

AMADOR COUNTY

HOUSING ELEMENT UPDATE

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AMADOR COUNTY

HOUSING ELEMENT

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INTRODUCTION

FRAMEWORK FOR THE JOINT AMADOR COUNTY HOUSING ELEMENT

In California, it is typical for each city or county to prepare and maintain its own general plan and housing element. However, Amador County and four of the five cities in the county have chosen to collectively prepare a joint countywide housing element. While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries.
- Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements.

DATA SOURCES

In preparing the Housing Element, various sources of information were consulted. The California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in Amador County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every ten years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to track changes since the year 2000. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Amador County data packet, DOF data, and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community.

The 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Amador County, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Although Amador City is not a participating



jurisdiction in this joint Housing Element update, information for Amador City is included in many tables in the Housing Needs Assessment section in order to show complete totals for the whole county.

HOUSING ELEMENT OVERVIEW

Accommodating the County's fair share of the housing needs of the State of California is an important goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This section presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Ione, Jackson, Plymouth, and Sutter Creek and in unincorporated Amador County.

Recognizing the importance of providing adequate housing, the state has mandated a Housing Element within every General Plan since 1969. This Housing Element was created in compliance with state General Plan law pertaining to Housing Elements and was certified by HCD on XXXXXXXX. **[to be completed after Housing Element certification]**

Purpose

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunities and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, state Housing Element law requires "[a]n assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires the element to include the following:

- An analysis of population and employment trends.
- An analysis and documentation of households characteristics.
- An inventory of land suitable for residential development.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential or actual governmental and non-governmental constraints on the improvement, maintenance, and development of housing.
- An analysis of any special housing needs.
- An analysis of opportunities for energy conservation with respect to residential development.



- An analysis of publicly assisted housing developments that may convert to non-assisted housing developments within the next 10 years.
- An analysis of the County's fair share of the regional housing needs.

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set policies and schedules promoting the preservation, improvement, and development of diverse housing types available at a range of costs in Amador County.

Relationship to Other Elements

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” Each element of the General Plans of the four cities and Amador County, including the goals, policies, and implementation measures (actions) for environmental management, community development, public safety, circulation, and land use, have been reviewed for their internal consistency with this Housing Element. In addition, the Zoning Code of each of the four cities and the county has been reviewed for compatibility with this Housing Element's goals, policies, and implementation measures to identify places where the Zoning Codes will need to be updated for consistency.

Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the jurisdictions may be required to amend the Community Safety and Seismic Safety Element and the Open Space, Conservation and Recreation Element of their General Plans. If amendments are needed, the Housing Element will be amended to be consistent with these elements. As required by law, the jurisdictions will continue to review any amendments to other elements of the General Plan, or to the Housing Element, to ensure that internal consistency is maintained. If any disadvantaged unincorporated communities are identified in the cities' spheres of influence (SOI) or in the unincorporated county (outside cities' SOIs) due to analysis required to comply with Senate Bill (SB) 244, the jurisdiction or jurisdictions will amend their Land Use Elements per SB 244 requirements.

Public Participation

The County and the Cities of Ione, Jackson, Plymouth, and Sutter Creek held a housing stakeholder meeting on February 27, 2014, at 3 p.m. in the Amador County Administration Center-Board Chambers. A flyer inviting over 65 service providers in the region was sent out. There were approximately 25 participants at the meeting, which started with a brief presentation made by the consultant. The presentation included a summary of Housing Element state law requirements, identification of new laws affecting this Housing Element update, a summary of demographic information from the 2010 Census, and a timeline for the next step in the process for adoption of the 5th round Housing Element update that has an HCD due date of June 2014.



POLICY DOCUMENT

Agencies, advocacy groups, and residents in attendance included the following:

- A representative from Ability Mortgage
- A representative from Coldwell Banker
- A representative from Cavaliere Properties
- A representative from Mother Lode Tea Party
- A representative from Area 12 Agency on Aging
- A representative from Amador-Tuolumne Community Action Agency
- Residents from Pine Grove, Pioneer, and Jackson
- A representative from the California Senior Legislature representing older Californians in Alpine, Amador, Calaveras, Mariposa, and Tuolumne counties
- A representative Board of Supervisors, District 3

Following the presentation a roundtable discussion was held about needs throughout the county.

During the group discussion, participants were asked to provide feedback on housing issues and the programs on which they would to see more emphasis placed during this Housing Element update.

The group identified the following needs/programs:

- The majority of age 60+ individuals desire to age in place; incorporate aging in place options.
- Additional senior housing: Increase low-income multi-unit housing, single-family dwellings that have been modified for accessibility and in close proximity to needed services (medical offices, hospital, pharmacy, grocery store).
- Expand on veterans housing that is accessible and in close proximity to needed services (medical office, hospital, pharmacy, grocery store).
- Add home modification or residential repair programs to ensure that seniors who have home repairs are able to access programs which provide funding for the specific service.
- Add a program that gives incentives to developers who desire to build smoke-free, tobacco-free multi-unit housing.
- Better access to loans and grants for affordable housing.

