

**CITY COUNCIL / PLANNING
COMMISSION COMMUNICATIONS:
CITY OF SUTTER CREEK**

18 Main Street, Sutter Creek, CA 95685----(209) 267-5647

Topic: Gold Rush Ranch Project Processing Schedule	Agenda Item#: Agenda Type: Open	Staff Report * Discussion/Action
		Attachments: Yes No X
Prepared By: Sean Rabé	Reviewed By: R. Duke	Meeting Date: Sept. 2, 2008

RECOMMENDATION: That the City Council and Planning Commission consider the proposed schedule modification for the Gold Rush Ranch project.

REASON FOR RECOMMENDATION:

Staff needs direction as to schedule changes required for the project.

BACKGROUND:

The City has held several joint meetings regarding the proposed Gold Rush Ranch and Golf Resort project. The schedule provided at the outset of the environmental process identified a detailed schedule through the Draft EIR Circulation (through September 15, 2008) and a general schedule through the certification of the EIR and project approvals developed to attain the City Council's priority of making a decision on the project by the end of December, 2008 in compliance with the City Council's workplan for 2007/2008.

The Planning Commission held and closed a public hearing on the Draft Environmental Impact Report (DEIR) on Monday, August 25. The public comment period for the DEIR ended at 5 PM Friday, August 29.

The project review process requires a detailed schedule through certification of the EIR and project approval. Several issues remain to be addressed:

1. At the end of the August 25 meeting, several Planning Commissioners stated they want an opportunity to discuss issues they see with the environmental document. Staff requests direction on these EIR issues to be addressed in the Final Environmental Impact Report (FEIR).
2. The Planning Commission is to make recommendations on the DEIR to the City Council, and recommend that the FEIR be prepared.
3. The City Council is to direct staff to prepare the FEIR.
4. New topics that that will be presented for consideration include the Development Agreement, the Fiscal Study and the Wastewater Plan.

Staff recommends the following schedule. Please note that this schedule meets the City Council's direction to have a project decision by December 2008. If the Council decides that a project decision by December is no longer a priority, the schedule can be relaxed.

MEETING DATE	TIME/LOCATION	MEETING PURPOSE	POSSIBLE ACTION
Monday, September 8	7:00-9:00 pm Sutter Creek Auditorium (18 Main Street)	Planning Commission public meeting to discuss the Draft EIR.	Commission to provide comments on the Draft EIR.
Monday, September 22	7:00-9:00 pm Sutter Creek Auditorium (18 Main Street)	Planning Commission meeting on DEIR	Commission to continue its discussion on the DEIR; Commission to provide recommendations to the City Council on the DEIR, including recommendation that staff begin preparation of Final EIR.
Monday, September 29	7:00-9:00 pm Sutter Creek Auditorium (18 Main Street)	Special City Council meeting to review Planning Commission recommendations on Draft EIR; direction to staff to begin preparation of Final EIR	City Council will review Planning Commission recommendations from Monday, September 22. Direction to be given to staff on whether or not those recommendations are to be included in Final EIR. Council to provide direction to staff to prepare Final EIR.

The project review (see item #4 above) will be conducted in October and November. A detailed schedule will be provided for the months of October and November after the September 8th meeting.

Regarding those meetings, staff needs direction on how the City Council and Planning Commission wish to proceed.

- The meetings can continue to be held as joint meetings in a workshop format

Or,

- The meetings can be held separately, with either the City Council or the Planning Commission.

Generally speaking, the public has been very favorable to the joint workshop format.

Staff stands ready to answer any questions you may have.