoma californiense	California tiger salamander	Amphibians	Threatened	Threatened		CDFW_WL-Watch List | IUCN_VU-Vulnerable	Cismontane woodland | Meadow & seep | Riparian woodland | Valley & foothill grassland | Vernal pool | Wetland	Central Valley DPS federally listed as threatened. Santa Barbara and Sonoma counties DPS federally listed as endangered.	Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	No suitable breeding or aestivation habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Antrozous pallidus	Pallid bat	Mammals	None	None		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive | WBWG_H-High Priority	Chaparral | Coastal scrub | Desert wash | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Riparian woodland | Sonoran desert scrub | Upper montane coniferous forest | Valley & foothill grassland	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	No suitable roosting habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Arctostaphylos myrtifolia	Ione manzanita	Dicots	Threatened	None	1B.2		Chaparral | Cismontane woodland | Ione formation	Chaparral, cismontane woodland.	On Ione clay with chaparral associates. Often comprises 50-80% cover. 90-560 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.

Table 1 - Special Status Species Summary, May 2018										
Scientific Name	**Common Name**	**Taxon Group**	**Federal List**	**State List**	**CNPS Rank**	**Other Status**	**Habitats**	**General Habitat**	**Micro Habitat**	**Comments**
Ardea herodias	Great blue heron	Birds	None	None		CDF_S-Sensitive | IUCN_LC-Least Concern	Brackish marsh | Estuary | Freshwater marsh | Marsh & swamp | Riparian forest | Wetland	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.	No suitable breeding habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Balsamorhiza macrolepis	Big-scale balsamroot	Dicots	None	None	1B.2	BLM_S-Sensitive | USFS_S-Sensitive	Chaparral | Cismontane woodland | Ultramafic | Valley & foothill grassland	Chaparral, valley and foothill grassland, cismontane woodland.	Sometimes on serpentine. 35-1465 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Banksula rudolphi	Rudolph's cave harvestman	Arachnids	None	None			Limestone	Known only from the type locality, Chrome Cave, Pardee Reservoir, Amador County.	Species is troglobitic.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Central Valley Drainage Hardhead/Squawfish Stream	Central Valley Drainage Hardhead/Squawfish Stream	Inland Waters	None	None						No aquatic habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Chlorogalum grandiflorum	Red Hills soaproot	Monocots	None	None	1B.2	BLM_S-Sensitive	Chaparral | Cismontane woodland | Lower montane coniferous forest | Ultramafic	Cismontane woodland, chaparral, lower montane coniferous forest.	Occurs frequently on serpentine or gabbro, but also on non-ultramafic substrates; often on "historically disturbed" sites. 265-1695 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.

Table 1 - Special Status Species Summary, May 2018										
Scientific Name	**Common Name**	**Taxon Group**	**Federal List**	**State List**	**CNPS Rank**	**Other Status**	**Habitats**	**General Habitat**	**Micro Habitat**	**Comments**
Chrysis tularensis	Tulare cuckoo wasp	Insects	None	None						Likelihood of presence is considered low. No species located during site surveys.
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Dicots	None	None	4.2	BLM_S-Sensitive	Chaparral | Cismontane woodland | Lower montane coniferous forest	Chaparrals, cismontane woodland, lower montane coniferous forest.	Often in road cuts. 75-915 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Corynorhinus townsendii	Townsend's big-eared bat	Mammals	None	None		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive | WBWG_H-High Priority	Broadleaved upland forest | Chaparral | Chenopod scrub | Great Basin grassland | Great Basin scrub | Joshua tree woodland | Lower montane coniferous forest | Meadow & seep | Mojavean desert scrub | Riparian forest | Riparian woodland | Sonoran desert scrub	Throughout California in a wide variety of habitats. Most common in mesic sites.	Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	No suitable roosting habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Crocanthemum suffrutescens	Bisbee Peak rush-rose	Dicots	None	None	3.2		Chaparral | Ione formation | Ultramafic	Chaparral.	Often on serpentine, gabbroic, or Ione formation soils; in openings in chaparral. 45-840 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.

Table 1 - Special Status Species Summary, May 2018										
Scientific Name	**Common Name**	**Taxon Group**	**Federal List**	**State List**	**CNPS Rank**	**Other Status**	**Habitats**	**General Habitat**	**Micro Habitat**	**Comments**
Desmocerus californicus dimorphus	valley elderberry longhorn beetle	Insects	Threatened	None			Riparian scrub	Occurs only in the Central Valley of California, in association with blue elderberry (Sambucus mexicana).	Prefers to lay eggs in elderberries 2-8 inches in diameter; some preference shown for "stressed" elderberries.	No Elderberry plants located on site. Likelihood of presence is considered low. No species located during site surveys.
Emys marmorata	Western pond turtle	Reptiles	None	None		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	Aquatic | Artificial flowing waters | Klamath/North coast flowing waters | Klamath/North coast standing waters | Marsh & swamp | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flowing waters	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No suitable aquatic habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Erethizon dorsatum	North American porcupine	Mammals	None	None		IUCN_LC-Least Concern	Broadleaved upland forest | Cismontane woodland | Closed-cone coniferous forest | Lower montane coniferous forest | North coast coniferous forest | Upper montane coniferous forest	Forested habitats in the Sierra Nevada, Cascade, and Coast ranges, with scattered observations from forested areas in the Transverse Ranges.	Wide variety of coniferous and mixed woodland habitat.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Eriogonum apricum var. apricum	Ione buckwheat	Dicots	Endangered	Endangered	1B.1	SB_UCBBG-UC Berkeley Botanical Garden	Chaparral | Ione formation	Chaparral.	In gravelly openings on Ione formation soil. 85-150 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.

Table 1 - Special Status Species Summary, May 2018										
Scientific Name	**Common Name**	**Taxon Group**	**Federal List**	**State List**	**CNPS Rank**	**Other Status**	**Habitats**	**General Habitat**	**Micro Habitat**	**Comments**
Eriogonum apricum var. prostratum	Irish Hill buckwheat	Dicots	Endangered	Endangered	1B.1		Chaparral | Ione formation	Chaparral.	Gravelly openings on Ione formation soils. 90-100 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Eryngium pinnatisectum	Tuolumne button-celery	Dicots	None	None	1B.2		Cismontane woodland | Lower montane coniferous forest | Vernal pool | Wetland	Vernal pools, cismontane woodland, lower montane coniferous forest.	Volcanic soils; vernal pools and mesic sites within other natural communities. 70-915 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Erythranthe marmorata	Stanislaus monkeyflower	Dicots	None	None	1B.1		Cismontane woodland | Lower montane coniferous forest	Cismontane woodland, lower montane coniferous forest.	300-1435 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Horkelia parryi	Parry's horkelia	Dicots	None	None	1B.2	BLM_S-Sensitive | USFS_S-Sensitive	Chaparral | Cismontane woodland | Ione formation	Chaparral, cismontane woodland.	Openings in chaparral or woodland; especially known from the Ione formation in Amador County. 85-1115 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Hydroporus leechi	Leech's skyline diving beetle	Insects	None	None			Aquatic	Aquatic.		No aquatic habitat located on site. Likelihood of presence is considered low. No species located during site surveys.

Table 1 - Special Status Species Summary, May 2018										
Scientific Name	**Common Name**	**Taxon Group**	**Federal List**	**State List**	**CNPS Rank**	**Other Status**	**Habitats**	**General Habitat**	**Micro Habitat**	**Comments**
Ione Chaparral	Ione Chaparral	Scrub	None	None			Chaparral			No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Navarretia myersii ssp. myersii	Pincushion navarretia	Dicots	None	None	1B.1		Vernal pool | Wetland	Vernal pools.	Clay soils within non-native grassland. 45-100 m.	No wetland or vernal pool habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Rana boylii	Foothill yellow-legged frog	Amphibians	None	Candidate Threatened		BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened | USFS_S-Sensitive	Aquatic | Chaparral | Cismontane woodland | Coastal scrub | Klamath/North coast flowing waters | Lower montane coniferous forest | Meadow & seep | Riparian forest | Riparian woodland | Sacramento/San Joaquin flowing waters	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats.	Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	No suitable breeding or aestivation or aquatic habitat located on site. Likelihood of presence is considered low. No species located during site surveys.

Table 1 - Special Status Species Summary, May 2018										
Scientific Name	**Common Name**	**Taxon Group**	**Federal List**	**State List**	**CNPS Rank**	**Other Status**	**Habitats**	**General Habitat**	**Micro Habitat**	**Comments**
Rana draytonii	California red-legged frog	Amphibians	Threatened	None		CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable	Aquatic | Artificial flowing waters | Artificial standing waters | Freshwater marsh | Marsh & swamp | Riparian forest | Riparian scrub | Riparian woodland | Sacramento/San Joaquin flowing waters | Sacramento/San Joaquin standing waters | South coast flow	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation.	Requires 11-20 weeks of permanent water for larval development. Must have access to aestivation habitat.	No suitable breeding or aestivation habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Sphenopholis obtusata	Prairie wedge grass	Monocots	None	None	2B.2		Cismontane woodland | Meadow & seep | Wetland	Cismontane woodland, meadows and seeps.	Open moist sites, along rivers and springs, alkaline desert seeps. 15-2625 m.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys. Nearest sighting ~2 miles south.
Strix nebulosa	Great gray owl	Birds	None	Endangered		CDF_S-Sensitive | IUCN_LC-Least Concern | USFS_S-Sensitive	Lower montane coniferous forest | Old growth | Subalpine coniferous forest | Upper montane coniferous forest	Resident of mixed conifer or red fir forest habitat, in or on edge of meadows.	Requires large diameter snags in a forest with high canopy closure, which provide a cool sub-canopy microclimate.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.
Stygobromus gradyi	Grady's Cave amphipod	Crustaceans	None	None		IUCN_VU-Vulnerable	Limestone	Known only from Central California.	Known only from springs and caves in the Mother Lode karst region.	No suitable habitat located on site. Likelihood of presence is considered low. No species located during site surveys.

Figure 5 - Broad Meadows Habitat Map

ESR, Inc.

ESR appreciates the opportunity to provide this letter report for the completion of the Broad Meadows Estates project. If there are questions, or clarification concerning this letter report, please do not hesitate to contact ESR at (559) 683-5335 or (559) 760-0468.

Sincerely,
ESR, Inc.

William Stolp

William Stolp
VP/Senior Biologist

Windmiller Consulting, Inc.
ARCHAEOLOGY, PALEONTOLOGY, ARCHITECTURAL HISTORY

2280 GRASS VALLEY HIGHWAY #205
AUBURN, CALIFORNIA 95603

530/878-0979
FAX 530/878-0915

March 27, 2018

Mr. Bruce Baracco
Baracco & Associates
P.O. Box 401
Sutter Creek, CA 95685

Re: Broadmeadows Estates Cultural Resources Records Search Results

Dear Mr. Baracco:

The North Central Information Center, California Historical Resources Information System responded to our request for a cultural resources records search of the Broadmeadows Estates vicinity on December 18, 2017. It is my understanding that the City of Sutter Creek required the records search. In such circumstances, records searches are generally conducted to determine:

- The extent and distribution of previous archaeological surveys;
- The location of known prehistoric archaeological sites and historic sites and any previously recorded archaeological districts, and
- The relationship between known sites and the environmental setting.

At my request, the North Central Information Center completed a records search of the proposed Broadmeadows Estates and a one-half mile radius around the proposed development (IC File No. AMA-17-40). Broadmeadows Estates is a 10-lot, single family residential subdivision on 2.7 acres on the east side of the City of Sutter Creek, Amador County. As a result of the information center's search of its files and maps, no previous cultural resource studies or archaeological surveys were on file with the information center and located within or immediately adjacent to the project site. No previously recorded cultural resources were identified by information center staff within the project area as marked in red on the confidential map in Attachment A: Confidential Records Search Results.

However, a portion of four previous studies were found by information center staff located within a one-half mile radius of the project site. Seven previously identified cultural resources were identified by information center staff within the same one-half mile radius. The identified cultural resources include a historic trash scatter (P-3-830); rock wall remnants (P-3-831) and; a structure site (P-3-835). All three sites are grouped together at the northeast edge of Sutter Creek as the city boundary appears on the 1962 USGS 7.5 minute quadrangle.

The identified resources also include a cluster of historic sites one-quarter to one-half mile northwest of the project site: The Whisky Gulch Site (mines) (P-3-1853); drift mines (P-3-1854); historic (unknown) site (P-3-1858) and ; an isolated historic find (P-3-1863).

The four previous studies include a 1991 cultural resources survey for the Oak Knolls Subdivision by Eleanor Derr; a 1998 archaeological survey of the Lincoln Mine Project by Roger Werner; a 2006 cultural resources survey of the Plymouth Pipeline Project by Kyle Napton and Elizabeth Greathouse and; a 2010 cultural resources inventory and evaluation for the Sutter Gold Mining Compamy's Lincoln Project by Analytical Environmental Services.

As no record of cultural resources are on file with the information center for the project site, the Office of Historic Preservation's Historic Properties Directory and Archaeological Determinations of Eligibility could not be searched by trinomial or primary number designations for sites located within the project site. However, the California Inventory of Historic Resources could be searched and was searched, although no relevant listings were found for the project site. The only listing in the California Inventory of Historic Resources (1976) was "Sutter Creek" (State Historic Landmark #322).

The 1855 General Land Office (GLO) plat for Township 6 North, Range 11 East of the Mt. Diablo Meridian illustrates two mineral entries in the immediate project vicinity (58 and 62). The 1962 USGS 7.5 minute quadrangle illustrates two man-made features in the immediate project vicinity: Gopher Gulch Road and a secondary road linking Gopher Gulch Road with Sutter Creek Road.

Broadmeadows Estates lies mainly on a north-facing slope of a ridge on the south side of the Gopher Gulch drainage. Within the half-mile radius of the project site, mines are illustrated on the 1962 USGS 7.5 minute quadrangle on a ridge top. An old road is illustrated on the same map along a ridge within one-quarter mile of the project site. The Whisky Gulch Site and other recorded mines lie within one-quarter mile north of the project site in a ravine location.

Outside of the project site and the one-half mile radius surrounding the project site, historic maps illustrate the location of additional mines, roads and ditches in settings similar to those of the project site. Prehistoric and historic Native American village and campsites may be found along streams and near springs. Burial places may be nearby. Bedrock milling sites may be found wherever rock outcrops provided suitable places for pulverizing acorns, grinding seeds and other vegetable materials. Other Native American sites such as rock quarries, battle fields, fishing places, sacred and ceremonial locations may also occur within the range of microenvironments surrounding Sutter Creek.

Sincerely,

Ric Windmiller
Archaeologist

Enclosures.

Attachment A: Confidential Records Search Results

CONFIDENTIAL: NOT FOR PUBLIC DISTRIBUTION

Appendix D

Trafalgar Homes, Inc.
237 Hillview Drive
Milpitas, CA 95035

Project No. 19-003
6 May 2019

Attention: Mr. Stan Gamble

Subject: **BROADMEADOWS SUBDIVISION**
Broadmeadows Drive and Golden Hills Drive, Sutter Creek, California
Historical Mining Activity Report

References:

1. Logan, C. A., Geology of the Mother Lode Gold Belt, Department of Natural Resources, Division of Mines, (1934)
2. Vesting Tentative Subdivision Map for Broadmeadows Estates, prepared by Guiliani and Kull, Inc., dated 26 October 2018 (Project No. 18215).
3. Mineral Resources Database, USGS, queried on 2 May 2019 at http://mrdata.usgs.gov.
4. Contract for Geological Consulting Services, prepared by Kenneth A. Williams Geological Consulting, Inc. and executed by Trafalgar Homes, Inc., dated 1 May 2019,

Dear Mr. Gamble:

At your request, site reconnaissance and a review of historical mining activity were performed related to the development of the Broad Meadows Subdivision in Sutter Creek, California. Research related to historical mine activity was queried from California State geologic maps and historical United States Geological Survey (USGS) topographic maps.

The subdivision was mass graded between 2002 and 2006 as part of a larger development known as Golden Hills Estates. I traversed the site mapping mine tailings, shafts, and exploratory pits associated with historical mine activity related to the Mechanics Mine, which was an underground lode gold mine (Reference 1). I was a representative of the firm that performed construction quality assurance for the mass grading and site improvements. Subsequently, I performed construction quality assurance during the past two years on the lots located on the south side of Broadmeadows Estates Subdivision prior to final development (Reference 2). On 2 May 2019, the historical mines database from the USGS was queried (Reference 3), but no recorded mines occur within the proposed subdivision. A site reconnaissance visit was performed on 19 April 2019 to see if additional mining features could be located, however none were found.

Based on my field work experience with the Golden Hills Estates development, which contained the subject subdivision, review of historical literature, and my recent site reconnaissance of the site, historical mine tailings or activities related to mining were not identified on the developed lots of the subdivision.

This letter report does not supersede the requirement of a Phase I Environmental Site Assessment (ESA) in accordance with the ASTM Practice E1527-13. If you require Phase I ESA, please do not hesitate to contact me at your earliest convenience. Conditions and limitations of the executed contract (Reference 4) shall apply to work performed.

Sincerely,

Kenneth A. Williams, PG, QSD, QISP
Professional Geologist

PROFESSIONAL GEOLOGIST
KENNETH ANDREW WILLIAMS
No. 9452
STATE OF CALIFORNIA

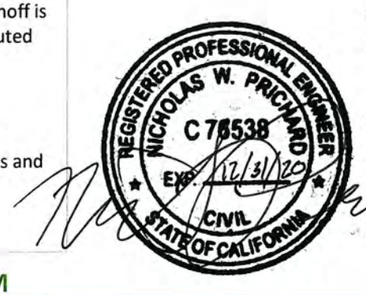
Distribution: 1 PDF: Client

Appendix E

STORM DRAIN HYDRAULIC ANALYSIS
GOLDEN HILLS ROAD AND SURROUNDING SUBDIVISION - PRE BROAD MEADOWS CONNECTION

From meetings with the City of Sutter Creek in regards to the buildout of 10 lots along the north side of Broad Meadows, a modification to the existing storm drainage system is required. Currently, the cul-de-sac at the end of Broad Meadows Court collects the runoff from the south hill side, residential lots, and the paved roadway. This storm runoff is collected by two catch basins that covey the water to the north and discharge it into the neighbors property. The City is requiring that the collected storm water be re-routed into the existing underground storm conveyance system located in Golden Hills Drive. The below hydraulic analysis shows the pre and post Broad Meadows cul-de-sac connection with both 10 and 100 year storm intensity, per Sutter Creek Improvement Standards (1993).

The drainage system information was provided by the As-built drawings for the Golden Hills Estates (dated 12/16/05). The C value used in the calculations are based on a weighted average of roadway hardscape (C=95) and rural residential (C-50). The time of concentration is based on an average travel time of runoff going through tall grass and mild slope Storm intensity is based on the Sutter Creek Rain Fall Intensity Chart SD-4.



Address: Broad Meadows Drive, Sutter Creek, CA
Owner: Stan Gamble / Dave Mabrey
Engineer: Nick Prichard, Giuliani & Kull, Inc.
RCE: 76538
Date: 1/27/2020

STORM DRAINAGE SYSTEM BASED ON A 10 YEAR STORM

HYDROLOGY												CAPACITY						
UP STREAM STRUCTURE	DOWN STREAM STRUCTURE	AREA ID	DRAINAGE AREA	ACRES	RUNOFF COEFF	CxA	SUM ACRES	Tc (MIN)	RAINFALL (IN/HR)	Q=CIA (CFS)	TOTAL Q (CFS)	PIPE DIA (INCHES)	PIPE AREA (SQ FT)	WETTED PERIM (FT)	PIPE SLOPE (FT/FT)	PIPE CAP (CFS) MAX	PIPE CAP (CFS) DESIGN	DESIGN LESS THAN MAX CAPACITY
SDCB-A1	OUTFALL	I	87,296	2.00	0.59	1.18	17.96	15.00	1.90	2.25	20.30	30.00	4.91	7.85	0.010	48.58	20.30	TRUE
SDCB-A3	SDCB-A1	H	136,647	3.14	0.57	1.79	15.96	15.00	1.90	3.40	18.05	24.00	3.14	6.28	0.064	67.78	18.05	TRUE
SDMH-A1	SDCB-A3	A+B+C+D+G	558,464	12.82			12.82				14.65	24.00	3.14	6.28	0.122	93.43	14.65	TRUE
SDCB-B8	SDMH-A1	G	95,852	2.20	0.60	1.32	2.20	15.00	1.90	2.51	2.51	12.00	0.79	3.14	0.010	4.22	2.51	TRUE
SDCB-A5	SDMH-A1	E	133,622	3.07	0.57	1.75	6.45	15.00	1.90	3.32	7.31	18.00	1.77	4.71	0.070	32.92	7.31	TRUE
SDCB-A7	SDCB-A5	D	147,533	3.39	0.62	2.10	3.39	15.00	1.90	3.99	3.99	12.00	0.79	3.14	0.158	16.77	3.99	TRUE
SDCB-B6	SDMH-A1	C	48,483	1.11	0.60	0.67	4.17	15.00	1.90	1.27	4.83	18.00	1.77	4.71	0.010	12.44	4.83	TRUE
SDCB-B4	SDCB-B6	B	36,094	0.83	0.68	0.56	3.05	15.00	1.90	1.07	3.56	12.00	0.79	3.14	0.145	16.07	3.56	TRUE
SDCB-B2	SDCB-B4	A	96,880	2.22	0.59	1.31	2.22	15.00	1.90	2.49	2.49	12.00	0.79	3.14	0.145	16.07	2.49	TRUE

NOTE: FLOW CALCULATIONS ARE BASED ON A 10 YEAR STORM, I=1.9 IN/HR

STORM DRAINAGE SYSTEM BASED ON A 100 YEAR STORM

HYDROLOGY												CAPACITY						
UP STREAM STRUCTURE	DOWN STREAM STRUCTURE	AREA ID	DRAINAGE AREA	ACRES	RUNOFF COEFF	CxA	SUM ACRES	Tc (MIN)	RAINFALL (IN/HR)	Q=CIA (CFS)	TOTAL Q (CFS)	PIPE DIA (INCHES)	PIPE AREA (SQ FT)	WETTED PERIM (FT)	PIPE SLOPE (FT/FT)	PIPE CAP (CFS) MAX	PIPE CAP (CFS) DESIGN	DESIGN LESS THAN MAX CAPACITY
SDCB-A1	OUTFALL	I	87,296	2.00	0.59	1.18	17.96	15.00	2.60	3.07	27.77	30.00	4.91	7.85	0.010	48.58	27.77	TRUE
SDCB-A3	SDCB-A1	H	136,647	3.14	0.57	1.79	15.96	15.00	2.60	4.65	24.70	24.00	3.14	6.28	0.064	67.78	24.70	TRUE
SDMH-A1	SDCB-A3	A+B+C+D+G	558,464	12.82			12.82				20.05	24.00	3.14	6.28	0.122	93.43	20.05	TRUE
SDCB-B8	SDMH-A1	G	95,852	2.20	0.60	1.32	2.20	15.00	2.60	3.43	3.43	12.00	0.79	3.14	0.010	4.22	3.43	TRUE
SDCB-A5	SDMH-A1	E	133,622	3.07	0.57	1.75	6.45	15.00	2.60	4.55	10.01	18.00	1.77	4.71	0.070	32.92	10.01	TRUE
SDCB-A7	SDCB-A5	D+E	147,533	3.39	0.62	2.10	3.39	15.00	2.60	5.46	5.46	12.00	0.79	3.14	0.158	16.77	5.46	TRUE
SDCB-B6	SDMH-A1	C	48,483	1.11	0.60	0.67	4.17	15.00	2.60	1.74	6.61	18.00	1.77	4.71	0.010	12.44	6.61	TRUE
SDCB-B4	SDCB-B6	B	36,094	0.83	0.68	0.56	3.05	15.00	2.60	1.46	4.88	12.00	0.79	3.14	0.145	16.07	4.88	TRUE
SDCB-B2	SDCB-B4	A	96,880	2.22	0.59	1.31	2.22	15.00	2.60	3.41	3.41	12.00	0.79	3.14	0.145	16.07	3.41	TRUE

NOTE: FLOW CALCULATIONS ARE BASED ON A 100 YEAR STORM, I=2.6 IN/HR

STORM DRAIN HYDRAULIC ANALYSIS
GOLDEN HILLS ROAD AND SURROUNDING SUBDIVISION - POST BROAD MEADOWS CONNECTION

This page of calculations shows the Post-Broad Meadows cul-de-sac connection. The table shows the system has a bottle neck at the Golden Hills Drive and Broad Meadows Court intersection. The north catch basin has a 12" pipe and is installed at a shallow 1% slope. This limits the amount of water that can be conveyed through the system. This section of pipe will need to be increased in size to accommodate the increase in storm water flow.