POLICY DOCUMENT



- Provide more information regarding the grants that are available to residents throughout the county.
- What housing programs/loans are available to second- and third-time buyers?
- USDA funding: What types of programs are available with this funding?
- The high cost of building fees throughout the county is contributing to the lack of housing being built.
- There are currently no construction loans or loans available in the county for purchasing land.
- More incentives are needed to build housing throughout the county.

Amador-Tuolumne Community Action Agency and Area 12 Agency on Aging provided information on their current funding sources programs and needs.

- There is a need for more transitional housing for large families.
- There is a need for more supportive housing programs.
- Currently operating a first-time homebuyer program.
- Current funding sources:
 - ESG grants
 - CDBG grants
 - Neighborhood Stabilization Programs



EXECUTIVE SUMMARY

Below is an outline of the document and all its components.

DOCUMENT ORGANIZATION

- Joint Policy Document
 - Introduction
 - Executive Summary
 - Goals Policies and Programs (Joint)
 - Individual Programs
- Appendix A: Housing Needs Assessment
- Appendix B: Constraints
- Appendix C: Resources
- Appendix D: Review of Previous Housing Elements
- Appendix E: SB 244

JOINT POLICY DOCUMENT

This section includes the introduction and basis for the joint Housing Element approach, executive summary, Goals, Policies and Programs countywide and then individual programs for each of the jurisdictions.

APPENDIX A: HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future residents.

Key findings include the following:

- The county's population is expected to increase by 29 percent over its 2010 population of 35,009 to a little over 45,100 by 2060. With this rate of anticipated population growth, the demand for new housing to accommodate these new residents will increase.



- More than half of the very-low and extremely-low-income households in each jurisdiction, in most cases in both owners and renters, were reported to be overpaying for housing. With the exceptions of Amador City and Jackson, over three-quarters of renters were overpaying. Ione had the highest percentage of renters overpaying (83%), while Amador City had the highest percentage of owners overpaying (79%). Overall, 57% of households in Amador County were overpaying in 2011.
- Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences change. Age characteristics are therefore important in planning for the changing housing needs of residents. The median age for Amador County in 2012 was 48.4 years, significantly older than the California average (33.2). The most populous age cohort across most of the jurisdictions was 50 to 59 year olds.
- The large majority of seniors own rather than rent their home in Amador County. This is true across all jurisdictions, although seniors are much more likely to rent in Plymouth (26%) and Sutter Creek (25%) than in the rest of the county.
- A high proportion of female-headed and single-parent households have incomes below the poverty line. Jackson has the highest percent of female-headed households in the county living under the poverty line, 12% of all households, while the other cities range from 0 to 5% of female-headed households living under the poverty line.
- Commuting patterns reflect that there is an imbalance between where people live and work in Amador County. Roughly a fifth (19%) of residents in Amador County drive between 25 and 60 minutes to work each day and another 15% drive more than an hour to work. Those in Amador City (26%) and Plymouth (22%) are most likely to commute the longest, while Jackson residents are most likely to have the shortest commute, with over 90% traveling less than 25 minutes. The median commute time for residents countywide is 28.5 minutes.

Refer to Appendix A for the complete Housing Needs Assessment.

APPENDIX B: CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to make available adequate housing and meet the housing needs for each economic segment of the community. These factors can be divided into two categories: (1) non-governmental and (2) governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.



POLICY DOCUMENT

In general, non-governmental constraints can be looked at in an integrated fashion across the cities of Ione, Jackson, Plymouth, Sutter Creek, and the unincorporated area of Amador County while governmental constraints are specific to each jurisdiction.

Key findings include the following:

Non-governmental constraints

- Portions of Amador County have flood risks because of the county's high average annual rainfall, the number of watercourses that traverse the County, and the location of development adjacent to flood-prone areas. Flooding events occur countywide, and have caused significant damage in the western portion of the county near population centers, especially in the incorporated areas surrounding the Cities of Jackson, Ione, and Sutter Creek.
- Substantial water exists beyond the projected 2020 demand and therefore there is no supply constraint to housing development. However, there are specific issues with water treatment that affect each jurisdiction's ability to provide water and could potentially constrain residential development.

Governmental constraints

- California law states that local governments must provide incentives to developers of specified housing developments, and a density bonus can be used to accomplish this requirement. In return for these requirements, the developer must reserve these units for this purpose for a certain number of years (OPR, 2003). Requirements for density bonuses are not included in the zoning ordinances of Amador County and Sutter Creek. While density bonuses are mentioned in Section 17.32 of the City of Jackson's Development Code, an ordinance to allow density bonuses per state law has not been included in the code. This can be a constraint in the development of affordable housing. In addition, since density bonuses ordinances are required under state law, modifying the zoning ordinance to include density bonus regulations is included in the Housing Element's implementation programs for these three jurisdictions.
- Senate Bill (SB) 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. In addition, SB 2 requires that jurisdictions allow emergency shelters without discretionary review in at least one zone. The jurisdictions in the joint Housing Element have complied with this portion of SB 2. Amador County and Sutter Creek will need to amend their Zoning Code to allow transitional and supportive housing by right in zones that allow residential uses in the same way other residential uses are allowed.
- State law (Sections 17021.5 and 17021.6 of the Health and Safety Code, Employee Housing Act) require that employee housing for farmworkers and other employees be allowed ministerially in zones allowing single-family residential structures (Section 17021.5). Section 17021.6 requires that farmworker housing consisting of 36 beds or 12 units or spaces designed for use by a single family or household be allowed ministerially in zones that allow agricultural uses. No conditional



use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. Programs will be included for the City of Ione, Jackson, and Sutter Creek to amend their Zoning Codes to comply with the Employee Housing Act.

