

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: City of Sutter Creek Zoning Ordinance Amendment and General Plan Circulation Element Update

Lead Agency: City of Sutter Creek

Contact Name: Erin Ventura, Contract Planner

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Project Location: Sutter Creek Amador
City County

Project Description (Proposed actions, location, and/or consequences).

The Project includes text amendments to the City of Sutter Creek Code of Ordinances, Chapter 18-Zoning Ordinance. In conforming the Zoning Ordinance to the recently updated General Plan, the proposed ordinance makes changes to some of the authorized zones. These changes include: 1) The Agricultural Zone was changed to the Residential Ranchette Zone, and the Limited Multiple Family Dwelling Zone (R-3) and the Multiple Family Dwelling Zone (R-4) were consolidated. 2) Public Service (P-S) Zone was added. 3) The maximum development densities set forth in the General Plan were incorporated into the zoning districts. 4) The commercial and industrial uses allowed in the commercial zones and industrial zones were modified for consistency with the General Plan. 5) Section 18.46.050 was added to implement a review process for special events. 6) Home Occupations regulations were amended to allow administrative review of applications. The Zoning Ordinance is also proposed to be amended to comply with disability access and fair housing laws, as well as recent changes in State Law related to housing. The Project also includes a comprehensive update to the City's General Plan Circulation Element. This update also addresses new state laws related to "complete streets" design to better serve non-auto transportation modes and policies to reduce average vehicle miles traveled (VMT) in accordance with SB 743.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No significant or potentially significant effects were identified in the IS/ND. No additional significant impacts to the environment are identified from those described in the 1994 Environmental Assessment for the Sutter Creek General Plan or 2010 Gold Rush Ranch Specific Plan EIR. The General Plan is self mitigating in that it does not propose an actual development, yet requires future development to comply with policies protecting the environment and undergo environmental review and approval. The Policies and Implementation Measures are designed to protect resources and citizens. Although the Land Use Diagram allocates a land use for each parcel in the City, the General Plan and zoning map amendment do not propose or approve any physical development, nor does it result in a substantive change to the land use designation, land use designation map, or zoning code and map that would allow a substantial increase in the overall development of the City. Projects permitted through the amended Zoning Ordinance and General Plan would still require project level environmental review and compliance with federal, state and city regulations.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

NA

Provide a list of the responsible or trustee agencies for the project.

None other than the City of Sutter Creek