STORM DRAINAGE SYSTEM BASED ON A 10 YEAR STORM

HYDROLOGY												CAPACITY						
UP STREAM STRUCTURE	DOWN STREAM STRUCTURE	AREA ID	DRAINAGE AREA	ACRES	RUNOFF COEFF	CxA	SUM ACRES	Tc (MIN)	RAINFALL (IN/HR)	Q=CIA (CFS)	TOTAL Q (CFS)	PIPE DIA (INCHES)	PIPE AREA (SQ FT)	WETTED PERIM (FT)	PIPE SLOPE (FT/FT)	PIPE CAP (CFS) MAX	PIPE CAP (CFS) DESIGN	DESIGN LESS THAN MAX CAPACITY
SDCB-A1	OUTFALL	I	87,296	2.00	0.59	1.18	21.09	15.00	1.90	2.25	23.56	30.00	4.91	7.85	0.010	48.58	23.56	TRUE
SDCB-A3	SDCB-A1	H	136,647	3.14	0.57	1.79	19.08	15.00	1.90	3.40	21.32	24.00	3.14	6.28	0.064	67.78	21.32	TRUE
SDMH-A1	SDCB-A3	A+B+C+D+E+F+G	694,612	15.95			15.95				17.92	24.00	3.14	6.28	0.122	93.43	17.92	TRUE
SDCB-B8	SDMH-A1	G	95,852	2.20	0.60	1.32	5.33	15.00	1.90	2.51	5.77	12.00	0.79	3.14	0.010	4.22	5.77	FALSE
SDCB-B10	SDCB-B8	F	136,148	3.13	0.55	1.72	3.13	15.00	1.90	3.27	3.27	12.00	0.79	3.14	0.182	17.98	3.27	TRUE
SDCB-A5	SDMH-A1	E	133,622	3.07	0.57	1.75	6.45	15.00	1.90	3.32	7.31	18.00	1.77	4.71	0.070	32.92	7.31	TRUE
SDCB-A7	SDCB-A5	D	147,533	3.39	0.62	2.10	3.39	15.00	1.90	3.99	3.99	12.00	0.79	3.14	0.158	16.77	3.99	TRUE
SDCB-B6	SDMH-A1	C	48,483	1.11	0.60	0.67	4.17	15.00	1.90	1.27	4.83	18.00	1.77	4.71	0.010	12.44	4.83	TRUE
SDCB-B4	SDCB-B6	B	36,094	0.83	0.68	0.56	3.05	15.00	1.90	1.07	3.56	12.00	0.79	3.14	0.145	16.07	3.56	TRUE
SDCB-B2	SDCB-B4	A	96,880	2.22	0.59	1.31	2.22	15.00	1.90	2.49	2.49	12.00	0.79	3.14	0.145	16.07	2.49	TRUE

NOTE: FLOW CALCULATIONS ARE BASED ON A 10 YEAR STORM, I=1.9 IN/HR

STORM DRAINAGE SYSTEM BASED ON A 100 YEAR STORM

HYDROLOGY												CAPACITY						
UP STREAM STRUCTURE	DOWN STREAM STRUCTURE	AREA ID	DRAINAGE AREA	ACRES	RUNOFF COEFF	CxA	SUM ACRES	Tc (MIN)	RAINFALL (IN/HR)	Q=CIA (CFS)	TOTAL Q (CFS)	PIPE DIA (INCHES)	PIPE AREA (SQ FT)	WETTED PERIM (FT)	PIPE SLOPE (FT/FT)	PIPE CAP (CFS) MAX	PIPE CAP (CFS) DESIGN	DESIGN LESS THAN MAX CAPACITY
SDCB-A1	OUTFALL	I	87,296	2.00	0.59	1.18	21.09	15.00	2.60	3.07	30.57	30.00	4.91	7.85	0.010	48.58	30.57	TRUE
SDCB-A3	SDCB-A1	H	136,647	3.14	0.57	1.79	19.08	15.00	2.60	4.65	27.50	24.00	3.14	6.28	0.064	67.78	27.50	TRUE
SDMH-A1	SDCB-A3	A+B+C+D+E+F+G	694,612	15.95			15.95				22.85	24.00	3.14	6.28	0.122	93.43	22.85	TRUE
SDCB-B8	SDMH-A1	G	95,852	2.20	0.60	1.32	5.33	15.00	2.60	3.43	7.90	12.00	0.79	3.14	0.010	4.22	7.90	FALSE
SDCB-B10	SDCB-B8	F	136,148	3.13	0.55	1.72	3.13	15.00	2.60	4.47	4.47	12.00	0.79	3.14	0.182	17.98	4.47	TRUE
SDCB-A5	SDMH-A1	E	133,622	3.07	0.57	1.75	6.45	15.00	2.60	4.55	7.15	18.00	1.77	4.71	0.070	32.92	7.15	TRUE
SDCB-A7	SDCB-A5	D	147,533	3.39	0.62	2.10	3.39	10.00	15.00	2.60	2.60	12.00	0.79	3.14	0.158	16.77	2.60	TRUE
SDCB-B6	SDMH-A1	C	48,483	1.11	0.60	0.67	4.17	10.00	15.00	2.60	7.80	18.00	1.77	4.71	0.010	12.44	7.80	TRUE
SDCB-B4	SDCB-B6	B	36,094	0.83	0.68	0.56	3.05	10.00	15.00	2.60	5.20	12.00	0.79	3.14	0.145	16.07	5.20	TRUE
SDCB-B2	SDCB-B4	A	96,880	2.22	0.59	1.31	2.22	10.00	15.00	2.60	2.60	12.00	0.79	3.14	0.145	16.07	2.60	TRUE

NOTE: FLOW CALCULATIONS ARE BASED ON A 100 YEAR STORM, I=2.6 IN/HR

STORM DRAIN HYDRAULIC ANALYSIS
GOLDEN HILLS ROAD AND SURROUNDING SUBDIVISION - POST BROAD MEADOWS CONNECTION - PIPE UPGRADE (12" to 18")

This page of calculations shows the Post-Broad Meadows cul-de-sac connection with an up-sized pipe connecting the existing catch basin to the existing manhole in the Golden Hills Drive and Broad Meadows Court intersection. The existing pipeline will need to be up-sized from 12" to 18" to pass the calculated 100 year storm. The table shows the system can operate successfully at a 100 year storm.

STORM DRAINAGE SYSTEM BASED ON A 10 YEAR STORM

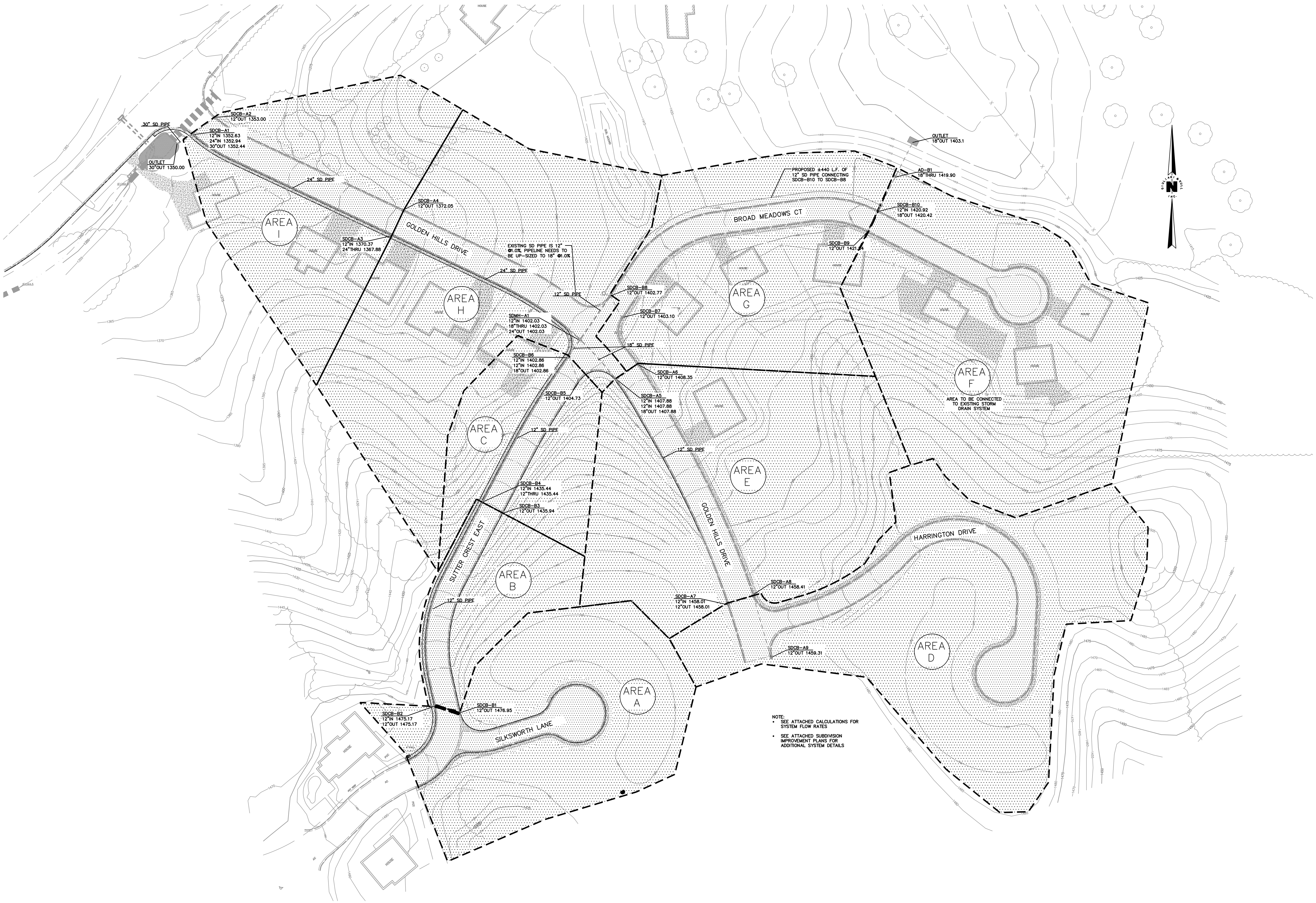
HYDROLOGY												CAPACITY						
UP STREAM STRUCTURE	DOWN STREAM STRUCTURE	AREA ID	DRAINAGE AREA	ACRES	RUNOFF COEFF	CxA	SUM ACRES	Tc (MIN)	RAINFALL (IN/HR)	Q=CIA (CFS)	TOTAL Q (CFS)	PIPE DIA (INCHES)	PIPE AREA (SQ FT)	WETTED PERIM (FT)	PIPE SLOPE (FT/FT)	PIPE CAP (CFS) MAX	PIPE CAP (CFS) DESIGN	DESIGN LESS THAN MAX CAPACITY
SDCB-A1	OUTFALL	I	87,296	2.00	0.59	1.18	21.09	15.00	1.90	2.25	23.56	30.00	4.91	7.85	0.010	48.58	23.56	TRUE
SDCB-A3	SDCB-A1	H	136,647	3.14	0.57	1.79	19.08	15.00	1.90	3.40	21.32	24.00	3.14	6.28	0.064	67.78	21.32	TRUE
SDMH-A1	SDCB-A3	A+B+C+D+E+F+G	694,612	15.95			15.95				17.92	24.00	3.14	6.28	0.122	93.43	17.92	TRUE
SDCB-B8	SDMH-A1	G	95,852	2.20	0.60	1.32	5.33	15.00	1.90	2.51	5.77	18.00	1.77	4.71	0.010	12.44	5.77	TRUE
SDCB-B10	SDCB-B8	F	136,148	3.13	0.55	1.72	3.13	15.00	1.90	3.27	3.27	12.00	0.79	3.14	0.182	17.98	3.27	TRUE
SDCB-A5	SDMH-A1	E	133,622	3.07	0.57	1.75	6.45	15.00	1.90	3.32	7.31	18.00	1.77	4.71	0.070	32.92	7.31	TRUE
SDCB-A7	SDCB-A5	D	147,533	3.39	0.62	2.10	3.39	15.00	1.90	3.99	3.99	12.00	0.79	3.14	0.158	16.77	3.99	TRUE
SDCB-B6	SDMH-A1	C	48,483	1.11	0.60	0.67	4.17	15.00	1.90	1.27	4.83	18.00	1.77	4.71	0.010	12.44	4.83	TRUE
SDCB-B4	SDCB-B6	B	36,094	0.83	0.68	0.56	3.05	15.00	1.90	1.07	3.56	12.00	0.79	3.14	0.145	16.07	3.56	TRUE
SDCB-B2	SDCB-B4	A	96,880	2.22	0.59	1.31	2.22	15.00	1.90	2.49	2.49	12.00	0.79	3.14	0.145	16.07	2.49	TRUE

NOTE: FLOW CALCULATIONS ARE BASED ON A 10 YEAR STORM, I=1.9 IN/HR

STORM DRAINAGE SYSTEM BASED ON A 100 YEAR STORM

HYDROLOGY												CAPACITY						
UP STREAM STRUCTURE	DOWN STREAM STRUCTURE	AREA ID	DRAINAGE AREA	ACRES	RUNOFF COEFF	CxA	SUM ACRES	Tc (MIN)	RAINFALL (IN/HR)	Q=CIA (CFS)	TOTAL Q (CFS)	PIPE DIA (INCHES)	PIPE AREA (SQ FT)	WETTED PERIM (FT)	PIPE SLOPE (FT/FT)	PIPE CAP (CFS) MAX	PIPE CAP (CFS) DESIGN	DESIGN LESS THAN MAX CAPACITY
SDCB-A1	OUTFALL	I	87,296	2.00	0.59	1.18	21.09	15.00	2.60	3.07	30.57	30.00	4.91	7.85	0.010	48.58	30.57	TRUE
SDCB-A3	SDCB-A1	H	136,647	3.14	0.57	1.79	19.08	15.00	2.60	4.65	27.50	24.00	3.14	6.28	0.064	67.78	27.50	TRUE
SDMH-A1	SDCB-A3	A+B+C+D+E+F+G	694,612	15.95			15.95				22.85	24.00	3.14	6.28	0.122	93.43	22.85	TRUE
SDCB-B8	SDMH-A1	G	95,852	2.20	0.60	1.32	5.33	15.00	2.60	3.43	7.90	18.00	1.77	4.71	0.010	12.44	7.90	TRUE
SDCB-B10	SDCB-B8	F	136,148	3.13	0.55	1.72	3.13	15.00	2.60	4.47	4.47	12.00	0.79	3.14	0.182	17.98	4.47	TRUE
SDCB-A5	SDMH-A1	E	133,622	3.07	0.57	1.75	6.45	15.00	2.60	4.55	7.15	18.00	1.77	4.71	0.070	32.92	7.15	TRUE
SDCB-A7	SDCB-A5	D	147,533	3.39	0.62	2.10	3.39	10.00	15.00	2.60	2.60	12.00	0.79	3.14	0.158	16.77	2.60	TRUE
SDCB-B6	SDMH-A1	C	48,483	1.11	0.60	0.67	4.17	10.00	15.00	2.60	7.80	18.00	1.77	4.71	0.010	12.44	7.80	TRUE
SDCB-B4	SDCB-B6	B	36,094	0.83	0.68	0.56	3.05	10.00	15.00	2.60	5.20	12.00	0.79	3.14	0.145	16.07	5.20	TRUE
SDCB-B2	SDCB-B4	A	96,880	2.22	0.59	1.31	2.22	10.00	15.00	2.60	2.60	12.00	0.79	3.14	0.145	16.07	2.60	TRUE

NOTE: FLOW CALCULATIONS ARE BASED ON A 100 YEAR STORM, I=2.6 IN/HR



DIGALERT
1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

REVISIONS			
REV #	DESCRIPTION	DATE	APPROVED

G|K Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

REGISTERED PROFESSIONAL ENGINEER · No. C76538 · EXP. 12/31/20 · CIVIL · STATE OF CALIFORNIA

STORM DRAINAGE AREA MAP
BROAD MEADOWS ESTATES

BROADMEADOWS DRIVE
SUTTER CREEK, CA

SCALE	1"=60'
DRAWN BY	NWP
DESIGNED BY	NWP
CHECKED BY	JAH
DATE	1/24/20

SHEET
SM-1
OF 1
JOB NO.
18215

2018\18215\Docs\Storm Calcs\Storm Drainage Report\STORM DRAINAGE MAP.dwg 1/24/2020 12:57pm

GOLDEN HILLS ESTATES

IMPROVEMENT PLANS

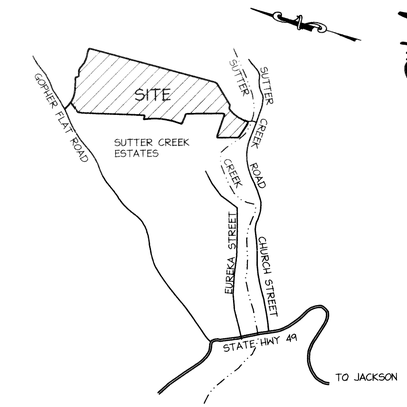
UNIT TWO

SUTTER CREEK, CALIFORNIA

LEGEND

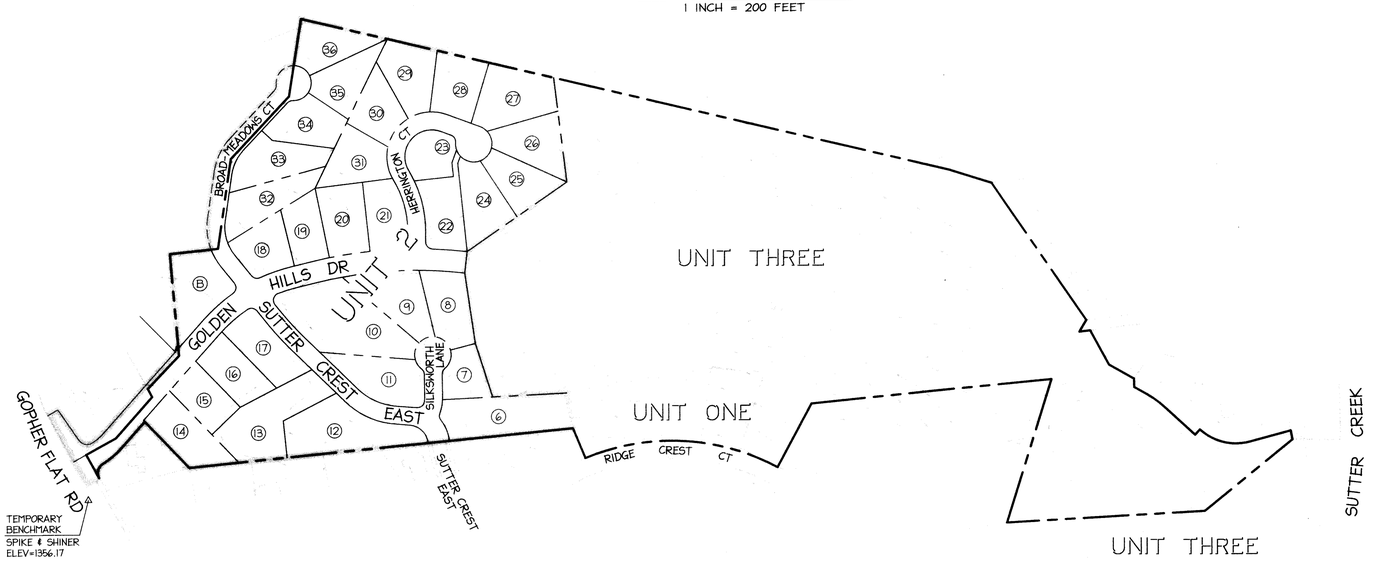
NOTE: NOT ALL SYMBOLS MAY BE USED IN DRAWING

PROPOSED	EXISTING	DESCRIPTION
		PROPERTY LINE
		EASEMENT (AS NOTED)
		CENTERLINE
		EDGE OF PAVEMENT
		CURB AND GUTTER
		VERTICAL CURB
		VALLEY GUTTER
		BUILDING FACE/LINE
		PCC PAVEMENT
		RETAINING WALL
		STORM DRAIN
		SANITARY SEWER
8" W		WATER MAIN
JT		JOINT UTILITY TRENCH
G		GAS MAIN
		OVERHEAD UTILITY LINE/WIRE
		STORM DRAIN INLET
		STORM DRAIN MANHOLE
		SANITARY MANHOLE
		CLEANOUT
		FIRE HYDRANT
		VALVE -AS NOTED
		UTILITY POLE
		ELECTROLIER
		UTILITY BOX -AS NOTED
X		FENCE LINE -AS NOTED
		TREE -AS NOTED
		TREE DRIP/BRUSH LINE
TC123.45		SPOT ELEVATION
345		ELEVATION CONTOUR
R		RIDGE LINE
		TOP OF BANK



VICINITY MAP

GRAPHIC SCALE
200 0 100 200 400
1 INCH = 200 FEET



GENERAL SITE LAYOUT

ABBREVIATIONS

(NOTE: NOT ALL ABBREVIATIONS MAY BE USED IN THIS PROJECT)

AC,ACC	ASPHALTIC CEMENT CONCRETE
AD	AREA DRAIN
AGG	AGGREGATE
AP	ANGLE POINT
ARCH	ARCHITECTUAL
AVRV	AIR VACUUM RELEASE VALVE
BC	BEGIN CURVE
BVC	BACK OF CURB
BLDG	BUILDING
BOV	BLOW-OFF VALVE
CB	CATCH BASIN
CL	CENTERLINE
CLR	CLEAR
CMP	CORRAGATED METAL PIPE
CO	CLEANOUT
CONTR	CONTRACTOR
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
E	EXISTING
EXIST	EXISTING
EC	END OF CURVE
ER	END OF RADIUS
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FG	FINISH PAVEMENT GRADE
FL	FLOWLINE
G	GAS
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH PRESSURE
IE	INVERT ELEVATION
LT	LEFT
MH	MANHOLE
MIN	MINIMUM
OH,OHW	OVERHEAD WIRE
P	PROPOSED
PCC	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RT	RIGHT
SD	STORM DRAIN
SL	SANITARY SEWER LATERAL
SS	SANITARY SEWER
STA	STATION
SWLK	SIDEWALK
T,TEL	TELPHONE
TC	TOP OF CURB
TG	TOP OF GRATE
TOB,TB	TOP OF BANK
TOE	TOE OF BANK
VCP	VITRIFIED CLAY PIPE
W	WATER
WM	WATER METER
WWF	WELDED WIRE FABRIC

UTILITIES/SERVICES:

WATER: WATER WILL BE SUPPLIED BY THE AMADOR WATER AGENCY. A DISTRIBUTION AND MAIN SYSTEM WILL BE INSTALLED BY THE DEVELOPER

SEWER: SEWER SERVICE WILL BE SUPPLIED BY THE CITY OF SUTTER CREEK BY A COLLECTION SYSTEM INSTALLED BY THE DEVELOPER

STORM DRAINAGE: MAINTANED BY CITY OF SUTTER CREEK AND INSTALLED BY DEVELOPER.

ELECTRICAL/GAS: ELECTRICITY AND GAS WILL BE SUPPLIED BY PG&E AND PLACED UNDERGROUND

TELEPHONE: TELEPHONE WILL BE SERVICE BY PACIFIC TELEPHONE AND PLACED UNDERGROUND

FIRE DISTRICT: FIRE PROTECTION WILL BE SERVED BY THE SUTTER CREEK VOLUNTEER FIRE DEPARTMENT

APPROVAL

AMADOR WATER AGENCY — DATE 12/21/04

SUTTER CREEK FIRE DEPARTMENT — DATE 11/29/04

*SUTTER CREEK CITY ENGINEER RCE 22295 — DATE 12/22/2004
SEE DBC 22/2004 CONDITIONS LETTER
REVIEWED BY

SUTTER CREEK SANITARY DISTRICT — DATE 11-23-04

PROJECT INFORMATION

APPLICANT/OWNER:
TRAFALGAR
247 N. FIRST STREET
SAN JOSE, CA 95112
PHONE: (408) 292-0797

ENGINEER:
GIULIANI AND KULL, INC.
11899 EDGEWOOD ROAD, SUITE "Q"
AUBURN, CA 95603
PHONE: (530) 885-5107

AS BUILT
These as-built plans are based on information provided by owner per 6735.6(b) B&P code
12/16/05 WATER SYST.