- To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, Amador County and the City of Jackson will amend their codes to create a reasonable accommodation procedure. The City of Sutter Creek will amend their reasonable accommodation procedure to fully comply with SB 520 (see County Program H-13, Jackson Program H-11, and Sutter Creek Program H-7). Additionally the definition of “family” in the City of Ione, City of Jackson and Amador County’s Development Code has been updated to state “One or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit.”
- Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable. Many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services. Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing elements must identify zoning to encourage and facilitate supportive housing and single-room occupancy units (SROs). Amador County has included Program H-12 which states that the County will update its Zoning Code to allow for single-room occupancy units. Program H-2.2 states that the County and four cities will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units. The cities of Jackson, Ione, and Sutter Creek currently allow SROs.
- Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including, but not limited to, building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. The City of Plymouth and Sutter Creek have included programs to review their Zoning Codes to comply with Government Code Section 65852.3.

Refer to *Appendix B: Constraints* for a complete analysis of governmental and non-governmental constraints.



APPENDIX C: RESOURCES

Appendix C: Resources provides an overview of the Regional Housing Needs Allocation (RHNA), land inventory, and energy conservation measures in each of the five jurisdictions. The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 5-year period from January 2014 through June 2019. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. A major goal of the RHNA is to assure that every community provides an opportunity for a mix of affordable housing to each economic segment of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs of a particular community.

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Key findings include the following:

- Each jurisdiction has sufficient land zoned for residential development to accommodate their RHNAs for the 5th Housing Element cycle.
- The County and Cities actively promote energy conservation programs offered through local service and utility providers including the CARE program, REACH, and The Family Electric Rate Assistance (FERA). The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. FERA is a program that provides a rate reduction for large households of three or more people with low to middle income.



Refer to *Appendix C: Resources* for a complete analysis of the RHNA, land inventory, and energy conservation.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENTS

In an effort to ensure the policies and implementation programs included in the Housing Element are relevant to addressing the current housing needs in Amador County, an evaluation of achievements under the previous Housing Elements was undertaken in *Appendix D: Review of Previous Housing Elements*. This evaluation provided the basis for recommended modifications and the establishment of new objectives in the Housing Element.

Key achievements from the previous planning period include:

- Amador County reduced development-related fees during Fiscal Year 2008-2009. So far no affordable housing projects have taken advantage of the fee reduction.
- Amador County has amended the Zoning Code to allow small family day care homes as a permitted use in all residential zones and large family day care homes as a conditional use in all residential zones, to amend the definition of “family” to comply with state law, and to allow emergency and transitional housing as a permitted use in the C-1 zone.
- The City of Ione’s density bonus program (codified in Zoning Code Section 17.46) was updated to be consistent with State density bonus law as part of the 2009 comprehensive Zoning Code update.
- As part of the General Plan update, the City of Ione rezoned land to allow higher density residential development. 8.4 acres were rezoned to the High Density Multiple-family or Light Commercial.
- In February 2014, the City of Jackson amended Section 17.32 of the Development code to require portions of new development to provide for housing opportunities for extremely low income households.
- The City of Jackson is currently working with Amador-Tuolumne Community Action Agency (A-TCAA) on a transitional housing project located on Clinton Road. The City will continue to meet regularly and support A-TCAA in their efforts to provide transitional, supportive and female headed household housing.
- The City of Plymouth adopted a comprehensive update to its Zoning Code on March 27, 2014. The update achieves consistency with the General Plan and implements a number of the programs listed in the Housing Element. Amendments incorporated range of densities and uses within the City’s residential zoning districts and incorporated several affordable housing-related concepts, including density bonus provisions and use listings required by state law.
- In 2010, the City of Sutter Creek amended the Zoning Ordinance to provide minimum densities for the R-3 and R-4 zoning districts.



A separate review of the previous Housing Element was completed for each jurisdiction and can be found in *Appendix D: Review of Previous Housing Elements*.

APPENDIX E: SB 244 ANALYSIS

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities.

GOALS, POLICIES AND PROGRAMS

JOINT GOALS, POLICIES AND PROGRAMS

This section describes Amador County and the cities of Ione, Jackson, Plymouth, and Sutter Creek's future housing plan, including housing goals, policies, and implementation programs to achieve those goals. The section begins with joint goals, policies, and programs, followed by individual programs for each of the jurisdictions.

The goals of the Housing Element provide a framework for compliance with California Government Code Section 65583, which requires the Housing Element contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing."

