

## Sutter Creek School Update Issue, November 2008



### School Officials Celebrate Site Donation from Gold Rush Partners

On Friday, September 26th, there was a celebratory gathering of Amador County Unified School District (ACUSD) board members, Superintendent of Schools Dick Glock, and Gold Rush sponsors Bill Bunce and Troy Claveran. After years of diligent work, all parties were excited to announce an agreement to dedicate a 17 acre site located west of Valley View Drive to the ACUSD for a new Sutter Creek School that offers the community a much larger and more suitable site than the current three and six acre school sites in Sutter Creek.



Photo courtesy of Jerry Budrick and the Amador Ledger Dispatch

The property, under option by Gold Rush, will be given to the school district when the City of Sutter Creek approves the current project application. The 17 acre site is next to land set aside for hopes of a new county library as well as expansive flat areas where school children of all ages can safely play. The new school will be safely and easily reached by children through Gold Rush Ranch's extensive network of biking and walking trails. Contiguous to the Gold Rush Ranch and Golf Resort property, an additional benefit to the school district will be the availability of utilities services to the site as the Gold Rush project builds necessary roads and utility infrastructure onto the property.

Project Sponsor Bill Bunce shared that Gold Rush was pleased to have been able to help the school district in the logistical challenge of finding and securing a potential school site. "We are able to be much more nimble in our activity than the school district can be. Negotiations with land owners, putting land under contract and other details are all contributions that we were happy to provide to the school district."

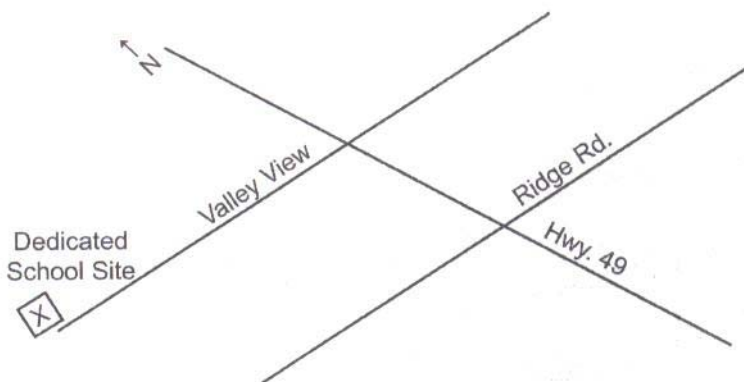
Securing a suitable new school site is a major step forward in planning for the future of Sutter Creek. The Gold Rush Ranch project will help reverse years of declining enrollment by providing new students that will bring in additional state education funds. Protecting the Sutter Creek lifestyle and traditions while providing needed services and amenities is instrumental in the design of the Gold Rush Ranch and Golf Resort project plan.

An article from the Amador Ledger Dispatch and a letter from School Board member and Sutter Creek Resident Chuck Anderson regarding this announcement is included on the back along with a site location map.

The Gold Rush Ranch and Golf Resort sponsors along with their Community Outreach Staff are always available to answer questions and take comments from Sutter Creek residents and other interested parties. Contact information is listed at the end of this newsletter.

#### Dedicated School Site Location Map

Gold Rush Ranch's dedicated 17 acre school site, more than five times larger than Sutter Creek Primary school.



**“  
The developer  
exceeded by far any  
relationship I’ve  
experienced. I’m  
accustomed to paying \$7  
to \$17 million for similar  
sites.”**

**- Dick Glock  
Superintendent  
Amador County Unified  
School District**

## "Gold Rush Could Provide New School Site"

Reprinted from the Amador Ledger Dispatch

by Jerry Budrick Tuesday, September 30, 2008

Five years of negotiations between the Amador County Unified School District and the developers of Gold Rush Ranch and Golf Resort have yielded results that may dispel rumors that Gold Rush had no plans to make any significant contributions to county schools.