SHEET INDEX

PLANS PREPARED UNDER THE SUPERVISION OF:

KEVIN E. MAYOL, PE — 11.15.04

REGISTERED PROFESSIONAL ENGINEER KEVIN E. MAYOL NO. C56348 EXP. 3-31-06 CIVIL STATE OF CALIFORNIA

DATE	REVISIONS
12/22/04	1 REVISIONS PER CITY
2/1/05	2 COAST RESPONSE
5/11/05	3 WATER & SEWER SERVICES
12/16/05	4 "AS-BUILT" (WATER SYS.)

SCALE AS SHOWN | DRAWN BY KM | DESIGNED BY KM | CHECKED BY

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Auburn • San Jose • Oakdale

GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

IMPROVEMENT PLANS
COVER SHEET

SHEET 1 OF 15 SHEETS

DRAWING NO. PH202197CO

DATE NOVEMBER 10, 2004

JOB NO. 02197

GRAPHIC SCALE
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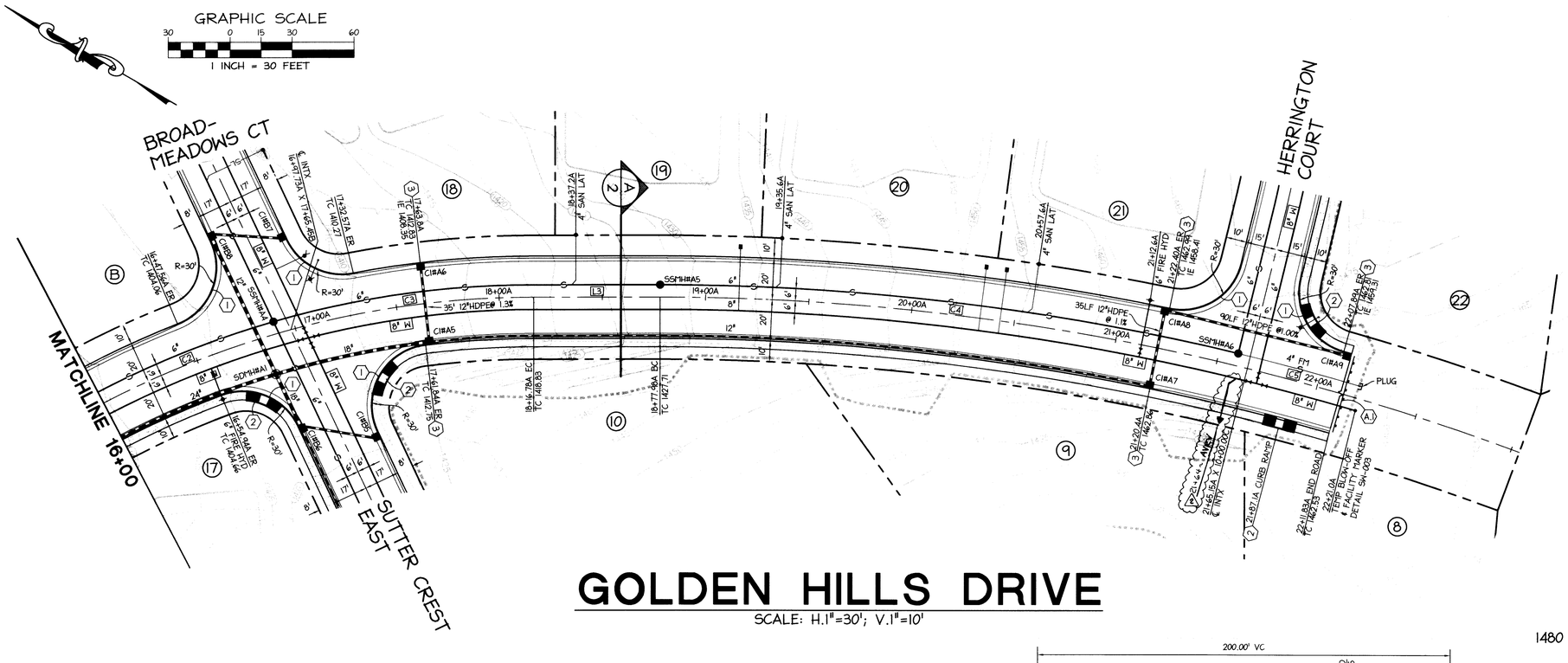
1 INCH = 30 FEET



DATE	REVISIONS	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
12/01/05	2 "AS-BUILT" WATER	1" = 30'	KM	KM	

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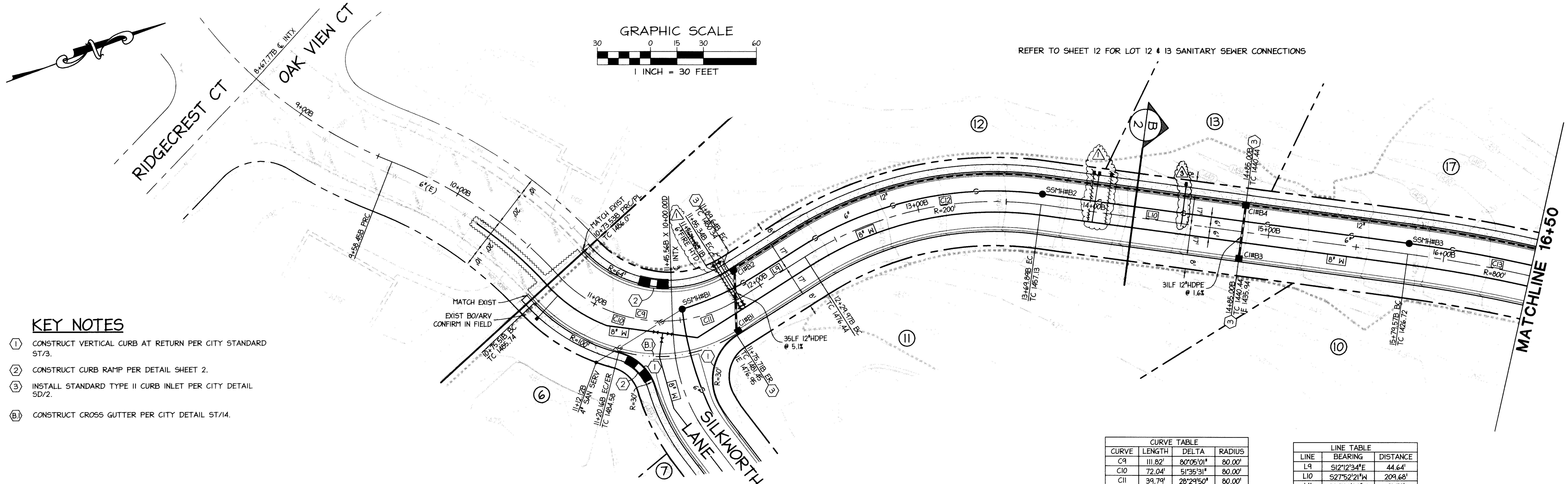
GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

IMPROVEMENT PLANS
PLAN AND PROFILE
GOLDEN HILLS DRIVE
STATIONS 16+00 TO 22+13

REGISTERED PROFESSIONAL ENGINEER
KEVIN E. KULL
No. C56348
EXP. 3-31-05
CIVIL
STATE OF CALIFORNIA
11.17.04

SHEET 5
OF 15 SHEETS
DRAWING NO. PH202197GHD
DATE NOVEMBER 10, 2004
JOB NO. 02197



KEY NOTES

1. CONSTRUCT VERTICAL CURB AT RETURN PER CITY STANDARD ST/3.
2. CONSTRUCT CURB RAMP PER DETAIL SHEET 2.
3. INSTALL STANDARD TYPE II CURB INLET PER CITY DETAIL SD/2.

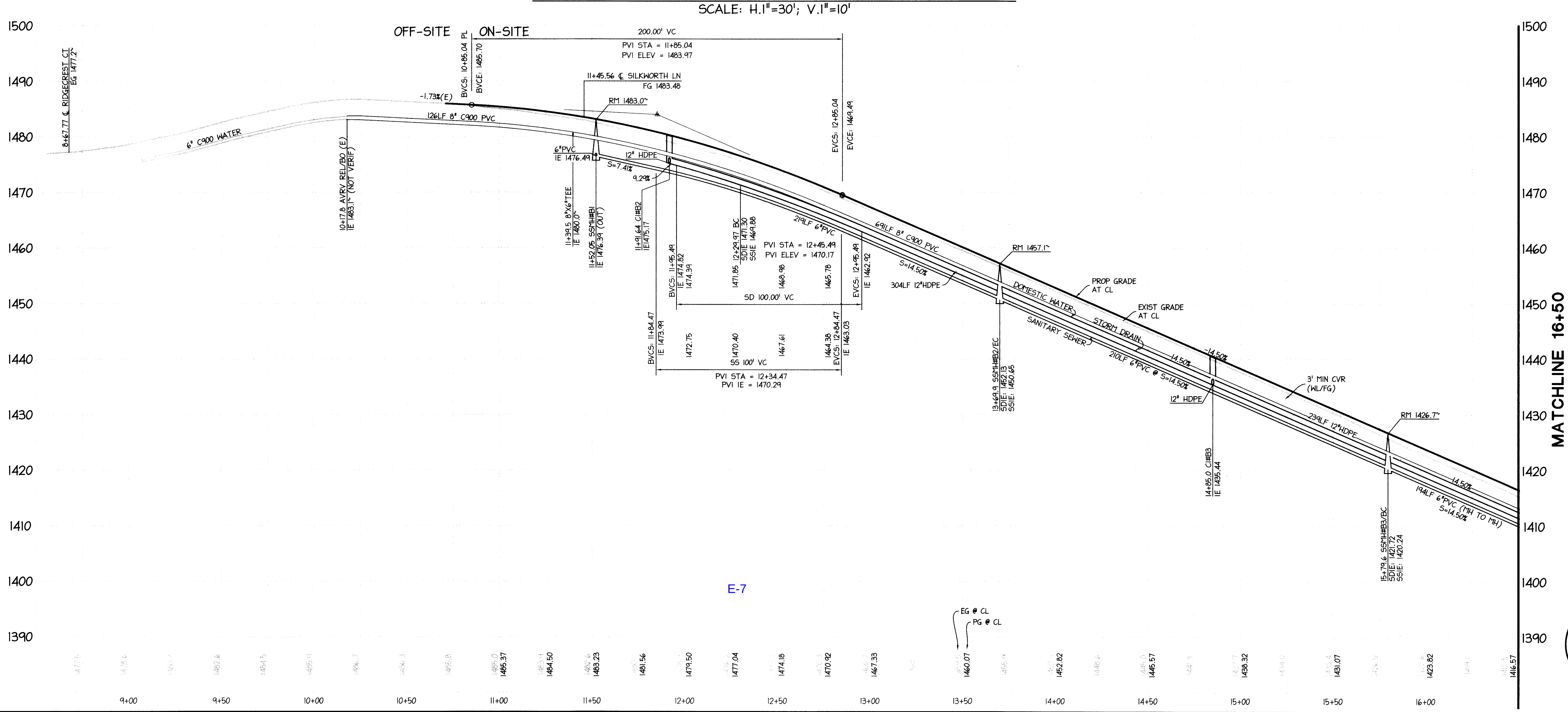
B1. CONSTRUCT CROSS GUTTER PER CITY DETAIL ST/14.

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C9	111.82'	80°05'01"	80.00'
C10	72.04'	51°35'31"	80.00'
C11	39.79'	28°29'50"	80.00'
C12	139.91'	40°04'55"	200.00'
C13	94.08'	6°44'18"	800.00'
C14	123.74'	47°15'56"	150.00'
C15	91.40'	34°54'48"	150.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S12°12'34"E	44.64'
L10	S27°52'21"W	209.68'
L11	S34°36'39"W	91.79'
L12	S34°36'39"W	114.91'
L13	N81°52'35"E	130.93'
L14	S63°12'37"E	232.86'

SUTTER CREST EAST

SCALE: H.1"=30'; V.1"=10'



IMPROVEMENT PLANS
PLAN AND PROFILE
SUTTER CREST EAST
STATIONS 8+68 TO 16+50

GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

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Auburn • San Jose • Oakdale

DATE	REVISIONS
2/1/05	1 CONST. REVISIONS
12/01/05	3 "AS-BUILT" WATER

SCALE 1"=30'
DRAWN BY KM
DESIGNED BY KM
CHECKED BY

SHEET 6 OF 15 SHEETS
DRAWING NO. PH202197SCE
DATE NOVEMBER 10, 2004
JOB NO. 02197

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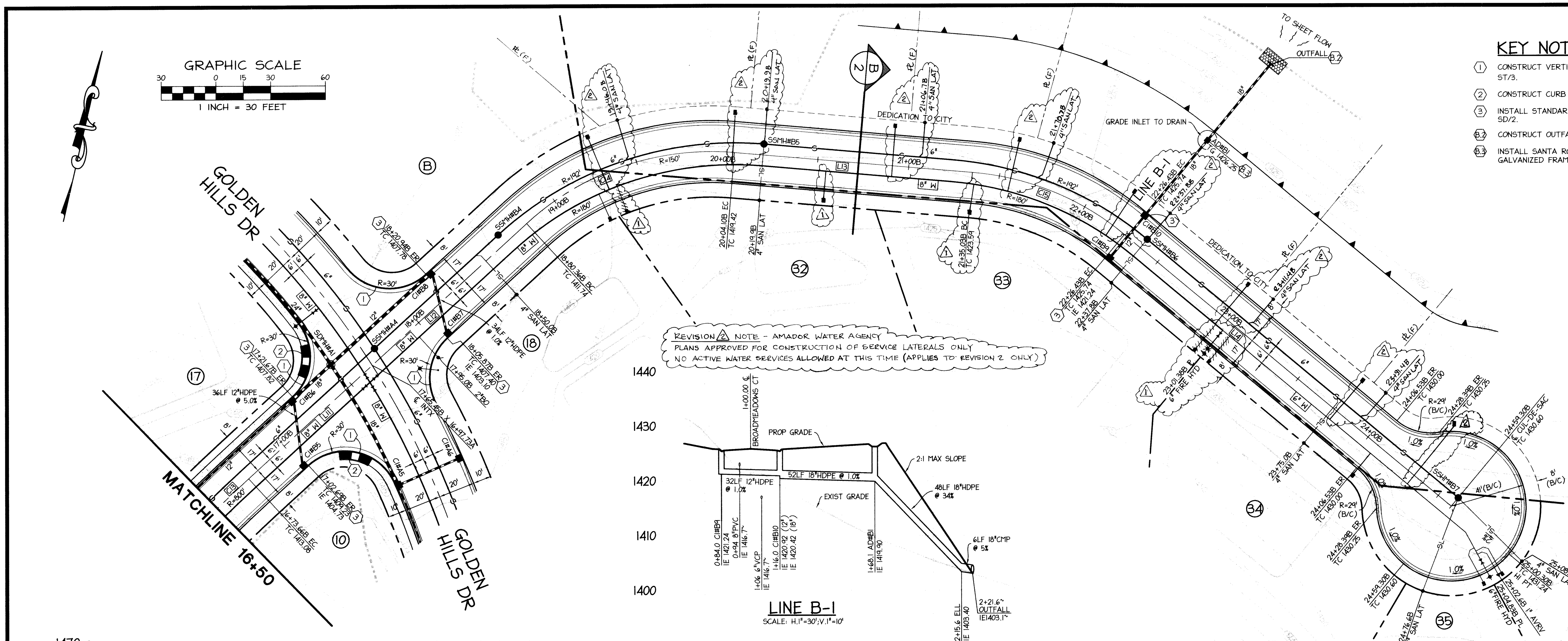
KEY NOTES

1. CONSTRUCT VERTICAL CURB AT RETURN PER CITY STANDARD ST/3.
2. CONSTRUCT CURB RAMP PER DETAIL SHEET 2.
3. INSTALL STANDARD TYPE II CURB INLET PER CITY DETAIL SD/2.

B.2 CONSTRUCT OUTFALL PER DETAIL SHEET 2.

B.3 INSTALL SANTA ROSA MODEL IM AREA DRAIN WITH GALVANIZED FRAME AND GRATE.



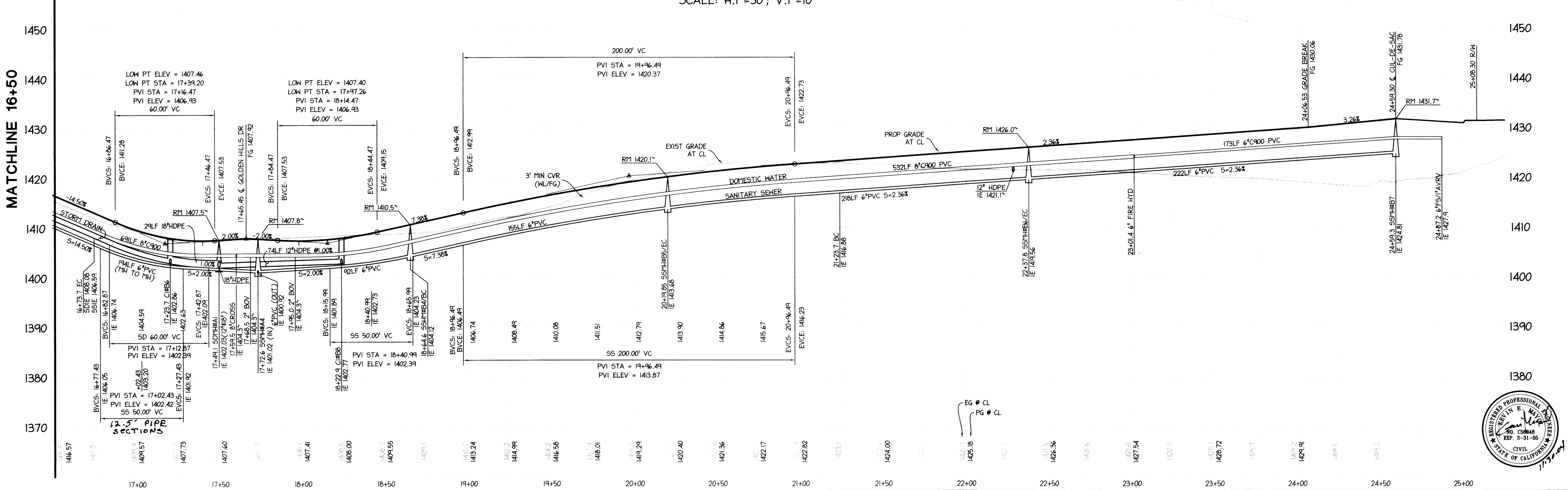
GRAPHIC SCALE
1 INCH = 30 FEET
GOLDEN HILLS DR
MATCHLINE 16+50
DEDICATION TO CITY
GRADE INLET TO DRAIN
TO SHEET FLOW
OUTFALL
REVISION 2 NOTE - AMADOR WATER AGENCY PLANS APPROVED FOR CONSTRUCTION OF SERVICE LATERALS ONLY NO ACTIVE WATER SERVICES ALLOWED AT THIS TIME (APPLIES TO REVISION 2 ONLY)
PROP GRADE
EXIST GRADE
2:1 MAX SLOPE
32LF 12"HDPE @ 1.0%
52LF 18"HDPE @ 1.0%
48LF 18"HDPE @ 34%
6LF 18"CMP @ 5%
LINE B-1
SCALE: H.1"=30'; V.1"=10'

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C9	111.82'	80°05'01"	80.00'
C10	72.04'	51°35'31"	80.00'
C11	39.79'	28°29'50"	80.00'
C12	139.91'	40°04'55"	200.00'
C13	94.08'	6°44'18"	800.00'
C14	123.74'	47°15'56"	150.00'
C15	91.40'	34°54'48"	150.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L9	S12°12'34"E	44.64'
L10	S27°52'21"W	209.68'
L11	S34°36'39"W	91.79'
L12	S34°36'39"W	114.91'
L13	N81°52'35"E	130.93'
L14	S63°12'37"E	232.86'

BROADMEADOWS COURT

SCALE: H.1"=30'; V.1"=10'



MATCHLINE 16+50
200.00' VC
PVI STA = 19+96.49
PVI ELEV = 1420.37
LOW PT ELEV = 1407.46
LOW PT STA = 17+39.20
PVI STA = 17+16.47
PVI ELEV = 1406.93
60.00' VC
LOW PT ELEV = 1407.40
LOW PT STA = 17+97.26
PVI STA = 18+14.47
PVI ELEV = 1406.93
60.00' VC
PROP GRADE AT CL
EXIST GRADE AT CL
DOMESTIC WATER
SANITARY SEWER
STORM DRAIN
3' MIN CVR (HL/FG)
532LF 8"C900 PVC
173LF 6"C900 PVC
222LF 6"PVC S=2.36%
218LF 6"PVC S=2.36%
155LF 6"PVC
SS 200.00' VC
PVI STA = 19+96.49
PVI ELEV = 1413.87
SD 60.00' VC
PVI STA = 17+12.87
PVI ELEV = 1402.39
SS 50.00' VC
PVI STA = 18+40.99
PVI ELEV = 1402.39
PVI STA = 17+02.43
PVI ELEV = 1402.42
SS 50.00' VC
12.5' PIPE SECTIONS
EG @ CL
PG @ CL

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DATE	REVISIONS
2/1/05	1 CONST REVISIONS
8/11/05	2 WATER & SEWER SERVICES

SCALE 1"=30'