GOAL H-1: Provide adequate sites to encourage provision of affordable housing.

Policy H-1.1: Ensure sufficient sites are appropriately zoned to accommodate each jurisdiction's share of regional housing needs.

Program H-1.1: To ensure that there is a sufficient supply of multi-family- and single-family-zoned land to meet the regional housing needs allocation (RHNA), the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will annually review their land inventory. Each jurisdiction will consider single-family-zoned, vacant infill lots for potential reuse and additional development of affordable second units, multi-family dwellings, and special needs housing.

POLICY DOCUMENT



Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Annually

Funding Source(s): General Fund

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.

Program H-1.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider jointly pursuing funding through various state and federal programs or apply individually. The jurisdictions will consider jointly pursuing funding on an annual basis or pursue funding individual by submitting grant applications depending on the availability of funding. Local, state, and federal programs include:

- BEGIN (federal)
- CalHome Program (federal)
- Community Development Block Grant (federal)
- Multifamily Housing Program (federal)
- Section 8 (federal)
- State Homeownership Program (state)
- Residential Energy Conservation (state)
- Community Reinvestment Act (federal)
- Mortgage Credit Certificate
- Non-Profit Housing Development Corporation

Responsible Agencies: Planning Department of each jurisdiction, Grants Coordinators

Time Frame: Annually, and as NOFAs are released

Funding Source(s): General Fund, Program Administration Funds (Housing Authority)



POLICY DOCUMENT

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

Program H-1.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek should promote the development of second unit dwellings by publicizing information at City Halls, the County Administration Center, and posting information on the each jurisdiction's website. Each jurisdiction should provide information regarding permit requirements, changes in State law, and benefits of second unit dwellings to property owners and the community.

Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Review and update annually

Funding Source: General Fund

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.

Program H-1.4: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek shall consider applying jointly or individually to use CDBG funding for the First-time Homebuyer Program.

Responsible Agencies: Planning Department of each jurisdiction

Time Frame: Apply annually

Funding Source: General Fund

Policy H-1.5: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will consider establishing countywide or individual Affordable Housing Trust Fund(s).

Program H-1.5: The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will consider developing an Affordable Housing Trust Fund with funds that could be acquired from housing developers and or employers throughout the County. Funds could be collected from housing developers when new residential projects are built or new employers locating in the County when their workplaces are established. Once funds start being collected, the newly established Countywide Housing Committee comprised of a representative from each jurisdiction would develop a priority list for the use of these funds. Funds could be used to build new affordable housing or to rehabilitate existing housing.

The jurisdictions would apply for matching funds from the Local Housing Trust Fund Matching Grant Program through the State Housing and Community Development Department (HCD).

POLICY DOCUMENT



Responsible Agencies: City Manager, City Planner, County Planning, Planning Commission, Board of Supervisors and City Council.

Time Frame: Consider developing a trust fund by June 2016.

Funding Source: General Fund

Goal H-2: Provide support for affordable and special-needs housing in Amador County.

Policy H-2.1: Provide for a variety of housing types to meet the housing needs of special population groups.

Program H-2.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider working together or individually with nonprofits and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.

Each jurisdiction will work with nonprofit housing corporations to educate its citizens regarding the necessity of providing the affordable housing needed to support the job growth occurring throughout the County. Specifically, this information will focus on the need to provide affordable housing close to jobs in an effort to reduce the traffic and air quality impacts that result from long commutes.

Programs will target community opposition to affordable housing projects in an effort to establish positive perceptions. Education will occur through public meetings, presentations to the community, and articles published in the local newspaper.

Should the County and the cities successfully receive funding either jointly or individually, each jurisdiction will promote and publicize the availability of funding for loans and grants (when additional CDBG/HOME funds are acquired) through the local media, mailings to property owners in targeted areas, and mailings to local contractors and developers.

Responsible Agencies: City Council, Board of Supervisors, City/County Administrators, Planning, Engineering, and Finance Departments

Time Frame: Annually

Funding Source: State and Federal Grants



POLICY DOCUMENT

Program H-2.2: Assembly Bill (AB) 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. To facilitate housing for extremely low-income persons, the County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units.

Responsible Agencies: Planning Departments

Time Frame: December 2015

Funding Source: General Fund

Program H-2.3: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together or individually with the Amador-Tuolumne Community Action Agency (ATCAA) to find suitable sites for transitional, supportive, and female heads of households housing. The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider working together to host an annual meeting with ATCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.

Responsibility: Building Inspector, County Planning, City Planners, County Administrators and City Managers

Time Frame: Ongoing with annual meetings

Funding Source: General Fund

Goal H-3: Support the conservation and rehabilitation of the existing housing stock and promote the reduction of energy use and the conservation of natural resources in the development of housing.

Policy H-3.1: Pursue a combination of public and private actions to rehabilitate and maintain the existing stock of housing.

Program H-3.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall consider surveying the conditions of housing stock jointly or individually to determine the number of housing units in need of rehabilitation and replacement.