There was a celebratory gathering at noon on Friday of school board members and Gold Rush representatives on a 17-acre site overlooking the Allen Ranch and the Highway 49 bypass. Gold Rush has taken out an option on the property from the Allen family.

"I've talked to Bill (Bunce) and Troy (Claveran) for five years," said school board trustee and Sutter Creek resident (and golfer) Chuck Anderson. "We haven't made it public until now, because it might have caused a huge confusion issue in the community."

"The developer exceeded by far any relationships that I've ever experienced," said schools Superintendent Dick Glock, who had overseen development of 18 schools during nine years in the Temecula School District. "I'm accustomed to paying \$7 to 17 million for similar sites."

"It's not easy to find a site," said Bunce, managing partner of Gold Rush Ranch and Golf Resort. "I think that if it could be a school, we've looked at it."

By the terms of the agreement, Gold Rush Ranch will be required to dedicate the site to the school district if the city of Sutter Creek approves its current project application. In the event the site is ever deemed to be inappropriate for school facilities, an alternative additional impact fee would be payable to the school district from Gold Rush Ranch.

"We'll walk away with \$1 million or 17 acres," Glock said at the Sept. 24 school board meeting.

At that meeting, Anderson said that although the process with Gold Rush was long, it was never contentious or disagreeable. Some of the issues of concern over the project, he said are the location, the pursuit of a landowner and environmental issues, including fly-over issues from the airport.

"Our proposed Gold Rush Ranch project will fully pay all of its school impact fees," Bunce said. "In addition, we will pay more than \$8 million to the school district in permit fees. Finally, we are pleased to announce our future gift of land to the School District for a new school site."

Bethany A. Monk contributed to this report.

## Response by Chuck Anderson, ACUSD Board Member

Printed as a letter to the Editor, Amador Ledger Dispatch, Monday October 6, 2008

In reference to Jerry Budrick's reporting on the agreement between the Amador County Unified School District and Gold Rush Ranch and Golf Resort on a possible site for a new school (Sept. 30, "Gold Rush could provide school site"), I don't remember saying, "it might have caused a huge confusion issue in the community," in response to his question to why it took so long for negotiations to be made public. However, I do remember muttering something equally incomprehensible and perhaps Jerry was trying to make sense of it. The point that I should have made was that anyone who asked me personally what was happening with Gold Rush and the schools were told that "we are working on it."

We worked very hard on it. The five years of negotiations/discussions is not an exaggeration. The length of time it took was not because Gold Rush was reluctant to acknowledge its responsibility, but the sheer difficulty involved in locating property that was suitable for a school in the greater Sutter Creek area. The history of mining in the foothills and its impact on the environment, the location of the airport, and property owners willing to sell offered sometimes insurmountable roadblocks.

Throughout the negotiation process, it was Gold Rush that seized the initiative in trying to locate suitable property. Rather than it being acrimonious and difficult working with Gold Rush representatives Bill Bunce and Troy Claveran, it was a pleasure. There was no doubt that they not only understood the potential impact of their development on Amador schools, but wanted to address it in a heartfelt way. The consequence is 17 acres of property that is accessible, adjacent to the Gold Rush development and beautiful. They are to be commended for their efforts

## Gold Rush Ranch and Golf Resort

20 Eureka St., Suite A Sutter Creek CA 95685

Contact us at:  
[info@goldrushranch.com](mailto:info@goldrushranch.com)

(209) 267-1441  
(209)267-9017

[www.goldrushranch.com](http://www.goldrushranch.com)

## About Gold Rush

The Gold Rush Ranch and Golf Resort has been created with extensive community input. As a result, the project has been designed to benefit all of Sutter Creek. The project includes 12 new residential neighborhoods, a championship golf course, over 5 miles of hiking and biking trails, several public parks, community tennis courts, and funding for full time fire and paramedic services. In addition, approximately 300 acres of open space and oak forest will be permanently preserved. The project will be the main contributor to the construction of an improved sewage treatment and water recycling plant as well as school facilities.