DRAWN BY KM

DESIGNED BY KM

CHECKED BY

GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

IMPROVEMENT PLANS
PLAN AND PROFILE
BROADMEADOWS COURT
STATIONS 16+50 TO END

SHEET 7 OF 15 SHEETS

DRAWING NO. PH202197SCE

DATE NOVEMBER 10, 2004

JOB NO. 02197

REGISTERED PROFESSIONAL ENGINEER No. C50848 Exp. 3-31-05 CIVIL STATE OF CALIFORNIA

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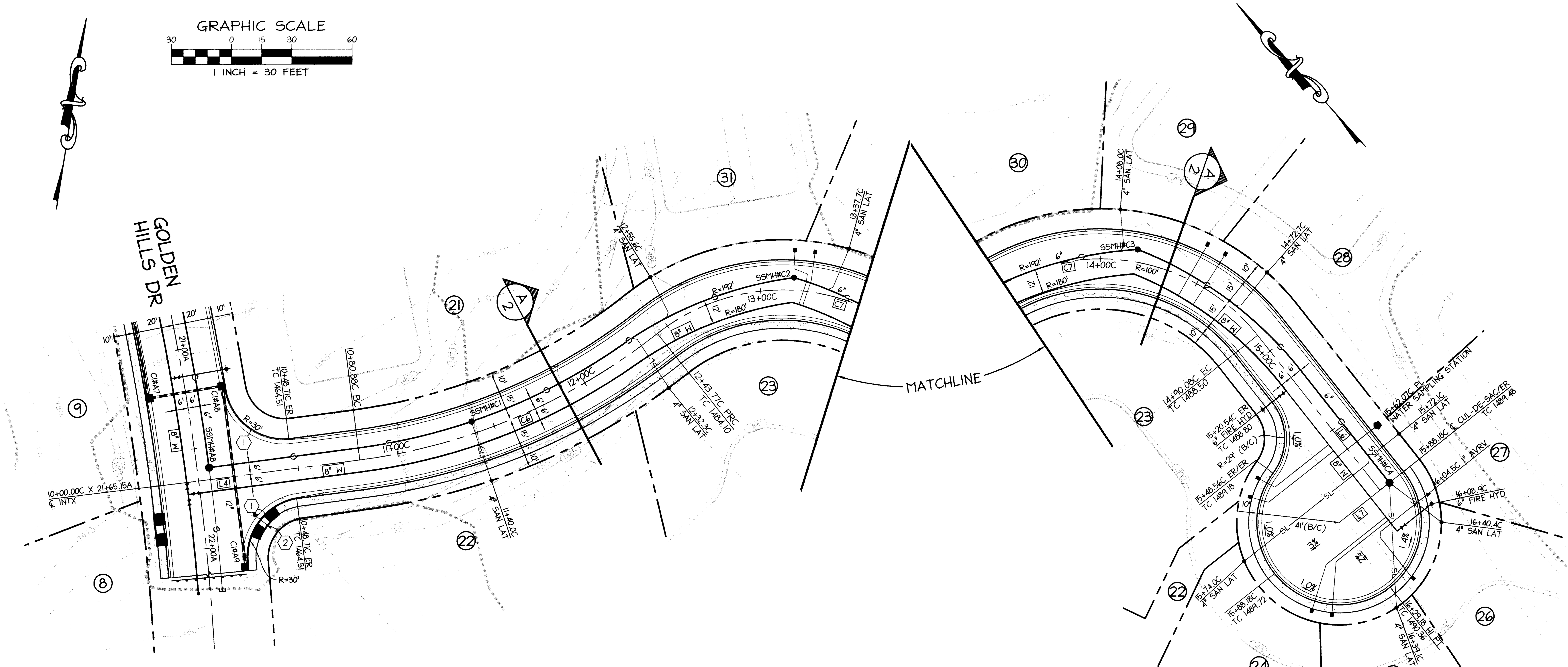
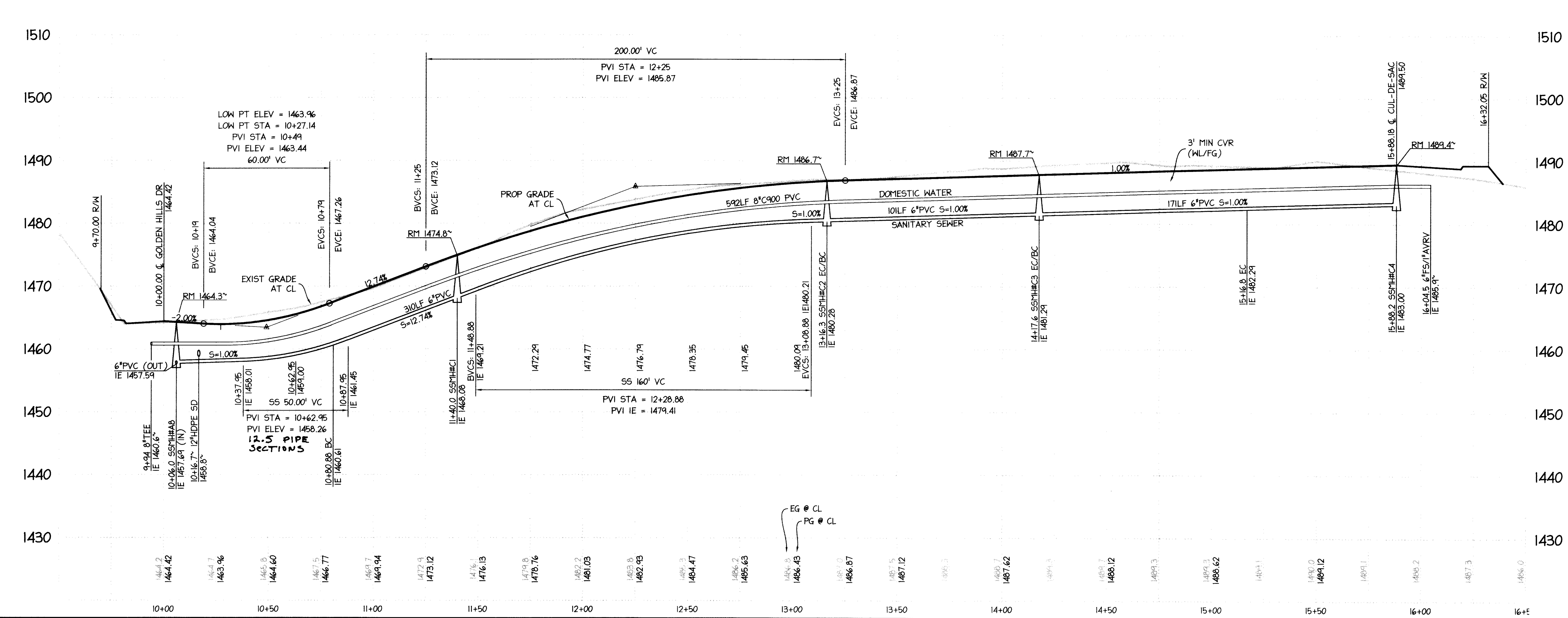


HERRINGTON COURT

SCALE: H.1"=30'; V.1"=10'



CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C6	162.89'	31°06'33"	100.00'
C7	246.32'	141°07'45"	100.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N73°39'31"E	80.88'
L5	S03°40'43"W	98.01'
L6	S86°19'17"E	26.00'

KEY NOTES

1. CONSTRUCT VERTICAL CURB AT RETURN PER CITY STANDARD ST/3.
2. CONSTRUCT CURB RAMP PER DETAIL SHEET 2.

REGISTERED PROFESSIONAL ENGINEER KEVIN E. MAYOL NO. C56348 EXP. 3-31-05 CIVIL STATE OF CALIFORNIA 11-30-04

SCALE 1"=30' | DRAWN BY KM | DESIGNED BY KM | CHECKED BY

REVISIONS | DATE

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GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

IMPROVEMENT PLANS PLAN AND PROFILE HERRINGTON COURT STATIONS 10+00 TO END

SHEET 8 OF 15 SHEETS

DRAWING NO. PH202197GHC

DATE NOVEMBER 10, 2004

JOB NO. 02197

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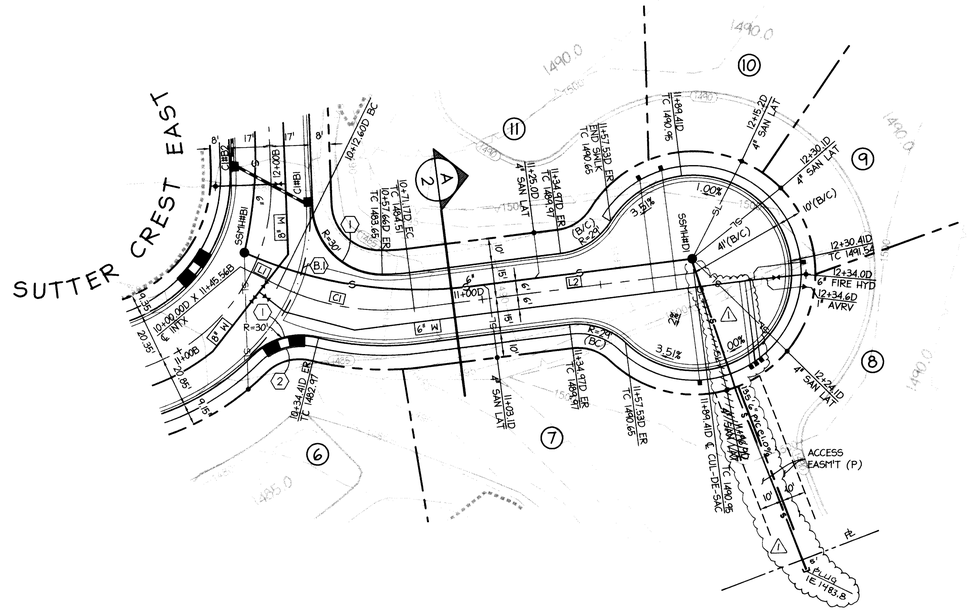
GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	58.56'	33°33'17"	100.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°43'04"E	12.60'
L2	N72°43'39"E	118.24'

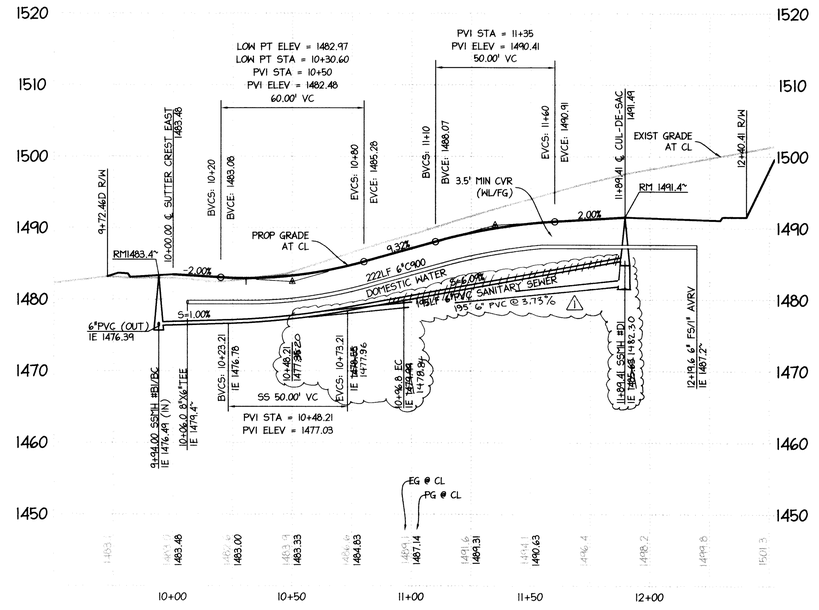


KEY NOTES

1. CONSTRUCT VERTICAL CURB AT RETURN PER CITY STANDARD ST/3.
2. CONSTRUCT CURB RAMP PER DETAIL SHEET 2.

SILKWORTH LANE

SCALE: H.1"=30'; V.1"=10'



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REVISIONS	DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
1 CONST REVISIONS	2/1/05	1"=30'	KM	KM	

GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

IMPROVEMENT PLANS
PLAN AND PROFILE
SILKWORTH LANE
STATIONS 10+00 TO END

SHEET 9
OF 15 SHEETS
DRAWING NO. PH202197SCC
DATE NOVEMBER 10, 2004
JOB NO. 02197

REGISTERED PROFESSIONAL ENGINEER KEVIN E. MAYER No. C56348 EXP. 3-31-05 CIVIL STATE OF CALIFORNIA
11-30-04

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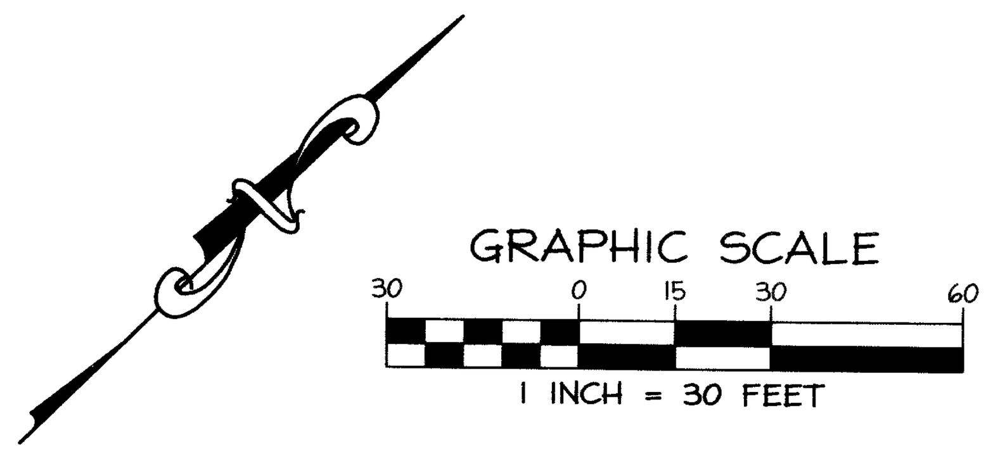
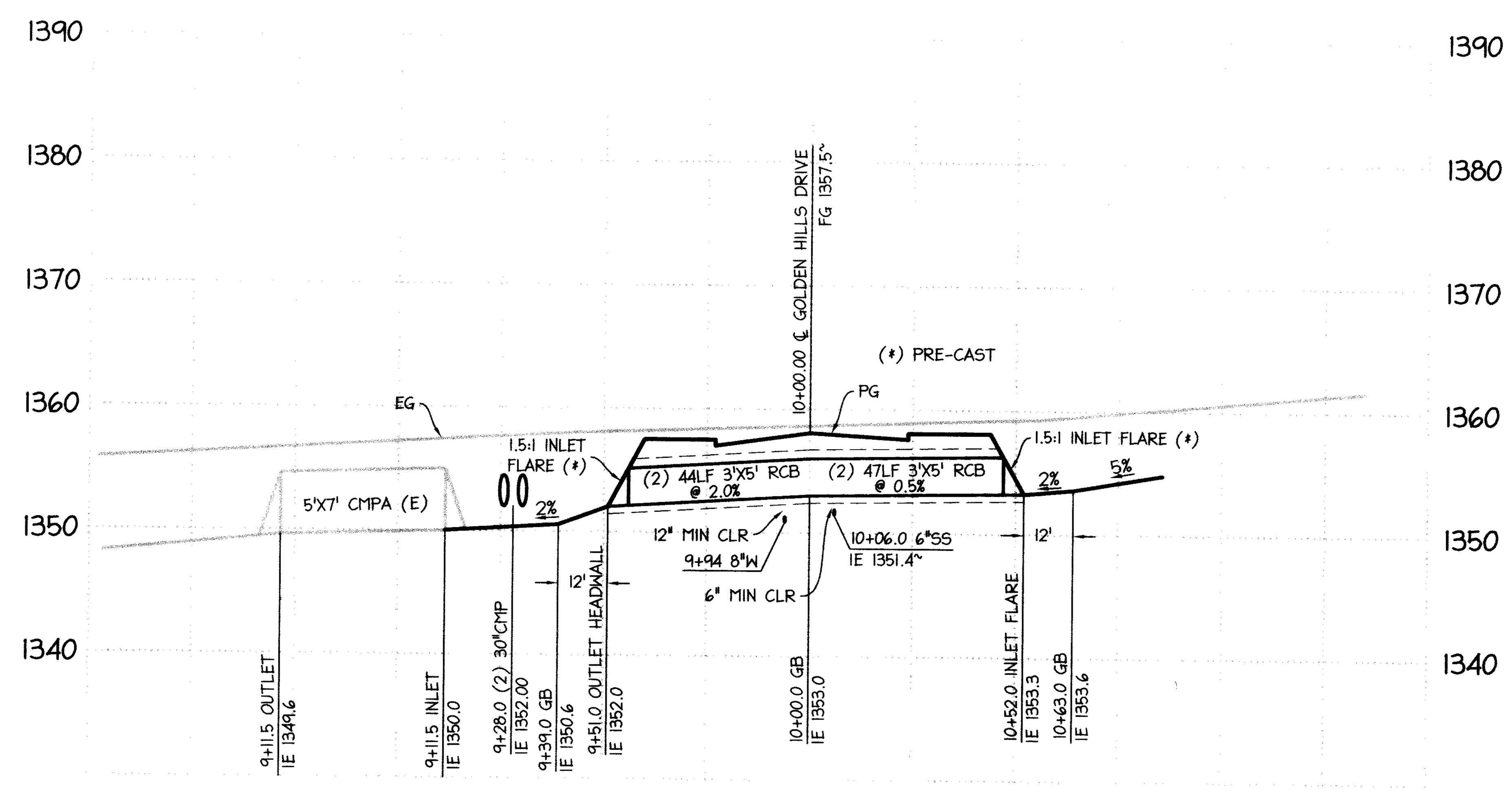




CULVERT PROFILE

SCALE: H.1"=30'; V.1"=10'

CULVERT NOTES:

1. CONCRETE BOX CULVERT SHALL HAVE A MINIMUM H20 LOAD RATING PRIOR TO PAVEMENT INSTALLATION.

2. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO INSTALLATION TO CONFIRM AND VERIFY SUBGRADE, BACKFILL AND BEDDING REQUIREMENTS.

3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ASSURE CONCRETE BOX CULVERTS ARE NOT DAMAGED DURING CONSTRUCTION DUE TO HEAVY EQUIPMENT AXLE LOADS.

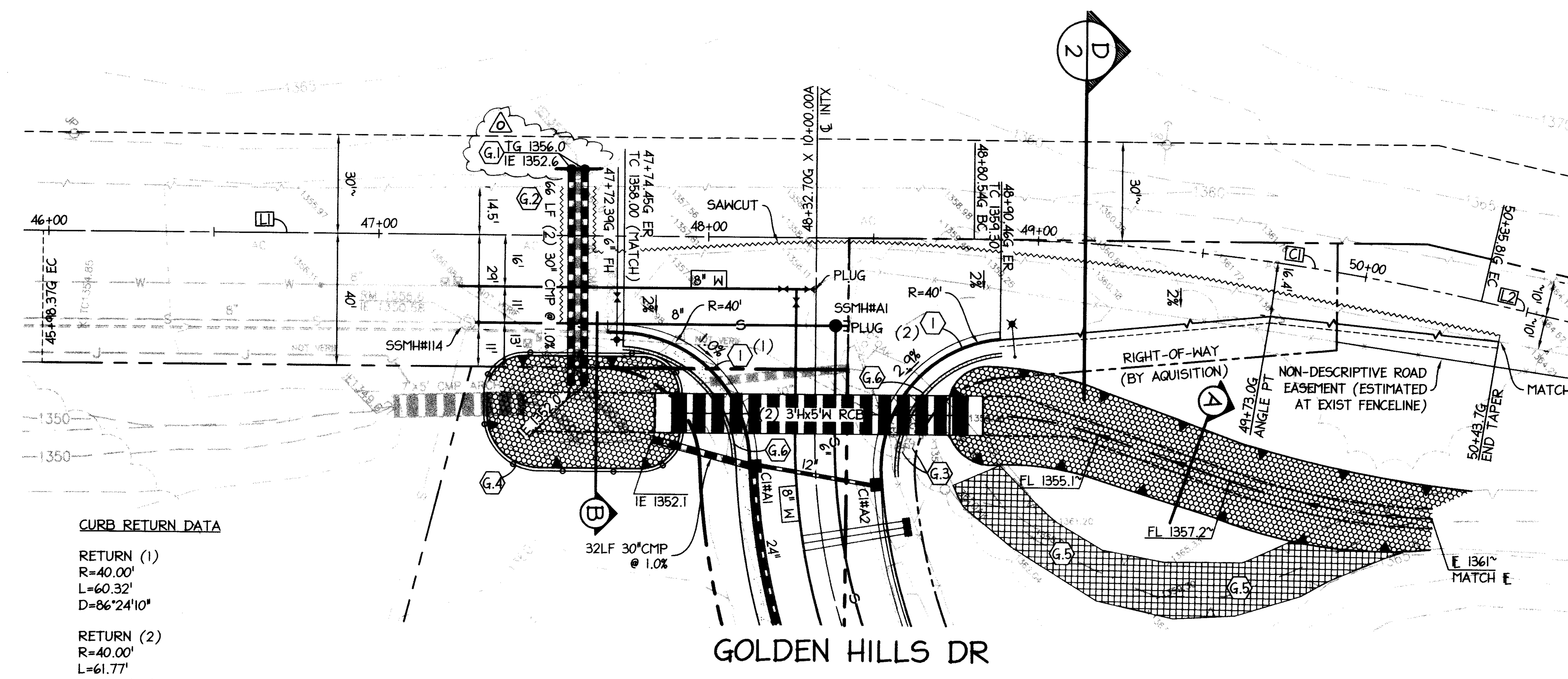
4. JENSEN PRECAST 3' HIGH X 5' WIDE TYPE I SPLIT BOX CULVERT USED FOR DESIGN. CONTRACTOR WARNED TO CONFIRM OUTSIDE DIMENSIONS OF ANY OTHER MANUFACTURE OF BOX DUE TO LIMITED CLEARANCES OF INSTALLATION. ALL EQUIVALENT PIPE SECTIONS SHALL BE APPROVED BY ENGINEER PRIOR TO INSTALLATION.

5. CONTRACTOR SHALL OBSERVE ALL APPLICABLE BEDDING AND PIPE REQUIREMENTS FOR ANY UTILITIES THAT PASS UNDERNEATH CONCRETE BOX CULVERTS.

6. ALL CORRAGATED METAL CULVERTS SHALL HAVE A MINIMUM H20 LOAD RATING AFTER PAVEMENT INSTALLATION.

CURVE TABLE			
CURVE	LENGTH	DELTA	RADIUS
C1	155.27'	12°42'33"	700.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°24'55"E	282.17'
L2	N57°07'28"E	338.60'



CURB RETURN DATA

RETURN (1)
R=40.00'
L=60.32'
D=86°24'10"

RETURN (2)
R=40.00'
L=61.77'
D=88°28'50"

KEY NOTES

(1) CONSTRUCT VERTICAL CURB AT RETURN PER CITY STANDARD ST/3.

(0)(G.1) CONSTRUCT (2) CALTRANS HEADWALL ~~TYPE GMP INLETS~~ PER STANDARD DRAWING ~~D75A.~~ D89.

(G.2) REMOVE EXISTING 36" CULVERT AND REPLACE WITH (2) 30" CMP CULVERTS TO CLEAR PROPOSED 8" SANITARY SEWER EXTENSION.

(G.3) EXISTING WATER SERVICES TO BE REMOVED PER AWA STANDARDS REFER TO SHEET 4 FOR REPLACEMENT.

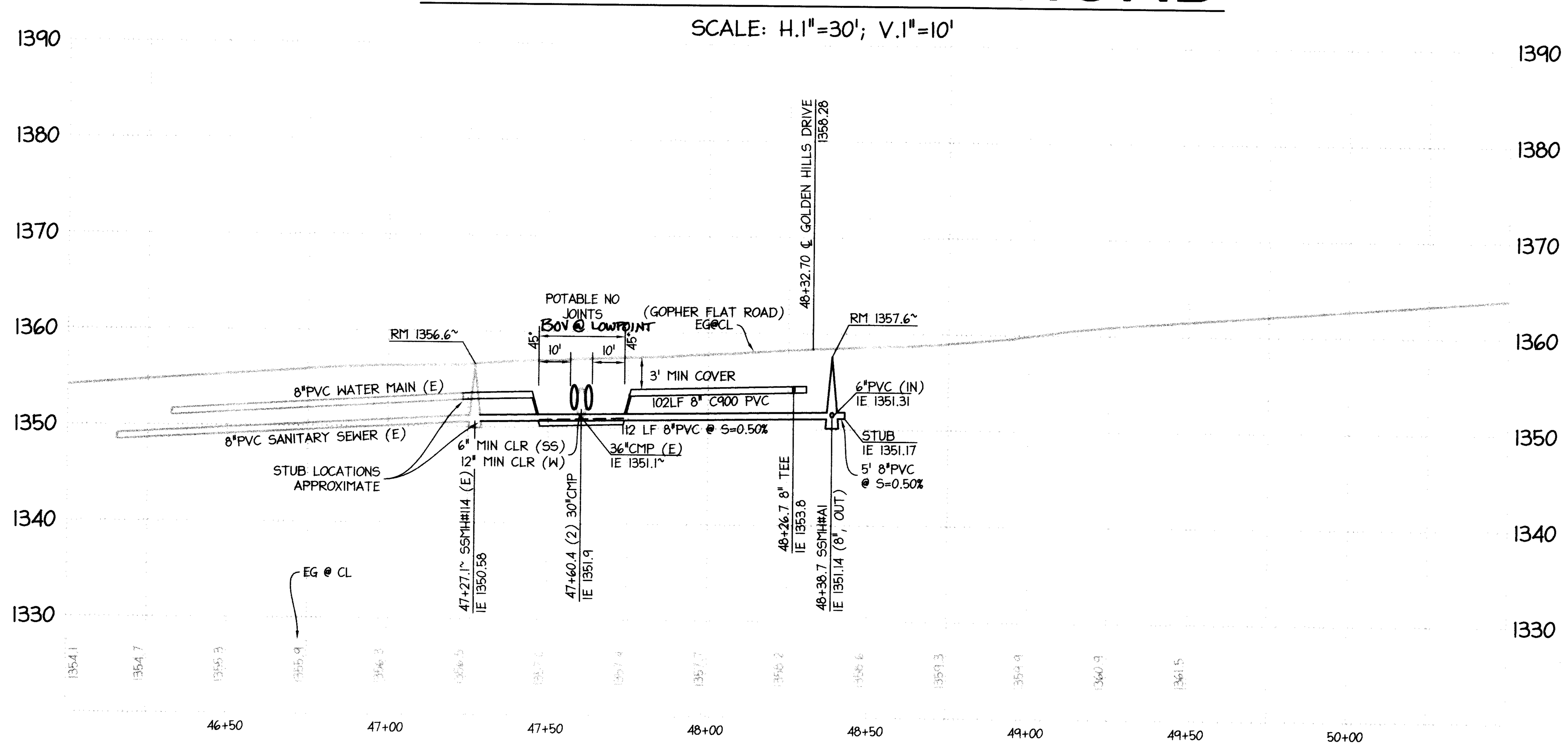
(G.4) CONSTRUCT 6' CHAINLINK FENCE AROUND BASIN (OR AS DIRECTED BY CITY). INSTALL ACCESS GATE ON SIDE OF GOPHER FLAT ROAD DESIGN SHALL BE APPROVED BY CITY ENGINEER PRIOR TO CONSTRUCTION. (SCEMATIC LOCATION SHOWN)

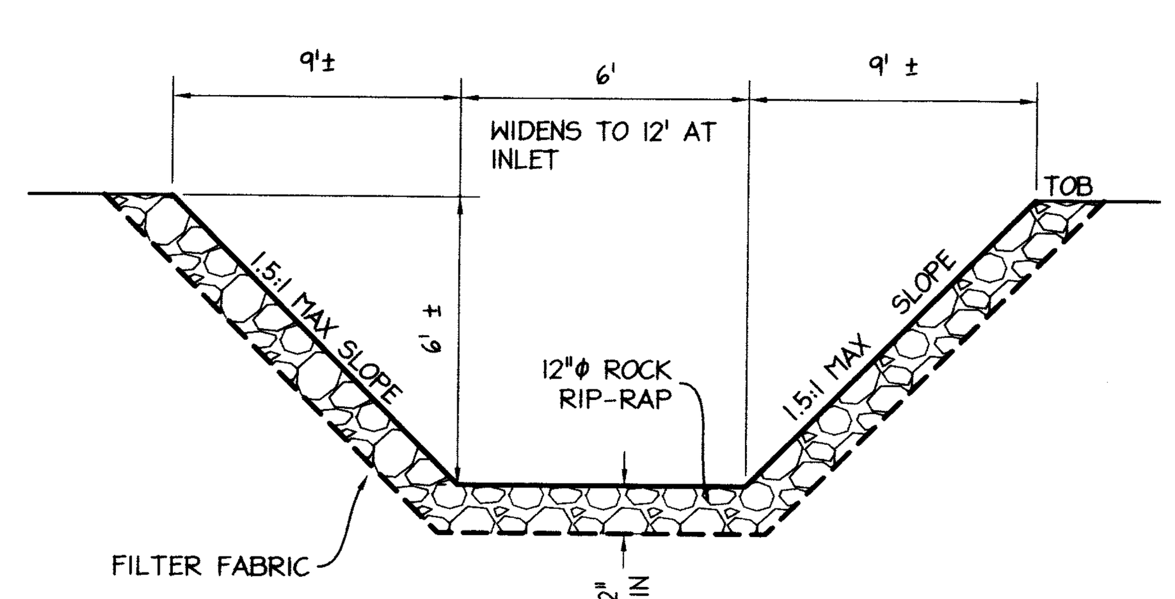
(G.5) BACKFILL EXISTING DITCH AS DIRECTED BY SOILS ENGINEER IN FIELD.