The jurisdictions should consider utilizing the survey results to pursue available funding sources to develop a countywide



rehabilitation program (or continue with individual programs). The County and the Cities shall keep in contact with Department of Housing and Community Development for changes which will improve the chances of obtaining funding, including the availability of new programs.

Responsible Agencies: Building Departments, Planning Departments

Time Frame: June 2016

Funding Source: CDBG, HOME, USDA Rural Housing Services funds

Policy H-3.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall promote energy and water conservation designs and features in residential developments.

Program H-3.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will enforce the State of California's Title 24 energy requirements. Title 24 energy requirements define construction standards that promote energy conservation. In addition, each jurisdiction will consider partnering with Amador-Tuolumne Community Action Agency and ACES, Inc. (formerly Amador County Environmental Services) to promote energy conservation.

Some measures the County and the cities could undertake jointly or individually to assist in the implementation of the ATCAA program include providing brochures at public counters, providing brochures to senior centers, or applying for funds either jointly or individually to assist homeowners in undertaking weatherization projects in conjunction with government-assisted rehabilitation projects.

Responsible Agencies: Planning, Building, and Engineering Departments

Time Frame: Ongoing

Funding Source: None required

Policy H-3.3: 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.

Program H-3.3: The County and cities of Ione, Jackson, Plymouth, and Sutter Creek shall continue to support PG&E's weatherization program as an important means of lowering housing costs and preserving housing affordability.



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Program H-3.4: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will consider partnering with Pacific Gas & Electric (PG&E) to promote energy saving programs by notifying home builders of the design tools offered by PG&E and by posting a link on each jurisdiction's website to notify ratepayers of the variety of programs. The County and cities of Ione, Jackson, Plymouth, and Sutter Creek will also consider partnering with the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA).

Responsible Agencies: Planning, Building, and Engineering Departments

Time Frame: Ongoing

Funding Source: None required

Goal 4: Provide decent housing and quality living environment for Amador County residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.

Policy 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.

Program H-4.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall obtain information on fair housing laws from the Department of Housing and Community Development and have copies of the information available for the public on each jurisdiction's website, at City Halls, the County Administration Center, and the local library(ies).

Responsible Agencies: Planning Departments

Time Frame: 2015

Funding Source: General Fund

Program H-4.2: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek shall refer housing discrimination complaints to the Amador-Tuolumne Community Action Agency and the fair housing authority for Amador County.

Responsible Agencies: Planning Departments

Time Frame: 2014-2019

Funding Source: General Fund



Goal 5: Reduce public and private constraints to housing production while providing an appropriate level of environmental review, as well as maintaining design and construction quality and fiscal responsibility.

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.

Program H-5.1: The County and the cities of Ione, Jackson, Plymouth, and Sutter Creek will ensure that residential development projects are consistent with the goals and policies of their General Plans and that there is internal consistency between the Housing Element and the rest of the General Plan. Each jurisdiction will prepare an General Plan Annual Progress Report in compliance with State direction and provide it to City Councils and Board of Supervisors on progress toward meeting its goals, objectives, policies and programs. Monitoring will include an evaluation of the Housing Element objectives by the responsible agencies and departments, meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place. The final reports will be submitted to OPR and HCD annually.

Responsible Agencies: City/County Administrators, Planning, Public Works, Engineering, and Finance Departments, City Councils and Board of Supervisors

Time Frame: Annually, 2015

Funding Source: General Fund

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

Program H-5.2: Complex permit processing procedures can be an obstacle in housing development, especially for affordable housing projects under tight timelines imposed by state and federal funding programs. The County and the cities of Ione, Jackson, Plymouth and Sutter Creek will minimize processing time for residential development permits, especially affordable residential projects and those which conform to respective jurisdiction's development requirements.

The County and the Cities of Ione, Jackson, Plymouth, and Sutter Creek will monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing



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production throughout the County. Each jurisdiction, on an annual basis, will review and update their processing/review procedures as necessary

Responsible Agencies: City Manager, City Planners and County Planning

Time Frame: Annually

Funding Source: General Fund

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

Program 5.3: Pursue Formation of a County Housing Task Force to consolidate countywide housing needs.

Build on contacts with city managers, city planners, and County staff to reestablish a housing task force. The purpose of the task force would be to explore the joint county/cities housing element programs.

Responsible Agencies: City Administrator, Cities and County Planning departments, Public Works, Engineering, and Finance Departments, Planning Commission, City Council and Board of Supervisors

Time Frame: Establish in 2015 and meet biannually or a necessary.

Funding Source: General Fund

INDIVIDUAL PROGRAMS

Amador County

Program H-1: Support AWA's Efforts to Develop Infrastructure Capacity in Martell

The County is committed to ensuring that adequate water and wastewater system capacity is available to support its fair share of the regional housing need. The County will work with and support any and all efforts AWA may undertake to provide water and wastewater service to the County's low- and very-low income housing sites in Martell.



Responsible Agencies: Planning Department, Public Works Department working with Amador Water Agency

Time Frame: The County will twice annually meet with AWA to assess the wastewater expansion efforts and support any and all efforts.

