

Greetings as we head into the Fall season. We continue our effort in this newsletter to communicate and be responsive to residents in Sutter Creek who have asked for more information pertaining to the project. This issue offers a variety of features including general news, a schedule of upcoming events, a feature article and "Ask Troy" (frequently asked questions about the project). If there are areas that you would like to see covered in our feature articles, please e-mail us or call our office.

Please contact us if you would like to schedule a Site Tour or attend our Wine and Cheese Social (a great chance for us to meet with you). Our Site Tours are by reservation only, meeting on the second and fourth Saturdays of the month at 10:00A.M. at the Sutter Creek Coffee Roasting Company. The Socials are held at the Gold Rush office in Sutter Creek from 5:30-7:30 p.m. Our next social is scheduled for Thursday, October 20th.

Our office address, phone number and web address are included below. We encourage residents to contact us with questions and comments on subjects of mutual concern. Sincerely,

John Telischak, Bill Bunce and Troy Claveran
Project Sponsors

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Feature: Sutter Creek Fire Department Plans



Prior to the creation of site plans and development standards for the Gold Rush Ranch, the project sponsors met with several diverse community elements of Sutter Creek to solicit input on how the project could benefit and serve existing residents. Among many constructive comments received and incorporated into the project was the goal to help the Sutter Creek Fire Department (SCFD) convert from all volunteer to paid.

Through various meetings and other planning efforts, the SCFD requested that Gold Rush Ranch apply a specific assessment to each new parcel created for the project that would directly benefit the SCFD, and the project sponsors have agreed to do so. In this way, as the project builds out over time, revenues to the Fire District increase. Upon eventual full build-out of the project, over \$500,000 annually would go directly to the Fire Department for salaries, operation, overhead and related expenses.

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"Ask Troy"

Q: Will there be more public hearings?

Troy: Yes, several. As part of the approval process the City of Sutter Creek Planning Commission and City Council will hold open public hearings discussing the certification of the project's draft Environmental Impact Report as well as hearings on the merits of the Specific Plan. Also, prior to the Planning Commission and City Council hearings, we will sponsor public sessions to give all Sutter Creek residents a detailed description of the information contained in our Specific Plan.

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Gold Rush Ranch Office

**20 Eureka St, Suite A
Sutter Creek, CA 95685
(209) 267-1441**

Feature continued:

While the approval of the Gold Rush Ranch project would implement this direct contribution to the Fire Department, existing residents would not face any new taxes or assessments related to SCFD operations. Existing Sutter Creek residents would directly benefit from the paid additional staff, who would respond to emergencies throughout the entire Sutter Creek Community. SCFD Administrator Dominic Moreno comments: "Your project has the potential to generate more than ten times the amount of revenue that the business park will. This funding will be used to upgrade the fire service for Sutter Creek."

Additionally, the Gold Rush Ranch plans include land situated along Lower Ridge Road dedicated for the exclusive use of the Sutter Creek Fire Department and the Sutter Creek Police Department. This land would be conveyed at no cost to either department to accommodate a fire substation serving the southern side of town, and may become the headquarters for the Police Department.

Would you like to receive future newsletter issues via e-mail? Contact us at: info@goldrushranch.com

Phone: (209) 267-1441

www.goldrushranch.com

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

Schedule of Events

October 8	Gold Rush Site Tour
October 20	Gold Rush Social
October 22	Gold Rush Site Tour
October 29	Amador High Benefit Golf Tournament (download entry forms on our web site)

"Ask Troy" continued:

Q: *Will my taxes go up if the fire department changes from volunteer to full time professional?*

Troy: The intent of the Sutter Creek Fire District is to fund it's conversion from volunteer to paid by using fees dedicated by our project. The approval of our project will obligate only the new residents of the Gold Rush Ranch to paying those fees, but will not impose any new taxes or fees on existing Sutter Creek residents.

Q: *Is this site the best place for growth in Sutter Creek?*

Troy: The Gold Rush Ranch site is contiguous to Sutter Creek but geographically separated by a ridgeline on the southern side of town. Therefore, the site is not visible from existing parts of the city. Further, due to the site's topography, the vast majority of the Gold Rush Ranch is not visible from any existing roads or highways. Portions of the site that border Lower Ridge Road have been designed with golf holes, so that as you drive along Lower Ridge Road you will see the golf course. Finally, the new Highway 49 Bypass and Highway 88 border the project on the north and south, allowing any commuter vehicles direct access to state highways without the use of existing Sutter Creek roadways. The Gold Rush Ranch site is the only site in the region with this highly favorable combination of features.

Gold Rush Ranch & Golf Resort
20 Eureka St., Suite A
Sutter Creek, CA 95685