(G.6) DECORATIVE ENTRY WALL/FENCE. DESIGN TO BE APPROVED BY CITY PRIOR TO CONSTRUCTION. (SCHEMATIC LOCATION SHOWN)

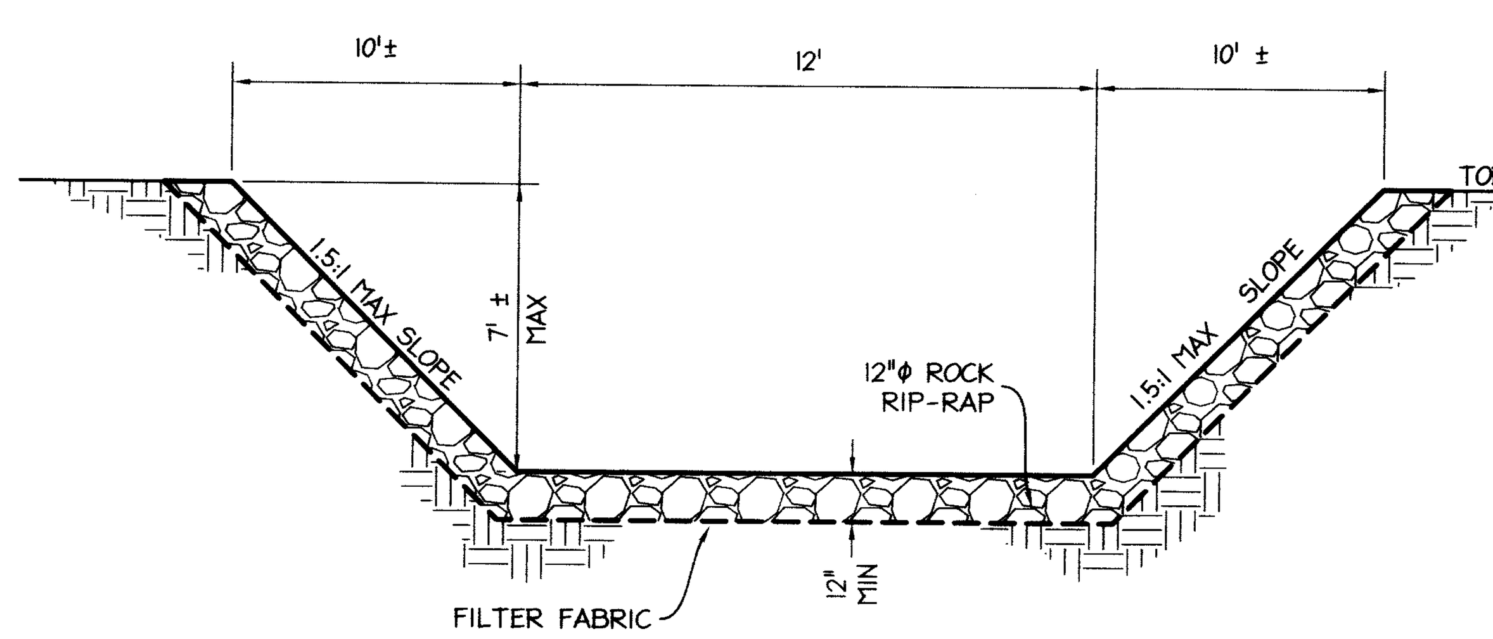
GOPHER FLAT ROAD

SCALE: H.1"=30'; V.1"=10'





(A) INLET CHANNEL



(B) RIP-RAP BASIN/APRON SECTION

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SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
1"=30'	KM	KM	

DATE	REVISIONS
12/22/04	(0) REVISIONS PER CITY

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Auburn • San Jose • Oakdale

GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

IMPROVEMENT PLANS
PLAN AND PROFILE
GOPHER FLAT ROAD
STATIONS 46+00 TO 49+93

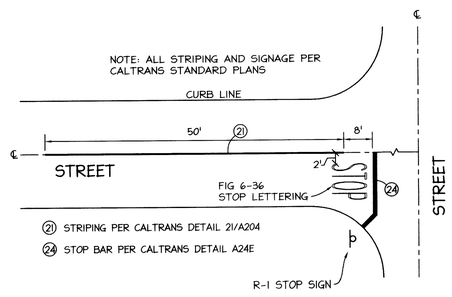
REGISTERED PROFESSIONAL ENGINEER
KEVIN E. MAYO
NO. C56348
EXP. 3-31-05
CIVIL
STATE OF CALIFORNIA
11.30.04

SHEET
10
OF 15 SHEETS
DRAWING NO.
PH202197GFR
DATE
NOVEMBER 10, 2004
JOB NO.
02197

GRAPHIC SCALE

60 0 30 60 120

1 INCH = 60 FEET



STRIPING AND SIGNAGE DETAIL

BROADMEADOWS DRIVE
HERRINGTON HILL DRIVE
GOLDEN HILLS DRIVE
SUTTER CREST EAST
SILKSWORTH LANE
GOPHER FLAT ROAD
NO PARKING ZONE
FUTURE THREE-WAY STOP (UNIT THREE)
R-1
R-26
(B)
21(E)
27B(E)
10'(E)
27B
46+53G
46+13G
47+70G
8'
45+70G

GOPHER FLAT STRIPING NOTE
GOPHER FLAT STRIPING/DELINEATION LAYOUT SHALL BE DETERMINED DURING CONSTRUCTION AND APPROVED BY CITY ENGINEER PRIOR TO CITY ACCEPTANCE OF IMPROVEMENTS.

LEGEND

- (NO) PAVEMENT DELINEATION DETAIL NUMBER (CALTRANS STD SPECIFICATION)
- (B) CONFORM TO EXISTING STRIPING
- //// PAVEMENT MARKING REMOVAL

REGISTERED PROFESSIONAL ENGINEER
KEVIN E. MAYO
NO. C65348
EXP. 3-31-05
CIVIL
STATE OF CALIFORNIA
11/15/04

SCALE	DRAWN BY	DESIGNED	CHECKED
1"=60'	KM	KM	

REVISIONS | DATE

Giuliani & Kull, Inc.
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GOLDEN HILLS ESTATES
UNIT TWO
CITY OF SUTTER CREEK, CALIFORNIA

IMPROVEMENT PLANS
STRIPING AND SIGNAGE

SHEET 11
OF 15 SHEETS
DRAWING NO. PH202197MG
DATE NOVEMBER 10, 2004
JOB NO. 02197

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Appendix F

Pacific Gas and Electric Company

10/10/2018

Stan Gamble
237 S Hillview Dr.
Milipitas, CA 95035

Broad Meadows Ct, Sutter Creek
Parcel #: 040-030-060

Stan Gamble,

This letter is in regards to your request for information at the above given location. This lot is registered with the county as Parcel #: 040-030-060. **We may utilize/extend our electric and gas distribution facilities to and within this development in accordance with our Electric Rules 15 & 16 in effect at the time service is requested.** These rules are on file with the California Public Utilities Commission and are available through this office upon request.

For more specific information pertaining to the establishment of service at the aforementioned location, please submit an application for service. You can do so by clicking on the following link to PG&E Customer Connections

Thank you in advance for the opportunity to serve you. We appreciate your business.

Sincerely,

Savo Gojkovich | PG&E Express Connect |
3136 Boeing Way, Stockton, CA 93720 |
Electric & Gas Service Requirements (Greenbook)

1854

SUTTER CREEK

John Sutter

JEWEL OF THE MOTHER LODE

June 15, 2020

Mr. Stan Gamble
237 S. Hillview Drive
Milpitas, CA 95035

RE: SEWER SERVICE AVAILABILITY
BROADMEADOWS DEVELOPMENT
TENTATVE SUBDIVISION MAP
SUTTER CREEK, CALIFORNIA

Mr. Gamble,

In reference to your inquiry regarding the availability of sewer services for your proposed Broadmeadows Development, the City of Sutter Creek (the City) currently has the ability to serve your project subject to the following conditions:

1. All Conditions of Approval for the Tentative Subdivision Map for the Broadmeadows Development must be completed and approved by the City.

2. All improvements for the Broadmeadows Development and any required off-site improvements must be completed, approved, and operational. No phasing will be allowed.

3. All fees associated with the development of the Broadmeadows Development must be paid in full.

4. The total residential lots serviced for this subdivision remains at 10 or less.

5. The ability to serve your development will expire with the expiration of the Approved Tentative Subdivision Map or the failure to get the Tentative Subdivision Map approved.

18 Main St., Sutter Creek, CA 95685 • Telephone: (209)267-5647 • Fax: (209)266-7789 • TTY: 711
The City of Sutter Creek is an equal opportunity service provider and employer

Please review the conditions I have outlined above, if you have any questions or require any clarifications, please contact me at (209) 223-0381 or grant@wrfed.com.

Sincerely,

WEATHERBY-REYNOLDS-FRITSON, ENGINEERING AND DESIGN

Grant Reynolds
City Sewer Engineer

Cc: Amy Gedney, City Manager
George Allen, City Public Works Superintendent
Derek Cole, City Attorney
Bruce Baracco, Planner for Owner

Bruce Baracco

To: Mary Beth Van Voorhis
Subject: Broadmeadows Estates Sewer Service

From: Grant Reynolds <grant.wrfed@gmail.com>
Sent: Thursday, September 13, 2018 2:42 PM
To: Amy Gedney <agedney@cityofsuttercreek.org>
Subject: Re: FW: Broadmeadows - Revsied submittal to come

The 10 Lots were called Unit 4 in the past. I had notes that the Subdivision Map for Unit 4 was set to expire on 10/13/17. Did they get an extension? Since the Map was on our Committed Flows list as an approved subdivision without improvements, sewer capacity is reserved for the lots and hasn't been reallocated anywhere. Sewer service lines for these 10 Lots have already been installed. We allowed them to be constructed when the road was built so we wouldn't have to cut into it in the future (today).

--

Grant Reynolds, P.E.
Weatherby-Reynolds-Fritson Engineering and Design
206 Peek Street
Jackson, CA 95642
209.223.0381 (Voice)
209.223.0716 (Fax)
grant.wrfed@gmail.com
http://www.wrfed.com

City of Sutter Creek

"Still Rich in Beauty"

July 27, 2005

Mr. Stan Gamble
Trafalgar Homes
247 N. 3rd Street
San Jose, CA 95112

RE: GOLDEN HILL ESTATES, UNIT I
ADDITIONAL SEWER SERVICE LINES

Mr. Gamble,

In response to your request to install 10 additional sewer service lines to proposed lots along Golden Hills Drive and Broad Meadows Court, the City has no objections to installing these 10 service lines at this time. Please coordinate all service line locations and installation inspections with Mr. George Christner, City Public Works Superintendent.

As you are aware, the installation of these service lines in no way guarantees the approval of these lots by the City. Please contact Mr. Bruce Baracco, City Planner for all required approvals.

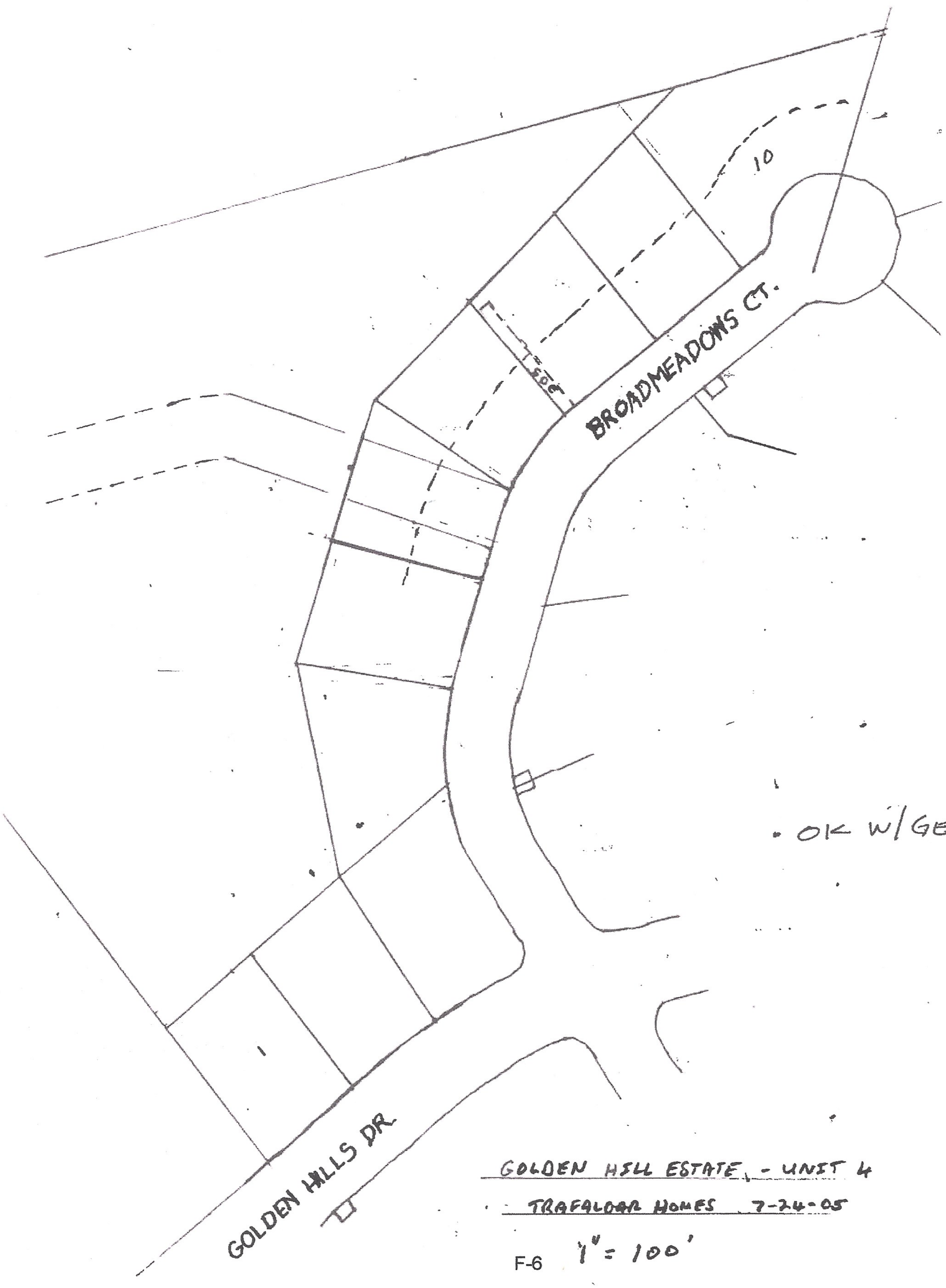
Sincerely,

WEATHERBY, REYNOLDS, FRITSON – ENGINEERING AND DESIGN

Grant Reynolds
City Sanitary Engineer

Cc: Rob Duke, City Administrator
George Christner, Public Works Superintendent
Jeff Kelley, City Development Director
Roark Weber, City Engineer
Dennis Crabb, City Attorney

18 MAIN STREET • SUTTER CREEK, CA 95685 • TELEPHONE (209) 267-5647 • FAX (209) 267-0639



• OK W/ GEORGE

GOLDEN HILL ESTATE - UNIT 4

TRAFALGAR HOMES 7-24-05

F-6 1" = 100'

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AMADOR WATER AGENCY
AWA
SAFE • RELIABLE • WATER SERVICE

12800 Ridge Road, Sutter Creek, CA 95685-9630 • www.amadorwater.org • Office: (209) 223-3018

December 12, 2023

City of Sutter Creek
Erin Ventura, Contract Planner
18 Main Street
Sutter Creek, CA 95685

RE: Broad Meadows Estates Subdivision
APNs: 040-030-060 & 040-232-001

To Whom It May Concern:

On December 11, 2023, the Amador Water Agency (Agency, AWA) received an application referral for the Broad Meadows Estates Subdivision (Development) located on Golden Hills Drive and Broadmeadows Drive, being a 10 unit single family residential subdivision on APNs 040-030-060 & 040-232-001, having been submitted to the City of Sutter Creek (City). The Agency has been informed that the City is preparing a tentative map, along with several plan and zone amendments.

The Development is planned to be within the AWA operated Tanner Water System (System). The Agency has the following comments regarding the Development:

1) AWA has determined that currently reliable water treatment and storage capacity to serve the Development, and AWA's existing customers and commitments is severely limited in this System. AWA has fully allocated all treatment and storage capacity at the Tanner Water Treatment Plant (WTP) and is currently developing a plan to expand the existing WTP or to construct a new WTP. Water service to this Development may be contingent upon one of these options being implemented with sufficient capacity to serve the Development.

2) The Development may apply for a revised "Determination of Water Availability" from the Amador Water Agency at any time, or for a "Conditional Will Serve" after the Development's tentative map has been approved. The previous Letter of Water Availability is attached for reference.

3) Upon receipt of an approved Tentative Map from the City, the Development shall apply for a Conditional Will Serve (CWS) from AWA. AWA will then advise the Development of the requirements to serve the Development and other specific facilities to be constructed prior to initiation of water service to the Development. Upon compliance with all of the terms of the Conditional Will Serve Commitment, the Development may apply for a Will Serve Commitment from AWA.

4) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, City, County, Fire Department and

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AWA to adequately serve the Development, subject to AWA review and approval, without negatively impacting existing customers and rate payers. The Development will be responsible to obtain and pay for all permits, environmental reviews and certifications, licenses, acceptances, pay all associated fees, design, construct, and make acceptable to the State, County, Fire Department and AWA all transmission, treatment, storage and distribution improvements needed to serve the Development, prior to initiation of service to the Development, as determined by AWA.

5) Installation of 1" water services, per current requirements, to each lot may be required.
6) Payment of all applicable capacity fees per AWA's rules and regulations in force at the time of payment and/or service.
7) The Development will be required to obtain a "Water Certificate of Acceptance, Transfer and Will Serve Commitment" from the Amador Water Agency, prior to recordation of the Final Map or initiation of service to the Development. The Development shall provide the commitment letter to the City, which will monitor these conditions.

A "Developer Packet" with additional information and requirements may be downloaded from https://amadorwater.org/connection-installation/ for your convenience. Please be aware that the contents of this packet are subject to change from time to time and are intended only as a guideline for Developers. This letter is not a commitment of service and in no way guarantees water service for this Development. Please feel free to contact the Agency with any questions, comments, or concerns regarding the contents of this letter.

Kind Regards,

Brandt Cook

This is not a quote or estimate.

Attachments: 2018 AWA Letter of Water Availability
CC: File, Bruce Baracco

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12800 Ridge Road, Sutter Creek, CA 95685-9630 • www.amadorwater.org • OFFICE: (209) 223-3018

November 5, 2018

Bruce Baracco
40 Eureka St
Sutter Creek, CA 95685

Re: Letter of Water Availability for 10 Remainder Lots of Golden Hills Estates
APN: 040-030-060 & 040-232-001

Mr Baracco:

The Amador Water Agency ('Agency') has received your request dated November 1st, 2018, for water availability for your proposed development: 10 Remainder Lots of Golden Hills Estates ('Development'). We understand that your Development is on 10 parcels ranging from 0.22 to 0.28 acres each located on APN 040-030-060 & 040-232-001 along Broadmeadows Dr and Golden Hills Dr in Sutter Creek. The Agency understands your Development consists of (10) single family residential lots and you are requesting (10) 5/8" water meters which results in a total of (10) Equivalent Dwelling Units (EDUs) for the Development, at 400 gallons per average day per EDU.

Therefore, the following tentative conditions may predicate availability of service and may provide adequate water service for this Development:

1) The Development will be responsible to design and construct all on and off site improvements deemed necessary by the State, County, and the Agency to adequately serve the Development. The Development will be responsible to obtain all permits, licenses, acceptances, pay all associated fees, design, construct and make acceptable to the State, County and the Agency a distribution system to serve this Development. The Development will be responsible to provide all on-site and off-site improvements necessary for proper domestic and fire protection water needs for serving the Development. Water meters and service boxes are required to be placed on the property line servicing each proposed parcel.
2) This letter/commitment is subject to the Amador Water Agency Code, Rates, Rules and Regulations, as may be amended from time to time.
3) Prior to service from the Agency, Development is subject to and must provide approval from City of Sutter Creek jurisdiction.

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4) Service laterals in this area are required to conform to recent fire code changes. Currently, each parcel has a 3/4" service lateral installed, however a 1" service lateral to each lot is necessary.

5) Service shall not be initiated until all service laterals in the Development have been upgraded to 1" diameter lines to conform with recent fire code changes.

6) Payment of all applicable Participation Fees per the Agency's rules and regulations and a Participation Fee Agreement between the Developer and the Agency in force at the time of payment and/or service. Current fees are $10,009 per EDU. Participation fees increase every July first.

7) The Agency will require a $2,000 deposit for all engineering, inspection and construction services to be billed on a time and material basis for your project.

8) A Boundary Line Adjustment is necessary for APNs 040-030-060 & 040-232-001 as they are all situated on the proposed boundary lines of Lots 1, 2, 3, & 4.

9) No water service shall be initiated until the system has met all conditions above and been accepted by the Agency.

10) Subdivision shall obtain a Will Serve Commitment from the Agency prior to Final Map Recording or service being initiated.

11) Upon the receipt of an approved Tentative Map from the City of Sutter Creek, you are required to apply for a Conditional Will Serve from the Agency. Upon application, please include two copies each of the Approved Tentative Map and Approved Conditions. The Agency will then advise you of the requirements to serve the Development, including service connections and other specific facilities to be constructed prior to water service for the Development.