Funding Source: General Fund and AWA

Program H-2: Identify Parcels with Available or Anticipated Water and Sewer Service

In coordination with the cities and the Amador County Environmental Health Department, AWA will prepare a map of those parcels or areas for which water and sewer services are currently available or are located in close proximity, anticipated to become available in the near future, or may be made available without significant funding.

Responsible Agencies: AWA working with County Planning and Environmental Health

Time Frame: Ongoing

Funding Source: AWA

Program H-3: Pursue Funding and Prepare a Plan for Funding Infrastructure Improvements

Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure. The Amador Water Agency provided a list of water and wastewater capital improvement projects which would best support the County's housing goals, with an emphasis on providing service to areas designated RM, RSC, SPA, and TC, and areas zoned R-3.

Pursue funding to complete these projects or to assist developers and agencies to complete these capital improvement projects as necessary to increase the availability of housing for low and very low income households. The County will take the following actions:

- Investigate establishment of assessment districts with a capital facilities fee to assist in funding infrastructure improvements;
- Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants & Loans Program.



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Responsible Agencies: Planning Department working with water and sewer providers

Time Frame: June 2015 and ongoing

Funding Source: Assessment districts, USDA Small Communities Rural Utilities Service Grants 7 Loans Program

Program H-4: Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing

Develop affordable housing targets for each of the undeveloped SPAs in the county. These targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households), as well as total units. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 5 percent of total units on site as housing affordable to extremely low, very low, low and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location. The purpose of this program is to create units for a range of income level to accommodate the County's RHNA and housing goals, and the income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the County, with an emphasis on creating units affordable to extremely low income households.

Objectives

Require residential projects of 4 or more units on land designated as SPA provide a certain percentage of total units on site as housing affordable to extremely low, very low, low and moderate income households or pay an in-lieu fee.

Responsible Agencies: Planning Department

Time Frame: Ongoing

Funding Source: Not required

Program H-5: Amend Code to Offer Incentives for Affordable Infill Housing

County staff will bring forward a proposal to amend the County code after the adoption of the updated General Plan. The draft General Plan was ready for public review in Fall 2014. The proposed amendments will provide a menu of possible incentives for infill projects on land zoned R-1, R-2, or R-3 in which: (a) the project will



provide a minimum density equal to 80 percent of the allowable maximum density for the subject site; and (b) the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 10 years for low or very low income households; and special needs housing [for 6 or fewer residents in R-1 zones and for 7 or more residents in R-2 and R-3 zones:

- No minimum wall dimensions
- 20' width for paved streets (standard ROW dedication would still be required)
- Off-street parking may be graveled, instead of paved (subject to ADA requirements)
- Reduced parking requirements for senior housing
- Reduced parking requirements for units 800 sq. ft. or smaller in size
- Other alternative standards as may be deemed acceptable by the Board of Supervisors

Responsible Agencies: Planning Department working with the Transportation and Public Works Department

Time Frame: 2015 as part of the County General Plan update

Funding Source: General Fund

Program H-6: Housing Choice Voucher Program

Contact the Housing Authority of the County of Stanislaus (HACS) at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available. Provide information on the availability of the Housing Choice Voucher Program on the County's website and in various departments throughout the County.

Responsible Agencies: Planning Department working with the Housing Authority of the County of Stanislaus

Time Frame: Annually during General Plan reporting

Funding Source: County staff time



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Program H-7: Publicize Opportunities and Resources to Support the County's Housing Goals

Maintain the County's website and continue to provide brochures which publicize opportunities, agencies, and programs which can help to meet the County's housing goals. Specific actions to support this program include:

- Provide information on the County's second unit regulations at the public counter and on the County's website;
- Maintain the County's existing webpage providing links and contact information for of the County's housing and job-training organizations (e.g., Amador County Association of Realtors, Gold Country Alliance for the Mentally Ill, ATCAA, Voices for Families, Area 12 Agency on Aging, Amador Affordable Housing Coalition, Amador Economic Development Corporation, Amador County Department of Health & Human Services, and similar organizations).
- In coordination with ATCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through ATCAA. Provide handouts at the public counter and on the County's website. Promote these programs through the senior center for seniors seeking assistance with home maintenance
- Continue to make available published materials and resource referral information for renters on the following subjects: housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. Information should be made available on the County's website, at the public counter, at the Health and Human Services Agency, at the County library (and its branches), and similar locations where individuals may be in need of fair housing information.
- Provide information on the availability of the Housing Choice Voucher Program at the public counter and on the County's website.

Responsible Agencies: Planning Department

Time Frame: 2015 and ongoing

Funding Source: General Fund



Program H-8: Maintain a Code Enforcement Position

Maintain a code enforcement officer position, as funding permits. The code enforcement officer should provide Planning Department staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3 including:

- Termination, extended interruption, or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant's failure to pay such gas, water or electric bills.
- Defects or lack of adequate space and water heating.
- Rodent, vermin or insect infestation.
- Deterioration rendering significant portions of the structure unsafe or unsanitary.
- Inadequate numbers of garbage receptacles or service.
- Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal.
- Inoperable hallway lighting.