This Letter of Water Availability is not a commitment of service and in no way guarantees water service for this Development. It is a status of service availability for the proposed Development and in general provides the condition under which service ***may*** be provided. Additional requirements for service may be identified at the time the Agency issues a Conditional Will Serve letter. Once you have successfully obtained an approved tentative map for the above-referenced Development, you will then need to apply for a "Conditional Will Serve" from the Agency which has a two year expiration date. All conditions must be met prior to the recordation of a Final Map and Service to the Development. Upon compliance with all of the terms of the Conditional Will Serve Commitment, the Agency will issue a Will Serve Commitment to the subdivision, after which, service may be initiated.

You may download a "Developer Packet" from https://amadorwater.org/wp-content/uploads/2017/06/Final-Developer-Packet.pdf for your convenience. Please be

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aware that the contents of this packet is subject to change from time to time and is intended only as a guideline for Developers.

Please feel free to call me at 257-5242 with any questions, comments, or concerns regarding the contents of this letter.

Sincerely,

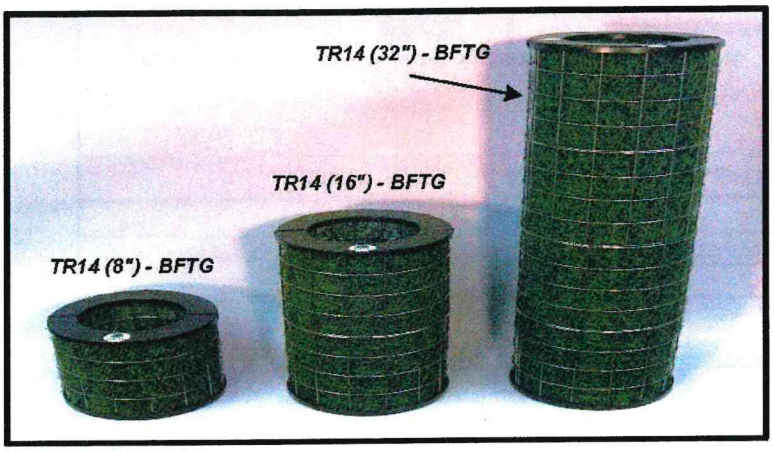
Darrel Evensen, P.E.
AWA Engineering Manager

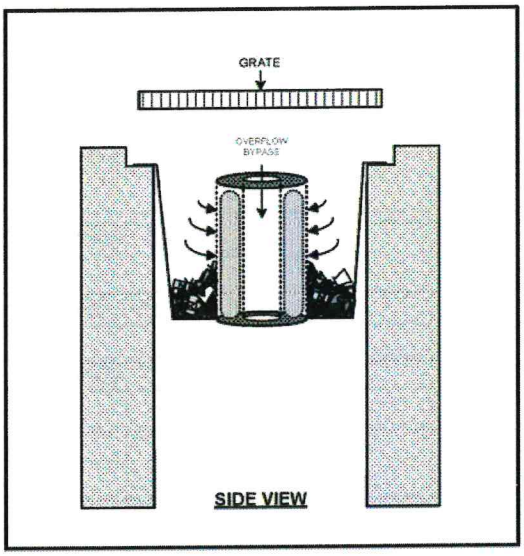
cc: File

Catchbasin Insert, Full Capture Device

REM-1 Triton Bioflex Drop Inlet Trash Guard

Catchbasin filter insert





Company Contact: Revel Environmental Manufacturing, Inc., Concord, CA Sales contact: Marcel Sloane, (925)-676-4736 Marcel@remfilters.com http://remfilters.com	
Storage capacity: Depends on each catchbasin's configuration, size of filter, etc.	**Replacement Parts:** Available, Replacement Filters
Vendor's maintenance estimate: The filter cleaning process and Bioflex media replacement should take no more than 15 minutes per filter. Maintained when debris accumulates up to 80% of the filter's capacity. Minimum 3 times per year.	**Warranty:** 1 yr, or 6 if REM contracts to do maintenance
Material: High density polyethylene, 304 stainless steel, polyester fiber mesh, coir fibers, water-based latex	**Delivery Time:** Within three weeks from receipt of order
Pricing: See over.	
Installed: Dublin	

Comments from reference checks

Device effectiveness in capturing trash

Good, effective device in capturing trash (no complaints from the public or flooding occurring in the street).

Maintenance

Maintenance included 3 times a year but at a reasonable price by a contractor. Disposal of filters is an additional maintenance consideration (and an extra service also provided by cleaning contractor

Other

Good customer service from vendor. Easy installation under the vendor's scheduled time quote. Some modifications were needed for installation based on field conditions. Optional hydrocarbon (oil,grease) removal is also available.

June 14, 2018

Appendix H

Mr. Stan Gamble
TRAFALGER, INC
237 S Hillview Drive
Milpitas, CA 95035

RE: TRAFFIC IMPACT ASSESSMENT OF FOR PANNER CREEK SUBDIVISION, SUTTER CREEK, CALIFORNIA AND BROAD MEADOWS SUBDIVISION, SUTTER CFREEK,

Dear Mr. Gamble:

Thanks for contacting KDAnderson & Associates regarding the Panner Creek subdivisions in Sutter Creek CA. As we discussed, the project is conditioned to construct portions of Golden Hills Drive that would contribute towards completion of a new route between Gopher Flat Road on the north and Sutter Creek Road on the south. However, to complete the entire length of route a new bridge is required. The traffic analysis we have completed is intended to determine whether development of the subdivision, along with other approved development in this area, creates traffic volumes that justify completing the route by building the bridge, and if so, how many lots can be occupied before triggering conditions are reached.

Technical Approach

The technical approach to answer these questions was identified by Mr. John Gedney at the Amador County Transportation Commission (ACTC). A baseline of current daily traffic volumes has been identified through new traffic counts east and west of the Golden Hills Drive alignment on Gopher Flat Road and on Sutter Creek Road. These volumes have been compared to the daily traffic volume Level of Service thresholds accepted by ACTC and the City of Sutter Creek to determine whether current conditions satisfy the minimum Level of Service requirements of both agencies. We then identified the amount of additional vehicular traffic that could be generated by approved but unoccupied subdivisions in the area and by the two proposed projects. These new trips will be added to the study area street system assuming the bridge is not constructed, and resulting Level of Service will be identified. Level of Service criteria were then reviewed to determine whether minimum standards would still be satisfied with both approved and proposed residences or what level of development could proceed before reaching the applicable threshold.

Project Description

The Panner Creek Subdivision is located in the area between Gopher Flat Road and Sutter Creek Road east of downtown Sutter Creek. The project was originally part of the Golden Hills Estates Subdivision, and other portions of that original approved subdivision have proceeded. Panner Creek, Unit 1 totals 21 lots and is located along an extension of Golden Hills Drive. Panner Creek, Unit 2 totals 20 lots and is further south between Unit 1 and Sutter Creek Road.

Figures 1 and 2 are the original tentative maps for each area.

Existing Setting / Conditions

Study Area Roads. This study addresses traffic conditions on the Sutter Creek streets and Amador County roads that will be used to access the site. The text that follows describes the facilities included in this analysis.

Gopher Flat Road. Gopher Flat Road and Shake Ridge Road link Sutter Creek with State Route 88. The Circulation Element Diagram of the 2017 Sutter Creek General Plan designates Gopher Flat Road as a local street. The route begins at the Main Street / Gopher Flat Road intersection in downtown Sutter Creek and continues for about a mile to Golden Hills Drive. In this area Gopher Flat Road is generally a two lane road with a paved width of 22-24 feet and minimal shoulders. The roadway has been widened in locations where development has occurred, and improvements in the area of the proposed project have resulted in a 28 foot wide ½ section on the south-east side of the road. The route becomes Shake Ridge Road in Amador County and continues for about 25 miles to SR 88.

Sutter Creek Road. Sutter Creek Road links Sutter Creek with the Amador County community of Volcano about ten miles to the east. The 2017 Circulation Element designates Sutter Creek Road as a local street. In the area of the project Sutter Creek Road is generally a two lane road with a paved width of 22-24 feet and minimal shoulders. The route becomes Sutter Creek – Volcano Road in Amador County.

Golden Hills Drive. Golden Hills Drive is not designated in the 2017 General Plan. The 1994 GP Circulation diagram indicated that an Eastern Bypass would eventually extend from Amador Road on the north to Ridge Road on the south along the general alignment of Golden Hills Drive. Today roughly 1,200 feet of Golden Hills Drive has been constructed in the area south of Gopher Flat Road.

Current Daily Traffic Volumes. New weekday 24 hour traffic volume counts were conducted for this assessment on study area roads on May 8, 2018, and the results are presented in Table 1.

TABLE 1
EXISTING TRAFFIC VOLUME AND LEVEL OF SERVICE ON STUDY AREA ROADS

Roadway	Location	Level of Service			
		Minimum LOS	Maximum Volume at Minimum LOS*	Daily Volume	LOS
Gopher Flat Rd	West of Golden Hills Dr	D	11,840	1,640	A
	East of Golden Hills Dr	D	11,840	861	A
Sutter Creek Rd	West of Hillside Dr	D	11,840	1,524	A
	East of Lotus Lane	D	11,840	1,411	A
Golden Hills Dr	South of Gopher Flat Rd	D	11,840	196	A

* Source: 2015 Amador County Regional Transportation Plan

Level of Service Analysis- Methodology

Level of Service Analysis has been employed to provide a basis for describing existing traffic conditions and for evaluating the effects of addition traffic. Level of Service measures the *quality* of traffic flow and is represented by letter designations from "A" to "F", with a grade of "A" referring to the best conditions, and "F" representing the worst conditions. Table 2 presents typical Level of Service characteristics.

TABLE 2
LEVEL OF SERVICE DEFINITIONS

Level of Service	Signalized Intersection	Un-signalized Intersection	Roadway (Daily)
"A"	Uncongested operations, all queues clear in a single-signal cycle. Delay ≤ 10.0 sec	Little or no delay. Delay ≤ 10.0 sec/veh	Completely free flow.
"B"	Uncongested operations, all queues clear in a single cycle. Delay > 10.0 sec and ≤ 20.0 sec	Short traffic delays. Delay > 10 sec/veh and ≤ 15 sec/veh	Free flow, presence of other vehicles noticeable.
"C"	Light congestion, occasional backups on critical approaches. Delay > 20.0 sec and ≤ 35.0 sec	Average traffic delays. Delay > 15 sec/veh and ≤ 25 sec/veh	Ability to maneuver and select operating speed affected.
"D"	Significant congestions of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed. Delay > 35.0 sec and ≤ 55.0 sec	Long traffic delays. Delay > 25 sec/veh and ≤ 35 sec/veh	Unstable flow, speeds and ability to maneuver restricted.
"E"	Severe congestion with some long standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s) upstream of critical approach(es). Delay > 55.0 sec and ≤ 80.0 sec	Very long traffic delays, failure, extreme congestion. Delay > 35 sec/veh and ≤ 50 sec/veh	At or near capacity, flow quite unstable.
"F"	Total breakdown, stop-and-go operation. Delay > 80.0 sec	Intersection blocked by external causes. Delay > 50 sec/veh	Forced flow, breakdown.

Sources: 2010 Highway Capacity Manual, Transportation Research Board (TRB) Special Report 209.

Standards of Significance. Local agencies and Caltrans adopt minimum Level of Service standards for their facilities.

The 2105 Amador County Regional Transportation Plan notes that the acceptable Level of Service is LOS "C" on all roads in Amador County outside of incorporated cities or other developed communities. The policy is to maintain LOS D or better for State highways and local streets and roads within incorporated cities and other developed communities.

The methodologies employed to determine Level of Service for this analysis makes use of background materials contained in the RTP. The 2015 RTP contains adopted Level of Service criteria for generalized roadway segments based on daily traffic volume.

Roadway Segment Level of Service

Roadway segment Level of Service definitions are based on information in the *2015 Amador County Regional Transportation Plan Update*. Table 3 presents the applicable roadway segment LOS definitions for the roadway segments included in this analysis.

TABLE 3
DAILY TRAFFIC VOLUME LEVEL OF SERVICE THRESHOLDS

Facility	Daily Service Volumes (Vehicles per day)				
	LOS A	**LOS B**	**LOS C**	**LOS D**	**LOS E**
Gopher Flat – Shake Ridge Road	2,080	4,240	6,880	11,840	17,840
Sutter Creek – Volcano Road	2,080	4,240	6,880	11,840	17,840

Source: *2015 Amador County Regional Transportation Plan Update, Appendix F, Table 1. Based on 2010 HCM*

As indicated in Table 3, the current daily traffic volume on all roads in the area of the project is indicative of LOS A conditions.

Traffic Volume Forecasts

The volume of additional traffic occurring on study area roads as a result of new development has been estimated by identify the number of new residential units that may be developed, applying approved trip generation rates to these new land uses and distributing these trips to the study area roadway system.

Land Use. Approved tentative maps were reviewed and vacant lots were inventoried in order to estimate the number of additional homes that may be developed in the area of the prosed project. As noted in Table 4, in addition to the proposed projects there are 10 lots in Broadmeadows Estates and twelve vacant lots that remain to be developed at various locations in the study area.

Daily Trip Generation. The amount of vehicle traffic associated with new development has been estimated using trip generation rates from sources that are commonly accepted by Caltrans and Amador County Transportation Commission (ACTC). Daily trip generation rates for single family detached residences were obtained from the 10th Edition of the ITE *Trip Generation Manual.* Applying the average rate per residence to the vacant lot inventory and to Broadmeadows Estates indicates that another 207 daily trips can be expected (i.e., ½ inbound and ½ outbound). Panner Creek would generate 481 new daily trips.

TABLE 4 DEVELOPMENT AND TRIP GENERATION				
Name	**Access via**	**Lots**	**Trips per Lot**	**Daily Trips**
Vacant lots	Herrington Ct	5	9.44	47
Vacant lots	Ridgecrest Ct	5	9.44	47
Vacant lots	Gopher Flat Road	1	9.44	9
Vacant lots	Sutter Crest Way	1	9.44	9
Broadmeadows	Golden Hills Drive	10	9.44	94
	Subtotal	*12*	*9.44*	*207*
Panner Creek	Golden Hills Drive	41	9.44	387
	Subtotal			*387*
Total				**594**
Source: ITE Trip Generation Manual, 10th Edition				

Trip Distribution. This assessment assumes that the bridge and connection to Sutter Creek Road are not made and that all new trips eventually use Gopher Flat Road. The directional distribution of trips along Gopher Flat Road was determined from new a.m. and p.m. peak hour intersection turning movement counts conducted at the Gopher Flat Road / Golden Hills Drive intersection on May 9, 2018. As indicated, those counts indicated that nearly every vehicle entering or exiting Gopher Flat Road at the intersection was oriented to the west on Gopher Flat Road.

TABLE 5 TRIP DISTRIBUTION AT GOPHER FLAT ROAD / GOLDEN HILLS DRIVE INTERSECTION				
Time Period	**Total Vehicles**			
	West on Gopher Flat Rd		**East on Gopher Flat Rd**	
	inbound	**outbound**	**inbound**	**outbound**
7:00 to 9:00 a.m.	10	23	0	0
4:00 to 6:00 p.m.	28	21	0	1
Total	38	44	0	1
	82		1	
Percent of Total	99%		1%	

Impact Assessment

Traffic Volumes. Table 6 presents the daily traffic volumes that would be added to study area roads if identified development occurs without access to Sutter Creek Road, generates trips at the assumed rate and follows the distribution pattern noted previously.

Level of Service. As noted in Table 6, the addition of trips from Broadmeadows and currently vacant lots has a very minor effect on conditions along Gopher Flat Road. As shown the resulting traffic volumes would still be indicative of LOS A conditions.

The build out of Panner Creek would further increase daily traffic volumes on Gopher Flat Road, and the Level of Service will drop for LOS A to LOS B. However, as LOS B remains well within the RTP's LOS D threshold for acceptable conditions, the resulting volumes do not represent a significant impact.

Conclusion

Development of 100% of Panner Creek without a connection to Sutter Creek Road does not result in a significant traffic impact under the criteria adopted by the RTP.

TABLE 6
PROJECTED TRAFFIC VOLUMES AND LEVEL OF SERVICE ON STUDY AREA ROADS

Roadway	Location	Level of Service								
		Minimum LOS	Existing Conditions		Existing Plus Broadmeadows Vacant Lots			Existing Plus Vacant Lots and Panner Creek		
			Daily Volume	LOS	Daily Volume		LOS	Daily Volume		LOS
					Projects	Total		Panner Creek Only	Total	
Gopher Flat Rd	West of Golden Hills Dr	D	1,640	A	204	1,844	A	383	2,227	B
	East of Golden Hills Dr	D	861	A	3	864	A	4	868	A
Sutter Creek Rd	West of Hillside Dr	D	1,524	A	0	1,524	A	0	1,524	A
	East of Lotus Lane	D	1,411	A	0	1,411	A	0	1,411	A
Golden Hills Dr	South of Gopher Flat Rd	D	196	A	47	243	A	481	724	A

Thank you again for contacting our firm. Please call me if you have any questions or need additional information.

Sincerely yours,

KD Anderson & Associates, Inc.

Kenneth D. Anderson, P.E.
President

Attachments: Figures, Traffic counts

cc: Bruce Barraco

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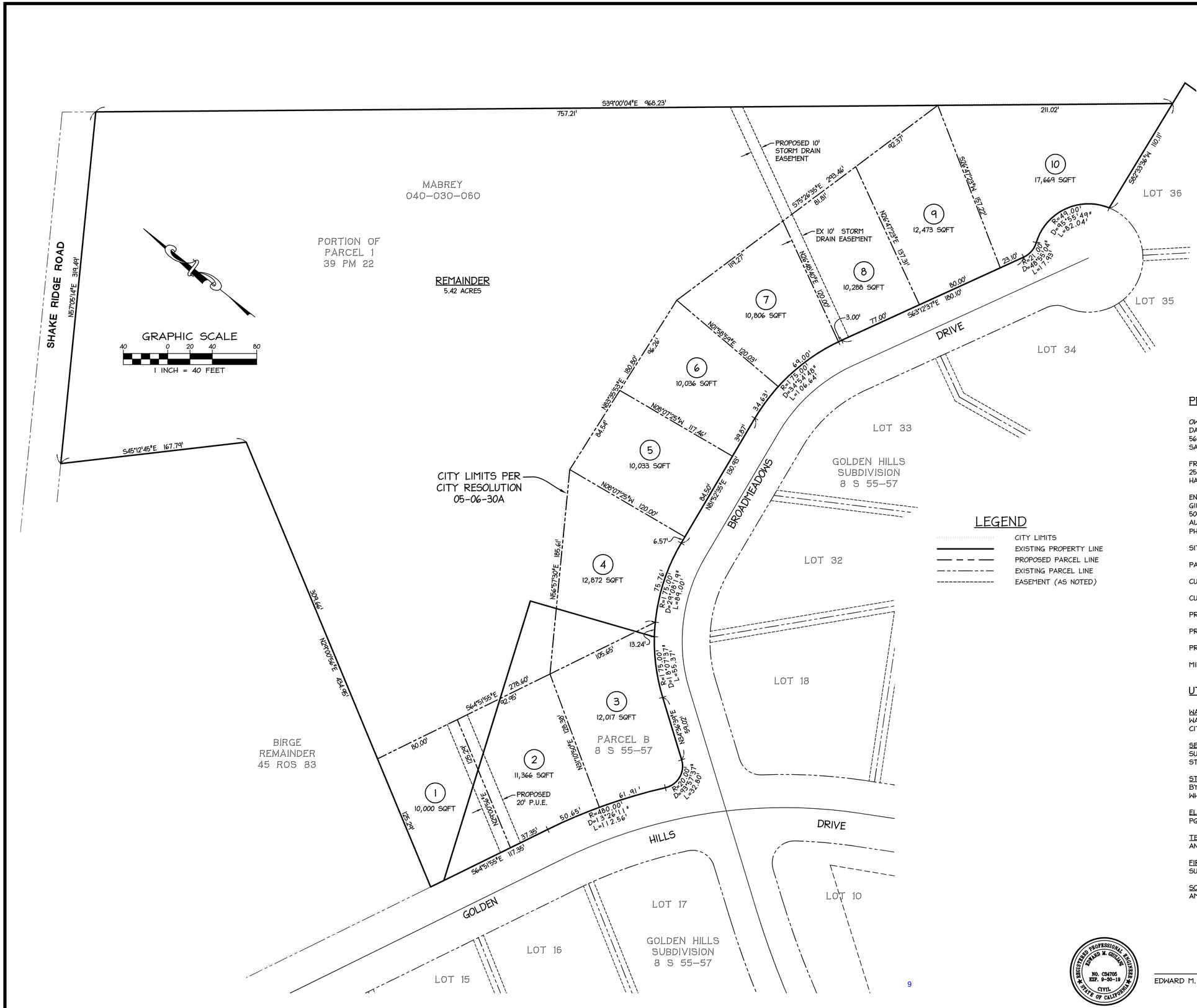
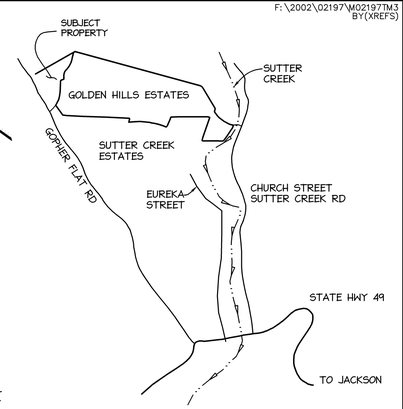




VICINITY MAP
NTS

LEGEND

- CITY LIMITS
- EXISTING PROPERTY LINE
- PROPOSED PARCEL LINE
- EXISTING PARCEL LINE
- EASEMENT (AS NOTED)

PROJECT INFORMATION

OWNERS:
DAVID A MABREY
5693 TUBAC LANE
SAN JOSE, CA 95118

FRANK TRUJILLO
2546 PAPPAS PLACE
HAYWARD, CA 94542

ENGINEER:
GIULIANI AND KULL, INC.
500 WALL STREET
AUBURN, CA 95603
PHONE: (530) 885-5107

SITE ADDRESS: GOLDEN HILLS DRIVE, SUTTER CREEK CA

PARCEL SIZE (AVERAGE): 11,290 SQFT

CURRENT ZONING: RESIDENTIAL LOW DENSITY

CURRENT USAGE: VACANT

PROPOSED NUMBER OF LOTS: 10 + REMAINDER

PROPOSED ZONING:

PROPOSED USAGE: SINGLE FAMILY RESIDENTIAL

MINIMUM LOT SIZE (AS PROPOSED): 9,511 SQFT

UTILITIES/SERVICES:

WATER: WATER WILL BE SUPPLIED BY THE AMADOR COUNTY WATER AGENCY. A DISTRIBUTION AND MAIN SYSTEM EXISTS IN CITY STREETS.

SEWER: SEWER SERVICE WILL BE SUPPLIED BY THE CITY OF SUTTER CREEK BY A COLLECTION SYSTEM WHICH EXISTS IN CITY STREETS.

STORM DRAINAGE: STORM DRAINAGE SYSTEM WILL BE SUPPLIED BY THE CITY OF SUTTER CREEK BY A COLLECTION SYSTEM WHICH EXISTS IN CITY STREETS.

ELECTRICAL/GAS: ELECTRICITY AND GAS WILL BE SUPPLIED BY PG&E AND PLACED UNDERGROUND

TELEPHONE: TELEPHONE WILL BE SERVICE BY PACIFIC TELEPHONE AND PLACED UNDERGROUND

FIRE DISTRICT: FIRE PROTECTION WILL BE SERVED BY THE SUTTER CREEK VOLUNTEER FIRE DEPARTMENT

SCHOOL DISTRICT: SCHOOLING WILL BE PROVIDED BY THE AMADOR COUNTY UNIFIED SCHOOL DISTRICT

REGISTERED PROFESSIONAL ENGINEER
EDWARD M. GIULIANI
NO. C34705
EXP. 9-30-19
CIVIL
STATE OF CALIFORNIA

EDWARD M. GIULIANI, PE 34705, EXPIRES 9-30-19 DATE

SCALE 1"=40'
DRAWN BY TG
DESIGNED BY TG
CHECKED BY EG

REVISIONS

DATE

Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
500 Wall Street, Auburn, CA 95603
(530) 885-5107 Fax (530) 885-5157
Auburn • San Jose • Oakdale

BROAD MEADOWS ESTATES

BROADMEADOWS DRIVE
SUTTER CREEK, CALIFORNIA

VESTING TENTATIVE MAP

SHEET 1
OF 1 SHEETS

DATE SEP 5, 2017

JOB NO. 02197

KD ANDERSON & ASSOCIATES, INC.

(916) 660-1555

7643-01

Sutter Creek
All Vehicles & Uturns On Unshifted
Bikes & Peds On Bank 1
Nothing On Bank 2

File Name : Gopher Flat Rd & Golden Hills Dr
Date : 5/9/2018

Unshifted Count = All Vehicles & Uturns

	Golden Hills Drive Southbound					Gopher Flat Road Westbound					Golden Hills Road Northbound					Gopher Flat Road Eastbound						
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total	Uturns Total
7:00	0	0	0	0	0	0	11	0	0	11	2	0	0	0	2	0	1	2	0	3	16	0
7:15	0	0	0	0	0	0	10	0	0	10	2	0	0	0	2	0	2	0	0	2	14	0
7:30	0	0	0	0	0	0	30	0	0	30	4	0	0	0	4	0	8	0	0	8	42	0
7:45	0	0	0	0	0	0	31	0	0	31	7	0	0	0	7	0	13	2	0	15	53	0
Total	0	0	0	0	0	0	82	0	0	82	15	0	0	0	15	0	24	4	0	28	125	0
8:00	0	0	0	0	0	0	16	0	0	16	2	0	0	0	2	0	6	1	0	7	25	0
8:15	0	0	0	0	0	0	17	0	0	17	3	0	0	0	3	0	4	2	0	6	26	0
8:30	0	0	0	0	0	0	9	0	0	9	1	0	0	0	1	0	5	2	0	7	17	0
8:45	0	0	0	0	0	0	4	0	0	4	2	0	0	0	2	0	7	1	0	8	14	0
Total	0	0	0	0	0	0	46	0	0	46	8	0	0	0	8	0	22	6	0	28	82	0
12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:00	0	0	0	0	0	0	9	0	0	9	1	0	0	0	1	0	11	5	0	16	26	0
16:15	0	0	0	0	0	0	8	0	0	8	3	0	1	0	4	0	11	2	0	13	25	0
16:30	0	0	0	0	0	0	6	0	0	6	3	0	0	0	3	0	10	7	0	17	26	0
16:45	0	0	0	0	0	0	8	0	0	8	1	0	0	0	1	0	12	3	0	15	24	0
Total	0	0	0	0	0	0	31	0	0	31	8	0	1	0	9	0	44	17	0	61	101	0
17:00	0	0	0	0	0	0	9	0	0	9	2	0	0	0	2	0	21	4	0	25	36	0
17:15	0	0	0	0	0	0	4	0	0	4	2	0	0	0	2	0	14	1	0	15	21	0
17:30	0	0	0	0	0	0	12	0	0	12	2	0	0	0	2	0	15	4	0	19	33	0
17:45	0	0	0	0	0	0	3	0	0	3	7	0	0	0	7	0	24	2	0	26	36	0
Total	0	0	0	0	0	0	28	0	0	28	13	0	0	0	13	0	74	11	0	85	126	0
Grand Total	0	0	0	0	0	0	187	0	0	187	44	0	1	0	45	0	164	38	0	202	434	0
Apprch %	0.0%	0.0%	0.0%	0.0%		0.0%	100.0%	0.0%	0.0%		97.8%	0.0%	2.2%	0.0%		0.0%	81.2%	18.8%	0.0%			
Total %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	43.1%	0.0%	0.0%	43.1%	10.1%	0.0%	0.2%	0.0%	10.4%	0.0%	37.8%	8.8%	0.0%	46.5%	100.0%	

AM PEAK HOUR	Golden Hills Drive Southbound					Gopher Flat Road Westbound					Golden Hills Road Northbound					Gopher Flat Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 07:30 to 08:30																					
Peak Hour For Entire Intersection Begins at 07:30																					
7:30	0	0	0	0	0	0	30	0	0	30	4	0	0	0	4	0	8	0	0	8	42
7:45	0	0	0	0	0	0	31	0	0	31	7	0	0	0	7	0	13	2	0	15	53
8:00	0	0	0	0	0	0	16	0	0	16	2	0	0	0	2	0	6	1	0	7	25
8:15	0	0	0	0	0	0	17	0	0	17	3	0	0	0	3	0	4	2	0	6	26
Total Volume	0	0	0	0	0	0	94	0	0	94	16	0	0	0	16	0	31	5	0	36	146
% App Total	0.0%	0.0%	0.0%	0.0%		0.0%	100.0%	0.0%	0.0%		100.0%	0.0%	0.0%	0.0%		0.0%	86.1%	13.9%	0.0%		
PHF	.000	.000	.000	.000	.000	.000	.758	.000	.000	.758	.571	.000	.000	.000	.571	.000	.596	.625	.000	.600	.689

NOON PEAK	Golden Hills Drive Southbound					Gopher Flat Road Westbound					Golden Hills Road Northbound					Gopher Flat Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 12:00 to 13:00																					
Peak Hour For Entire Intersection Begins at 12:00																					
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% App Total	0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%		0.0%	0.0%	0.0%	0.0%		
PHF	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000

PM PEAK HOUR	Golden Hills Drive Southbound					Gopher Flat Road Westbound					Golden Hills Road Northbound					Gopher Flat Road Eastbound					
START TIME	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	Total
Peak Hour Analysis From 17:00 to 18:00																					
Peak Hour For Entire Intersection Begins at 17:00																					
17:00	0	0	0	0	0	0	9	0	0	9	2	0	0	0	2	0	21	4	0	25	36
17:15	0	0	0	0	0	0	4	0	0	4	2	0	0	0	2	0	14	1	0	15	21
17:30	0	0	0	0	0	0	12	0	0	12	2	0	0	0	2	0	15	4	0	19	33
17:45	0	0	0	0	0	0	3	0	0	3	7	0	0	0	7	0	24	2	0	26	36
Total Volume	0	0	0	0	0	0	28	0	0	28	13	0	0	0	13	0	74	11	0	85	126
% App Total	0.0%	0.0%	0.0%	0.0%		0.0%	100.0%	0.0%	0.0%		100.0%	0.0%	0.0%	0.0%		0.0%	87.1%	12.9%	0.0%		
PHF	.000	.000	.000	.000	.000	.000	.583	.000	.000	.583	.464	.000	.000	.000	.464	.000	.771	.688	.000	.817	.875

Gopher Flat Rd & Golden Hills Dr

Date: 5/9/2018

Day: Wednesday

Project #: Gopher Flat Rd & Golden Hills Dr

7643-01

Peak Hour Summary

Southbound Approach (Golden Hills Drive)

AM	0	0	0	0	0 AM
NOON	0	0	0	0	0 NOON
PM	0	0	0	0	0 PM

	AM	NOON	PM
AM Peak Hour	07:30	-	08:30
NOON Peak Hour	12:00	-	13:00
PM Peak Hour	17:00	-	18:00

Eastbound Approach (Gopher Flat Road)

	AM	NOON	PM
	110	0	41
	0	0	0
	0	0	0
	31	0	74
	5	0	11

Westbound Approach

	AM	NOON	PM
	0	0	0
	94	0	28
	0	0	0
	0	0	0
	31	0	74

CONTROL

Northbound Approach

AM	5	0	16	0	0 AM
NOON	0	0	0	0	0 NOON
PM	11	0	13	0	0 PM

Count Periods	Start	End
AM	7:00 AM	9:00 AM
NOON	12:00 PM	1:00 PM
PM	4:00 PM	6:00 PM

Total Ins & Outs

	North Leg		
	0	0	AM
	0	0	NOON
	0	0	PM

West Leg			East Leg		
AM	NOON	PM	AM	NOON	PM
110	0	41	94	0	28
36	0	85	31	0	74

	South Leg	
AM	5	16
NOON	0	0
PM	11	13

Total Volume Per Leg

	North Leg	
	0	AM
	0	NOON
	0	PM

West Leg			East Leg		
AM	NOON	PM	AM	NOON	PM
146	0	126	125	0	102

	South Leg
AM	21
NOON	0
PM	24

Prepared by NDS/ATD

VOLUME

Gopher Flat Rd W/O Manor Ct

Day: Tuesday
Date: 5/8/2018

City: Sutter Creek
Project #: CA18_7173_001

7643-01

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	819	821	1,640

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			1		1		2		12:00			7		9		16	
00:15			0		0		0		12:15			11		15		26	
00:30			2		0		2		12:30			10		12		22	
00:45			0	3	0	1	0	4	12:45			15	43	12	48	27	91
01:00			1		1		2		13:00			16		8		24	
01:15			0		0		0		13:15			9		13		22	
01:30			0		0		0		13:30			14		9		23	
01:45			0	1	0	1	0	2	13:45			11	50	18	48	29	98
02:00			0		0		0		14:00			20		12		32	
02:15			0		1		1		14:15			16		11		27	
02:30			0		1		1		14:30			12		11		23	
02:45			0		1	3	1	3	14:45			10	58	7	41	17	99
03:00			1		0		1		15:00			14		18		32	
03:15			1		3		4		15:15			20		15		35	
03:30			0		1		1		15:30			19		11		30	
03:45			0	2	0	4	0	6	15:45			21	74	9	53	30	127
04:00			0		0		0		16:00			20		8		28	
04:15			0		1		1		16:15			20		10		30	
04:30			0		7		7		16:30			15		14		29	
04:45			0		4	12	4	12	16:45			20	75	9	41	29	116
05:00			0		6		6		17:00			22		14		36	
05:15			0		6		6		17:15			33		9		42	
05:30			0		4		4		17:30			25		12		37	
05:45			3	3	7	23	10	26	17:45			24	104	16	51	40	155
06:00			1		17		18		18:00			16		8		24	
06:15			2		12		14		18:15			15		2		17	
06:30			3		12		15		18:30			11		6		17	
06:45			2	8	11	52	13	60	18:45			17	59	6	22	23	81
07:00			3		16		19		19:00			12		3		15	
07:15			3		31		34		19:15			19		4		23	
07:30			15		29		44		19:30			5		1		6	
07:45			12	33	60	136	72	169	19:45			11	47	6	14	17	61
08:00			11		22		33		20:00			7		8		15	
08:15			5		17		22		20:15			20		5		25	
08:30			12		17		29		20:30			19		5		24	
08:45			8	36	19	75	27	111	20:45			7	53	2	20	9	73
09:00			7		20		27		21:00			4		4		8	
09:15			11		12		23		21:15			5		3		8	
09:30			6		12		18		21:30			5		3		8	
09:45			14	38	20	64	34	102	21:45			4	18	0	10	4	28
10:00			8		10		18		22:00			3		0		3	
10:15			14		11		25		22:15			3		1		4	
10:30			16		8		24		22:30			4		0		4	
10:45			8	46	17	46	25	92	22:45			3	13	1	2	4	15
11:00			13		15		28		23:00			1		1		2	
11:15			7		11		18		23:15			1		0		1	
11:30			19		14		33		23:30			0		0		0	
11:45			13	52	13	53	26	105	23:45			1	3	0	1	1	4
TOTALS				222		470		692	TOTALS				597		351		948
SPLIT %				32.1%		67.9%		42.2%	SPLIT %				63.0%		37.0%		57.8%

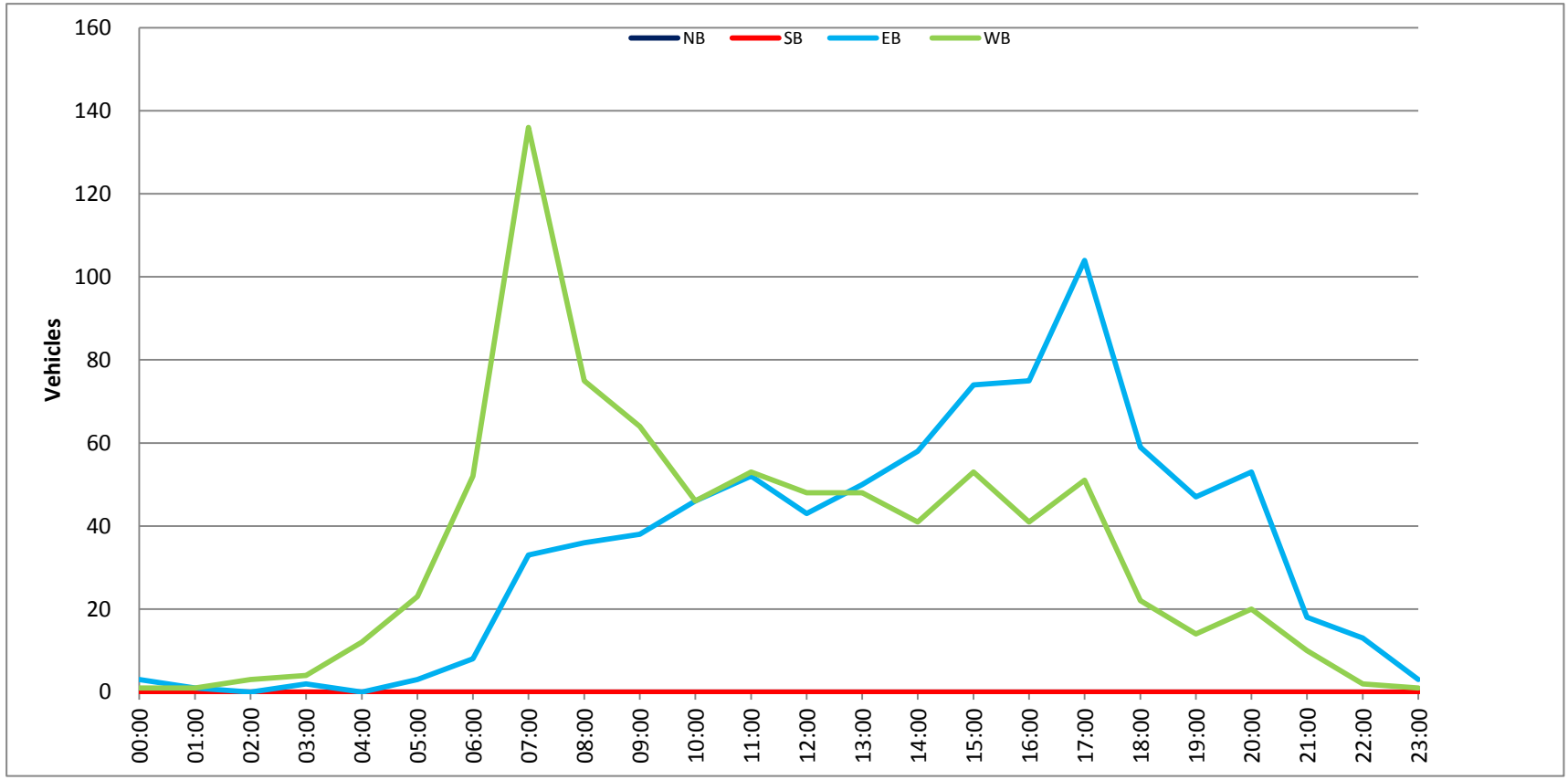
DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	819	821	1,640

AM Peak Hour				09:45	07:15	07:15	PM Peak Hour				17:00	15:00	17:00
AM Pk Volume				52	142	183	PM Pk Volume				104	53	155
Pk Hr Factor				0.813	0.592	0.635	Pk Hr Factor				0.788	0.736	0.923
7 - 9 Volume	0	0		69	211	280	4 - 6 Volume	0	0		179	92	271
7 - 9 Peak Hour				07:30	07:15	07:15	4 - 6 Peak Hour				17:00	17:00	17:00
7 - 9 Pk Volume	0	0		43	142	183	4 - 6 Pk Volume	0	0		104	51	155
Pk Hr Factor	0.000	0.000		0.717	0.592	0.635	Pk Hr Factor	0.000	0.000		0.788	0.797	0.923

Prepared by NDS/ATD

Project #: CA18_7173_001 **City:** Sutter Creek

Location: Gopher Flat Rd W/O Manor Ct **Date:** 5/8/2018



Prepared by NDS/ATD

VOLUME

Gopher Flat Rd E/O Golden Hills Dr

Day: Tuesday
Date: 5/8/2018

City: Sutter Creek
Project #: CA18_7173_002

7643-01

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	426	435	861

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			1		0		1		12:00			3		7		10	
00:15			0		0		0		12:15			9		12		21	
00:30			1		0		1		12:30			6		6		12	
00:45			0	2	0		0	2	12:45			7	25	7	32	14	57
01:00			0		0		0		13:00			9		2		11	
01:15			0		0		0		13:15			6		8		14	
01:30			0		0		0		13:30			8		4		12	
01:45			0		0		0		13:45			5	28	15	29	20	57
02:00			0		0		0		14:00			15		4		19	
02:15			0		0		0		14:15			9		8		17	
02:30			0		1		1		14:30			4		7		11	
02:45			0		1	2	1	2	14:45			7	35	4	23	11	58
03:00			0		0		0		15:00			8		13		21	
03:15			1		1		2		15:15			9		6		15	
03:30			0		1		1		15:30			5		5		10	
03:45			0	1	0	2	0	3	15:45			12	34	2	26	14	60
04:00			0		0		0		16:00			8		2		10	
04:15			0		0		0		16:15			9		5		14	
04:30			0		6		6		16:30			5		10		15	
04:45			0		3	9	3	9	16:45			17	39	6	23	23	62
05:00			0		5		5		17:00			13		6		19	
05:15			0		4		4		17:15			19		3		22	
05:30			0		2		2		17:30			12		4		16	
05:45			1	1	5	16	6	17	17:45			10	54	8	21	18	75
06:00			0		9		9		18:00			10		3		13	
06:15			1		6		7		18:15			8		2		10	
06:30			0		4		4		18:30			8		4		12	
06:45			0	1	7	26	7	27	18:45			10	36	0	9	10	45
07:00			4		10		14		19:00			5		1		6	
07:15			1		12		13		19:15			9		1		10	
07:30			10		24		34		19:30			5		0		5	
07:45			6	21	31	77	37	98	19:45			6	25	5	7	11	32
08:00			5		15		20		20:00			3		1		4	
08:15			1		9		10		20:15			4		0		4	
08:30			4		12		16		20:30			9		2		11	
08:45			4	14	10	46	14	60	20:45			5	21	1	4	6	25
09:00			2		5		7		21:00			2		6		8	
09:15			5		9		14		21:15			3		2		5	
09:30			3		4		7		21:30			3		1		4	
09:45			8	18	11	29	19	47	21:45			3	11	0	9	3	20
10:00			7		4		11		22:00			2		0		2	
10:15			7		6		13		22:15			2		1		3	
10:30			6		3		9		22:30			3		0		3	
10:45			5	25	9	22	14	47	22:45			2	9	1	2	3	11
11:00			8		6		14		23:00			1		0		1	
11:15			4		5		9		23:15			1		0		1	
11:30			6		4		10		23:30			0		0		0	
11:45			6	24	6	21	12	45	23:45			0	2	0		0	2
TOTALS				107		250		357	TOTALS				319		185		504
SPLIT %				30.0%		70.0%		41.5%	SPLIT %				63.3%		36.7%		58.5%

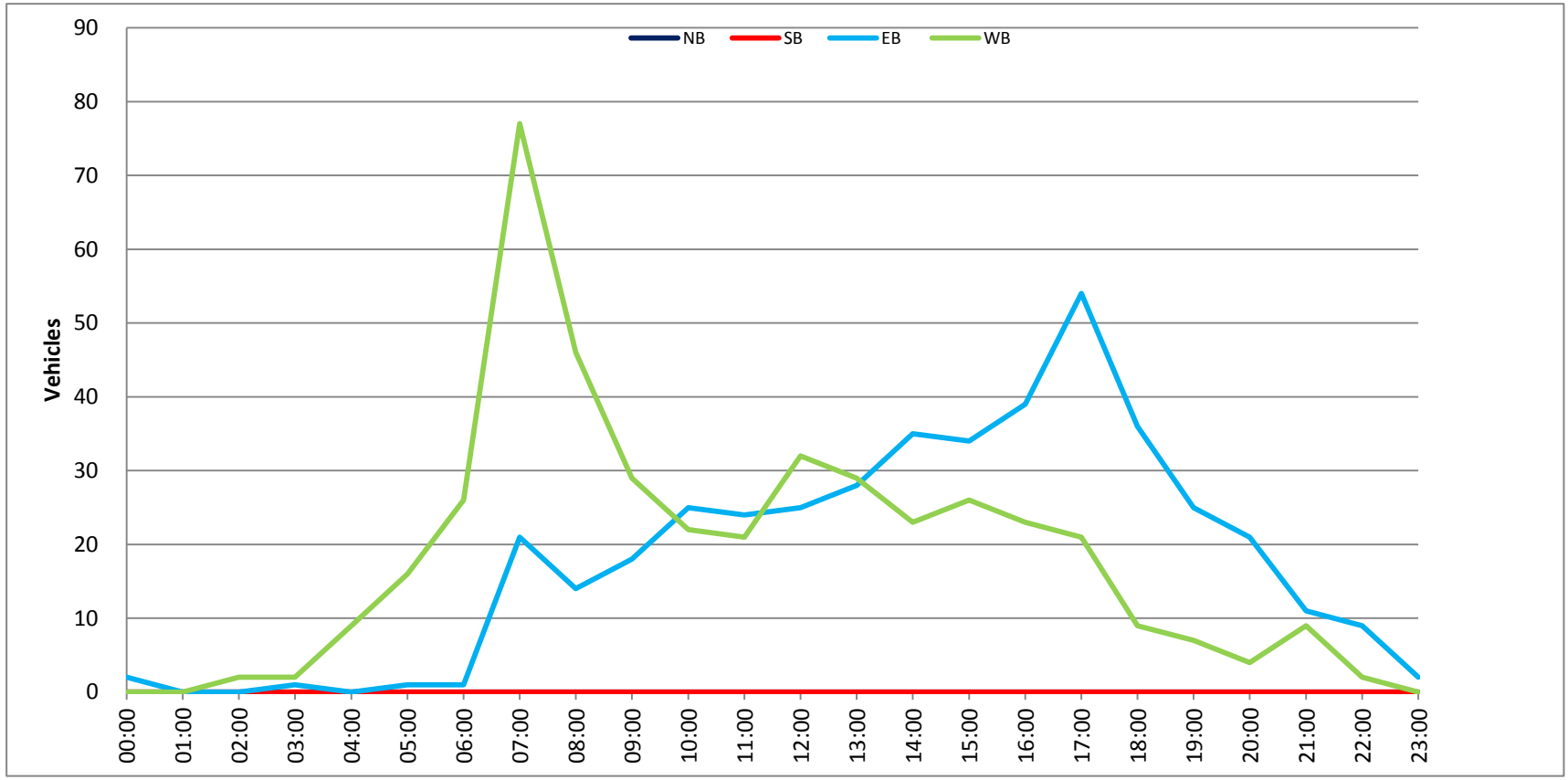
DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	426	435	861

AM Peak Hour				09:45		07:15		07:15	PM Peak Hour				16:45		13:45		16:45
AM Pk Volume				28		82		104	PM Pk Volume				61		34		80
Pk Hr Factor				0.875		0.661		0.703	Pk Hr Factor				0.803		0.567		0.870
7 - 9 Volume	0	0		35		123		158	4 - 6 Volume	0	0		93		44		137
7 - 9 Peak Hour				07:15		07:15		07:15	4 - 6 Peak Hour				16:45		16:15		16:45
7 - 9 Pk Volume	0	0		22		82		104	4 - 6 Pk Volume	0	0		61		27		80
Pk Hr Factor	0.000	0.000		0.550		0.661		0.703	Pk Hr Factor	0.000	0.000		0.803		0.675		0.870