Responsible Agencies: Building Department, Code Enforcement

Time Frame: Ongoing

Funding Source: General Fund

Program H-9: Encourage Farmworker Housing Consistent with the Health and Safety Code.

To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will amend the zoning code to treat employee housing that serves six or fewer employees as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The zoning code will also be amended to treat employee housing consisting of no more than 12 units or spaces or 36 beds in group quarters as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in the zones where agricultural uses are permitted.



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Responsible Agencies: Building Department, Code Enforcement

Time Frame: Amend Zoning Code by December 2015.

Funding Source: General Fund

Program H-10: Amend the Zoning Code to comply with SB2 requirements.

Amend the zoning code to allow transitional and supportive housing in all zones that allow for residential housing subject to the same restrictions that apply to other residential dwellings of the same type in the same zone.

Responsible Agencies: Planning Department working with the Building and Environmental Health Departments

Time Frame: June 2015

Funding Source: General Fund

Program H-11: Amend the Zoning Code to Remove Constraints

Propose amendments to the zoning code to remove the following regulatory constraints to the provision of affordable housing:

- Amend setback language to provide for handicap access ramps where necessary.
- Revise the County's density bonus program to state that density bonuses will be provided in accordance with the requirements laid out in State law.
- Allow for single-room occupancy units in the R-3 zone.

Responsible Agencies: Planning Department working with the Building and Environmental Health Departments

Time Frame: June 2015

Funding Source: General Fund



Program H-12: Adopt a Reasonable Accommodation Procedure for Housing

“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. County staff will propose a program addressing reasonable housing accommodation for persons with disabilities, including, but not limited to, the following:

- Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license, or other authorization for siting, funding, development, or use of housing.
- Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission, or body responsible for acting on requests.
- Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application.
- Criteria to be used in considering requests for reasonable accommodation.
- Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation.

Responsible Agencies: Planning Department working with the Building Department

Time Frame: January 2015

Funding Source: General Fund



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Program H-13: Raise Densities in the RM Designation and R-3 Zone

As part of the General Plan Update, County staff will propose the maximum density in the Residential Medium (RM) designation be raised to 25 units per acre for affordable units. Staff will also propose the Density range for the R-3 zone be amended, with a minimum density of 10 units per acre, and a maximum of 25 units per acre for affordable units.

Responsible Agencies: Planning Department

Time Frame: 2015 as part of the General Plan update

Funding Source: General Fund

Program H-14: Assisting “At-Risk: Units

The County currently contains no deed-restricted units and therefore there are no “at-risk” units at this time. Should the County have any affordable units in the future, the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for future preservation of assisted housing developments. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.

Responsible Agencies: Planning Department

Time Frame: As needed

Funding Source(s): State and Federal Grants

Program H-15: Redesignation and Rezoning of Sites

County staff will pursue redesignation and subsequent rezoning of additional areas of APN 044100027000 as well as all of APN 044100011000 as discussed in Program H-1.1 in the County’s 4th round Housing Element to the RM General Plan designation and the R3 zone district. These sites are currently proposed for redesignation in the draft Land Use Element of the General Plan to RM. The sites that are not yet designated RM will be designated RM as part of the General Plan update. These sites are currently zoned T1, R-1, and C-1 and will be rezoned to R-3. These parcels are identified in the land inventory (see **Tables HE-60a and HE-60b**), and are suitable for low, very low and extremely low income residential units.

Responsible Agencies: Planning Department

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Time Frame: Redesignation when General Plan is adopted and shortly thereafter for implementation zoning (anticipated Late 2015 through 2016).

Funding Source(s): General Fund

QUANTIFIED OBJECTIVES

**TABLE HE-1
SUMMARY OF QUANTIFIED OBJECTIVES – AMADOR COUNTY**

Task	Income Level					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction						
Fair Share Allocation ¹	5	5	7	9	23	49
Residential Permits Issued 1/14-8/14	0	0	0	3	11	14
New Construction Objectives	5	5	7	6	12	35
Rehabilitation	1	2	2	0	0	5
Preservation ²	0	0	0	0	0	0
Total	6	7	9	6	12	40

Notes:

1 The RHNA planning period for the Housing Element is January 1, 2014, through June 30, 2019. These are the RHNA allocation for the unincorporated County.

2 Corresponds to units at risk of converting to market rate and the County doesn't have any assisted units at risk of converting to market rate.



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APPENDIX A: HOUSING NEEDS ASSESSMENT



HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future residents.

POPULATION CHARACTERISTICS

According to the Census and shown in **Table HE-2** below, the population of Amador County in 2010 was 35,009, with a population of 20,503 (59 percent) in unincorporated areas, and 14,506 (41 percent) in incorporated areas. In 2013, the population was 37,123. Amador County's population has increased substantially over the past 50 years from just 9,151 in 1950 to 35,100 in 2000. The rate of growth increased during the 1980s and 1990s but slowed significantly thereafter. Population numbers fluctuated differently across jurisdictions between 2000 and 2013. The unincorporated county population, for instance, increased by nine percent, while Ione's population only grew less than one percent. Countywide, population grew by six percent.