Prepared by NDS/ATD

Project #: CA18_7173_002 **City:** Sutter Creek

Location: Gopher Flat Rd E/O Golden Hills Dr **Date:** 5/8/2018



Prepared by NDS/ATD

VOLUME

Golden Hills Dr S/O Gopher Flat Rd

Day: Tuesday
Date: 5/8/2018

City: Sutter Creek
Project #: CA18_7173_003

7643-01

DAILY TOTALS	NB	SB	EB	WB	Total
	92	104	0	0	196

AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0			0	12:00	0	1			1
00:15	0	0			0	12:15	0	0			0
00:30	0	0			0	12:30	3	2			5
00:45	0	0			0	12:45	2	2			4
01:00	0	0			0	13:00	1	2			3
01:15	0	0			0	13:15	1	1			2
01:30	0	0			0	13:30	3	1			4
01:45	0	0			0	13:45	0	2			2
02:00	0	0			0	14:00	0	3			3
02:15	0	0			0	14:15	1	2			3
02:30	0	0			0	14:30	0	0			0
02:45	0	0			0	14:45	0	3			3
03:00	0	0			0	15:00	2	0			2
03:15	1	0			1	15:15	1	4			5
03:30	0	0			0	15:30	4	3			7
03:45	0	0			0	15:45	1	2			3
04:00	0	0			0	16:00	0	3			3
04:15	0	0			0	16:15	1	3			4
04:30	0	0			0	16:30	1	3			4
04:45	2	0			2	16:45	3	1			4
05:00	0	0			0	17:00	3	0			3
05:15	0	0			0	17:15	3	4			7
05:30	2	0			2	17:30	2	4			6
05:45	0	1			1	17:45	2	1			3
06:00	3	0			3	18:00	1	2			3
06:15	1	0			1	18:15	0	2			2
06:30	0	1			1	18:30	2	0			2
06:45	1	0			1	18:45	1	2			3
07:00	0	0			0	19:00	0	1			1
07:15	5	1			6	19:15	0	2			2
07:30	3	1			4	19:30	0	1			1
07:45	7	2			9	19:45	1	2			3
08:00	6	2			8	20:00	3	2			5
08:15	1	0			1	20:15	0	4			4
08:30	2	2			4	20:30	1	7			8
08:45	1	2			3	20:45	0	2			2
09:00	1	0			1	21:00	0	0			0
09:15	0	1			1	21:15	0	0			0
09:30	1	2			3	21:30	0	2			2
09:45	0	0			0	21:45	0	0			0
10:00	3	0			3	22:00	0	0			0
10:15	1	0			1	22:15	1	1			2
10:30	1	4			5	22:30	0	0			0
10:45	0	1			1	22:45	0	0			0
11:00	3	1			4	23:00	0	0			0
11:15	0	0			0	23:15	0	0			0
11:30	1	3			4	23:30	0	0			0
11:45	2	3			5	23:45	0	0			0
TOTALS	48	27			**75**	**TOTALS**	44	77			**121**
SPLIT %	64.0%	36.0%			**38.3%**	**SPLIT %**	36.4%	63.6%			**61.7%**

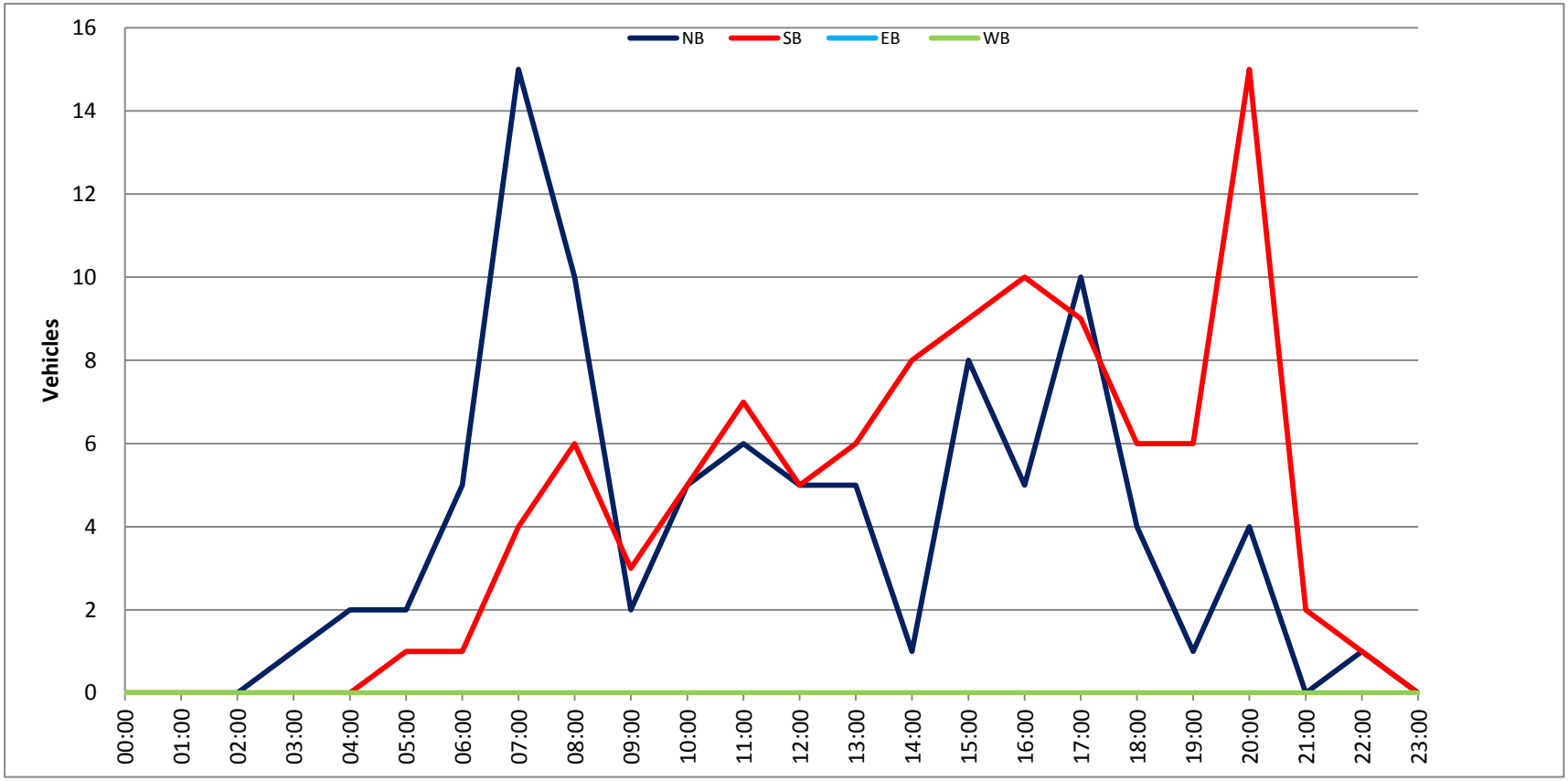
DAILY TOTALS	NB	SB	EB	WB	Total
	92	104	0	0	196

AM Peak Hour	07:15	11:00			**07:15**	**PM Peak Hour**	16:45	19:45			**16:45**
AM Pk Volume	21	7			**27**	**PM Pk Volume**	11	15			**20**
Pk Hr Factor	0.750	0.583			**0.750**	**Pk Hr Factor**	0.917	0.536			**0.714**
7 - 9 Volume	25	10	0	0	**35**	**4 - 6 Volume**	15	19	0	0	**34**
7 - 9 Peak Hour	07:15	07:15			**07:15**	**4 - 6 Peak Hour**	16:45	16:00			**16:45**
7 - 9 Pk Volume	21	6	0	0	**27**	**4 - 6 Pk Volume**	11	10	0	0	**20**
Pk Hr Factor	0.750	0.750	0.000	0.000	**0.750**	**Pk Hr Factor**	0.917	0.833	0.000	0.000	**0.714**

Prepared by NDS/ATD

Project #: CA18_7173_003 **City:** Sutter Creek

Location: Golden Hills Dr S/O Gopher Flat Rd **Date:** 5/8/2018



Prepared by NDS/ATD

VOLUME

Sutter Creek Rd W/O Hillside Dr

Day: Tuesday
Date: 5/8/2018

City: Sutter Creek
Project #: CA18_7173_004

7643-01

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	769	755	1,524

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		1		1		12:00			7		7		14	
00:15			2		2		4		12:15			11		15		26	
00:30			1		0		1		12:30			11		8		19	
00:45			1	4	0	3	1	7	12:45			18	47	10	40	28	87
01:00			0		0		0		13:00			14		10		24	
01:15			0		0		0		13:15			10		17		27	
01:30			0		2		2		13:30			8		5		13	
01:45			0		0	2	0	2	13:45			10	42	11	43	21	85
02:00			0		0		0		14:00			19		11		30	
02:15			1		0		1		14:15			19		11		30	
02:30			0		1		1		14:30			17		13		30	
02:45			1	2	0	1	1	3	14:45			14	69	9	44	23	113
03:00			0		0		0		15:00			25		15		40	
03:15			0		0		0		15:15			17		16		33	
03:30			0		0		0		15:30			22		10		32	
03:45			0		3	3	3	3	15:45			21	85	11	52	32	137
04:00			0		2		2		16:00			24		8		32	
04:15			1		7		8		16:15			21		7		28	
04:30			0		3		3		16:30			13		8		21	
04:45			1	2	7	19	8	21	16:45			26	84	16	39	42	123
05:00			1		2		3		17:00			16		11		27	
05:15			0		4		4		17:15			27		11		38	
05:30			0		16		16		17:30			20		8		28	
05:45			1	2	5	27	6	29	17:45			18	81	10	40	28	121
06:00			1		6		7		18:00			13		11		24	
06:15			2		16		18		18:15			14		8		22	
06:30			2		15		17		18:30			10		5		15	
06:45			5	10	14	51	19	61	18:45			9	46	4	28	13	74
07:00			2		24		26		19:00			9		1		10	
07:15			3		12		15		19:15			15		4		19	
07:30			6		23		29		19:30			15		2		17	
07:45			7	18	31	90	38	108	19:45			6	45	3	10	9	55
08:00			3		14		17		20:00			7		3		10	
08:15			9		22		31		20:15			7		5		12	
08:30			5		16		21		20:30			3		4		7	
08:45			15	32	18	70	33	102	20:45			8	25	2	14	10	39
09:00			10		14		24		21:00			6		2		8	
09:15			11		16		27		21:15			10		1		11	
09:30			11		16		27		21:30			3		1		4	
09:45			10	42	23	69	33	111	21:45			1	20	1	5	2	25
10:00			5		14		19		22:00			2		1		3	
10:15			11		14		25		22:15			5		0		5	
10:30			7		15		22		22:30			3		1		4	
10:45			19	42	14	57	33	99	22:45			2	12	1	3	3	15
11:00			9		12		21		23:00			1		0		1	
11:15			21		13		34		23:15			4		2		6	
11:30			12		8		20		23:30			2		0		2	
11:45			10	52	9	42	19	94	23:45			0	7	1	3	1	10
TOTALS				206		434		640	TOTALS				563		321		884
SPLIT %				32.2%		67.8%		42.0%	SPLIT %				63.7%		36.3%		58.0%

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	769	755	1,524

AM Peak Hour				10:45	07:00	07:30		PM Peak Hour				16:45	14:30	15:00
AM Pk Volume				61	90	115		PM Pk Volume				89	53	137
Pk Hr Factor				0.726	0.726	0.757		Pk Hr Factor				0.824	0.828	0.856
7 - 9 Volume	0	0		50	160	210		4 - 6 Volume	0	0		165	79	244
7 - 9 Peak Hour				08:00	07:00	07:30		4 - 6 Peak Hour				16:45	16:30	16:45
7 - 9 Pk Volume	0	0		32	90	115		4 - 6 Pk Volume	0	0		89	46	135
Pk Hr Factor	0.000	0.000		0.533	0.726	0.757		Pk Hr Factor	0.000	0.000		0.824	0.719	0.804

Prepared by NDS/ATD

Project #: CA18_7173_004 **City:** Sutter Creek

Location: Sutter Creek Rd W/O Hillside Dr **Date:** 5/8/2018

Prepared by NDS/ATD

VOLUME

Sutter Creek Rd E/O Locust Ln

Day: Tuesday
Date: 5/8/2018

City: Sutter Creek
Project #: CA18_7173_005

7643-01

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	704	707	1,411

AM Period	NB	SB	EB		WB		TOTAL		PM Period	NB	SB	EB		WB		TOTAL	
00:00			0		2		2		**12:00**			6		8		14	
00:15			1		1		2		**12:15**			10		13		23	
00:30			1		0		1		**12:30**			9		8		17	
00:45			1	3	0	3	1	6	**12:45**			18	43	9	38	27	81
01:00			0		0		0		**13:00**			11		8		19	
01:15			0		1		1		**13:15**			11		15		26	
01:30			0		1		1		**13:30**			6		7		13	
01:45			0		0	2	0	2	**13:45**			8	36	10	40	18	76
02:00			0		0		0		**14:00**			18		9		27	
02:15			1		0		1		**14:15**			18		9		27	
02:30			0		1		1		**14:30**			17		11		28	
02:45			1	2	0	1	1	3	**14:45**			14	67	9	38	23	105
03:00			0		0		0		**15:00**			22		15		37	
03:15			0		0		0		**15:15**			14		14		28	
03:30			0		0		0		**15:30**			20		9		29	
03:45			0		3	3	3	3	**15:45**			21	77	11	49	32	126
04:00			0		2		2		**16:00**			21		8		29	
04:15			1		7		8		**16:15**			19		5		24	
04:30			0		3		3		**16:30**			14		7		21	
04:45			1	2	5	17	6	19	**16:45**			24	78	15	35	39	113
05:00			0		2		2		**17:00**			14		9		23	
05:15			0		4		4		**17:15**			27		10		37	
05:30			0		17		17		**17:30**			19		4		23	
05:45			1	1	7	30	8	31	**17:45**			15	75	10	33	25	108
06:00			1		6		7		**18:00**			11		10		21	
06:15			2		17		19		**18:15**			14		6		20	
06:30			2		14		16		**18:30**			9		5		14	
06:45			5	10	13	50	18	60	**18:45**			10	44	4	25	14	69
07:00			2		22		24		**19:00**			8		1		9	
07:15			3		11		14		**19:15**			14		3		17	
07:30			3		26		29		**19:30**			13		3		16	
07:45			7	15	27	86	34	101	**19:45**			7	42	3	10	10	52
08:00			3		13		16		**20:00**			6		3		9	
08:15			7		21		28		**20:15**			6		4		10	
08:30			5		16		21		**20:30**			2		4		6	
08:45			15	30	16	66	31	96	**20:45**			7	21	2	13	9	34
09:00			10		14		24		**21:00**			5		2		7	
09:15			9		15		24		**21:15**			8		1		9	
09:30			11		14		25		**21:30**			2		1		3	
09:45			8	38	24	67	32	105	**21:45**			1	16	1	5	2	21
10:00			3		12		15		**22:00**			2		1		3	
10:15			10		13		23		**22:15**			5		0		5	
10:30			5		14		19		**22:30**			3		1		4	
10:45			17	35	11	50	28	85	**22:45**			2	12	1	3	3	15
11:00			8		12		20		**23:00**			0		0		0	
11:15			19		12		31		**23:15**			5		2		7	
11:30			13		7		20		**23:30**			2		0		2	
11:45			10	50	9	40	19	90	**23:45**			0	7	1	3	1	10
TOTALS				186		415		**601**	**TOTALS**				518		292		**810**
SPLIT %				30.9%		69.1%		**42.6%**	**SPLIT %**				64.0%		36.0%		**57.4%**

DAILY TOTALS	NB	SB	EB	WB	Total
	0	0	704	707	1,411

AM Peak Hour				10:45	07:30	**07:30**			**PM Peak Hour**				16:45	14:30	**15:00**		
AM Pk Volume				57	87	**107**			**PM Pk Volume**				84	49	**126**		
Pk Hr Factor				0.750	0.806	**0.787**			**Pk Hr Factor**				0.778	0.817	**0.851**		
7 - 9 Volume	0	0		45	152	**197**			**4 - 6 Volume**	0	0		153	68	**221**		
7 - 9 Peak Hour				08:00	07:30	**07:30**			**4 - 6 Peak Hour**				16:45	16:30	**16:45**		
7 - 9 Pk Volume	0	0		30	87	**107**			**4 - 6 Pk Volume**	0	0		84	41	**122**		
Pk Hr Factor	0.000	0.000		0.500	0.806	**0.787**			**Pk Hr Factor**	0.000	0.000		0.778	0.683	**0.782**		

Prepared by NDS/ATD

Project #: CA18_7173_005 **City:** Sutter Creek

Location: Sutter Creek Rd E/O Locust Ln **Date:** 5/8/2018

RESOLUTION 23-24-*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUTTER CREEK RECOMMENDING THE CITY COUNCIL APPROVE AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FOR A PORTION OF THE BROADMEADOWS ESTATE SUBDIVISION, APN 040-030-060, FROM RESIDENTIAL LOW DENSITY (RL) TO RESIDENTIAL SINGLE FAMILY (RSF)

WHEREAS, an application for a General Plan Amendment was filed by David A. Mabry and Frank Trujillo for a portion of the parcels that make up Broadmeadows Estate Subdivision, APN 040-030-060, and

WHEREAS, the application proposes to amending the General Plan land use designation of a 2.19 acres portion from Residential Low Density (RL) to Residential Single Family (RSF); and

WHEREAS, the Planning Department circulated the application among trustee and responsible agencies, interested public organizations, and others as appropriate; and

WHEREAS, a duly noticed Planning Commission public hearing for the project was scheduled for the 10th day of June 2024; and

WHEREAS, Government Code Section 65358 permits the amendment of General Plans by the legislative body; and

WHEREAS, a Mitigated Negative Declaration was prepared, which analyzed the potential environmental effects of the proposed Project, and determined that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case based on the proposed Mitigation Measures; and

WHEREAS, the Planning Commission did hold a public hearing on the noticed date and considered all of the information in the public record, including the Staff Report, testimony presented by the public concerning the application, the proposed environmental determination, and the comments of the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Sutter Creek that it hereby recommends that the City Council find as follows:

1. The proposed amendment to the Land Use Diagram of the General Plan is necessary to facilitate future development of property identified as Assessor's Parcel Number APN 040-030-060.

2. A Mitigated Negative Declaration, was prepared by Bruce Baracco that analyzed the proposed project and the Planning Commission has determined that, on the basis of the whole record before it, determined that although the proposed project could have significant effect on the environment, there will not be a significant effect in this case based on the proposed Mitigation Measures and that the Mitigated Negative Declaration should be adopted by the City Council.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Sutter Creek that it hereby recommends to the City Council adoption of the proposed amendment to the General Plan land use diagram as described in Exhibit "A," attached hereto and incorporated herein by reference.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 10th day of June 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

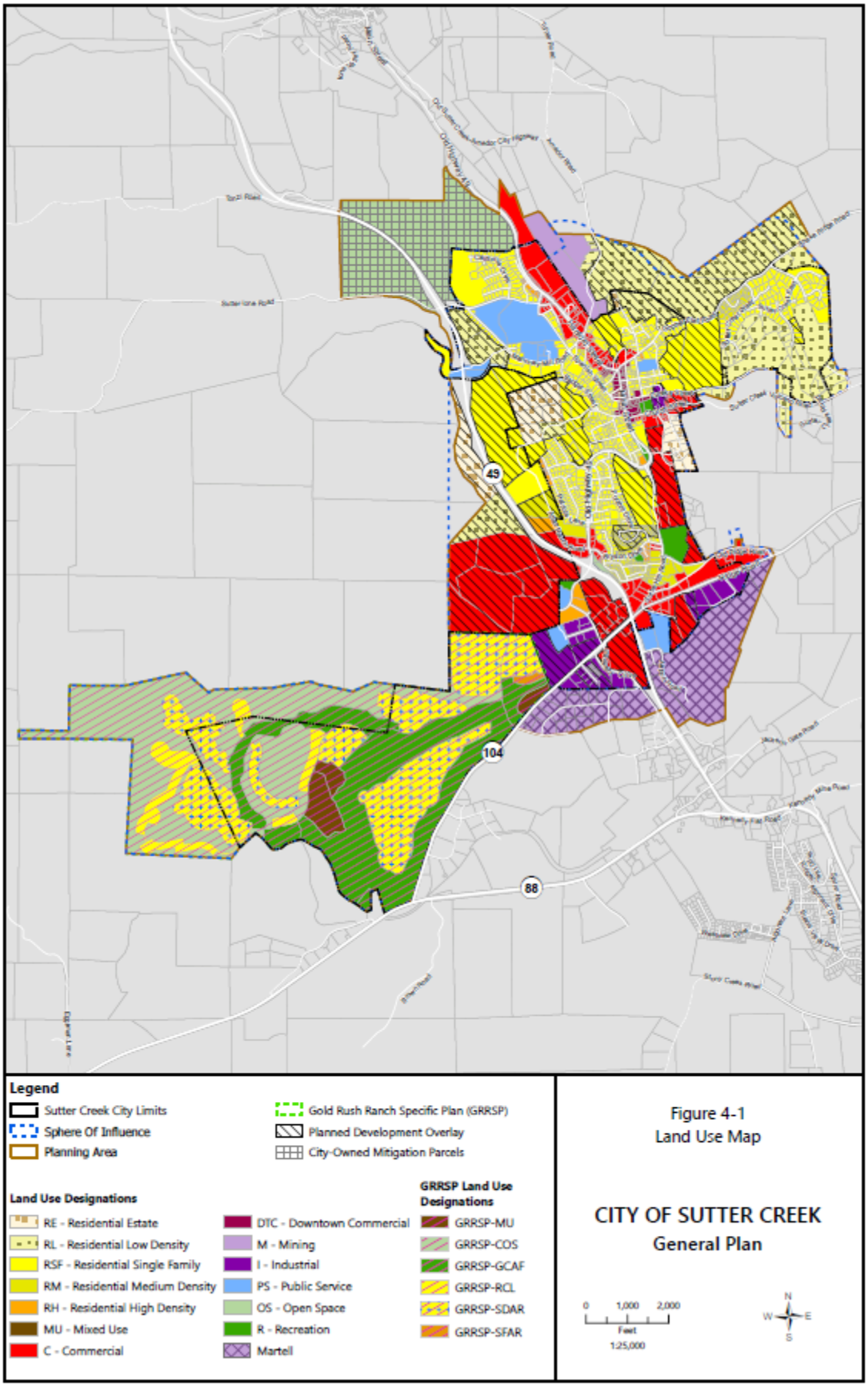
THE CITY OF SUTTER CREEK

_____
Michael Kirkley, Chairman

ATTEST:

_____
Karen Darrow, City Clerk

Exhibit A
General Plan Land Use Diagram



RESOLUTION 23-24-*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SUTTER CREEK RECOMMENDING THE CITY COUNCIL PREZONE APN 040-030-060 (A PORTION OF THE BROADMEADOWS ESTATES SUBDIVISION) LOCATED OUTSIDE OF CITY LIMITS

WHEREAS, an application has been filed by David A. Mabry and Frank Trujillo (Broadmeadows Estates), pursuant to the Sutter Creel Municipal Code, for A Vesting Tentative Subdivision Map, General Plan Land Use Map Amendment, Pre-zoning, and Annexation. The application seeks approval of a Pre-Zone of R-1 (One Family Dwelling) for a parcel located outside the City of Sutter Creek's City Limits. The portion of the project area outside of the City Limits currently only contains Land Use and zoning designation by the County of Amador. APN 040-030-060, located in the unincorporated area of the County, has a Land Use designation of R-S and a zoning of R1A; and

WHEREAS, the City may, pursuant to Government Code section 65859, pre-zone unincorporated territory to determine the zoning that will appl to that territory upon annexation to the City; and

WHEREAS, pre-zoning the area makes the properties eligible for annexation to the City subject to property owner application to the Local Agency Formation Commission (LAFCo) for approval of an annexation application and LAFCo approval of the application; and

WHEREAS, the Planning Commission reviewed the Final Mitigated Negative Declaration prepared for the Project; recommended its certification by the City Council; and has otherwise carried out all requirements for the Project pursuant to the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Planning Commission held a duly noticed public hearing on the pre-zoning on June 10, 2024 at which time all interested persons had an opportunity to be heard; and

WHEREAS, a staff report dated June 10, 2024, and incorporated herein by reference, describes the proposed pre-zoning considered by Planning Commission.

NOW, THEREFORE, BE IT RESOLVED THAT the foregoing recitals are true and correct and made a part of this Resolution.

PASSED AND ADOPTED by the Planning Commission of the City of Sutter Creek on Monday the 10th day of June 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

THE CITY OF SUTTER CREEK

_____
Michael Kirkley, Chairman

ATTEST:

_____
Karen Darrow, City Clerk

Exhibit A Proposed Pre-zoning