**TABLE HE-2
POPULATION**

Location	Population			Percent Change 2000-2013
	2000	2010	2013	
Amador County	35,100	35,009	37,123	6%
Amador City	201	196	182	-9%
Ione	7,214	7,129	7,259	1%
Jackson	4,467	3,898	4,600	3%
Plymouth	957	980	991	4%
Sutter Creek	2,342	2,303	2,478	6%
Unincorporated County	19,919	20,503	21,640	9%

Source: 2000-2010 DOF (E-8)

Population by Age. Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents. The median age for Amador County as a whole in 2012 was 48.4 years, significantly older than the California average (33.2). The most populous age cohort across most of the jurisdictions was 50 to 59 year olds.



APPENDIX A: HOUSING NEEDS ASSESSMENT

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

Table HE-3 shows the ages of householders in the county and cities. As shown, Amador City has a much higher number of younger householders than the rest of the county, with 44 percent under age 25. Each of the remaining communities has a fairly large number of householders in the 45-54 year range. Senior households (age 65+) represent at least 20 percent of households across all jurisdictions but are most common in Sutter Creek (29%) and the unincorporated county (21%) of households.

**TABLE HE-3
AGE CHARACTERISTICS OF HOUSEHOLDERS**

Jurisdiction	Number of Households	Percent of Householders by Age Group									
		Under 5	5-14	15-24	25-34	35-44	45-54	54-64	65-74	75-84	85 and above
Amador County	14,283	4%	9%	11%	9%	12%	17%	18%	12%	6%	3%
Amador City	73	13%	15%	16%	13%	6%	15%	16%	3%	3%	2%
Ione	1,365	4%	8%	13%	13%	21%	20%	13%	5%	2%	1%
Jackson	1,942	6%	10%	13%	14%	12%	11%	15%	7%	6%	6%
Plymouth	428	8%	16%	9%	14%	11%	19%	9%	5%	6%	3%
Sutter Creek	1,192	3%	9%	9%	6%	10%	12%	22%	21%	6%	2%
Unincorporated	9,283	0%	9%	10%	8%	11%	18%	20%	13%	7%	2%

Source: 2008-2012 ACS (DP05)

The generally modest rate of population growth throughout the county is also reflected in DOF population projections for 2020–2060. According to DOF estimates, the county’s population is expected to increase by 14.6 percent over its 2020 population to a little over 45,100. With this rate of anticipated population growth, the demand for new housing to accommodate these new residents will increase. **Table HE-4** shows projected population growth for Amador County between the years 2020 and 2060. DOF projections do not provide splits for the incorporated and unincorporated portions of the county.

APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-4
PROJECTED POPULATION GROWTH, AMADOR COUNTY**

Projected Population Growth, Amador County	Projected Population	Percent Change
2020	39,352	-
2030	42,036	7%
2040	44,200	5%
2050	44,829	1%
2060	45,116	1%

Source: 2013 DOF (P-1)

Income and Employment Characteristics

Income. Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Amador County. Housing choices such as tenure, housing type, and location are dependent on household income. Tenure refers to whether a household owns or rents its housing unit. On the other hand, household size and type often affect the proportion of income that can be spent on housing. The median income countywide according to the 2008–2012 ACS is \$53,462 as shown in **Table HE-5**. Ione had significantly higher median incomes than the rest of the jurisdictions in the county. Jackson has the lowest median income at \$44,386, which was 83% of the county’s as a whole. Income information is only available Countywide not broken out by the unincorporated area.

**TABLE HE-5
MEDIAN HOUSEHOLD INCOME**

Jurisdiction	Median Household Income	% of County
Amador County	\$53,462	100%
Amador City	\$46,094	86%
Ione	\$63,033	118%
Jackson	\$44,386	83%
Plymouth	\$45,625	85%
Sutter Creek	\$46,859	88%

2008-2012 ACS (S01903)



APPENDIX A: HOUSING NEEDS ASSESSMENT

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the area median income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31–50% of AMI
- Low income: 51–80% of AMI
- Moderate income: 81–120% of AMI
- Upper income: Above 120% of AMI

Table HE-6 estimates the number of households within each income category for the county as a whole, as reported in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. Data is based on the 2010 Census. Countywide, 19 percent of households were in the extremely low- and very low-income categories, and 37 percent were 80 percent or below of the AMI.

TABLE HE-6
HOUSEHOLD INCOME DISTRIBUTION

Income Distribution Overview	Number of Households	Percent of Households
Extremely Low (<30% of Area Median Income)	1,235	8%
Very Low (31-50% of AMI)	1,680	11%
Low (51-80% AMI)	2,615	18%
Moderate (81-120% AMI)	1,680	11%
Upper (>120% AMI)	7,505	51%
Total	14,715	100%

Source: 2006-2010 CHAS

In 2006, state law was amended (AB 2634) to add the extremely low-income category to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. Further discussion of housing costs and affordability, as well as housing growth needs by income category, is provided later in this chapter.

APPENDIX A: HOUSING NEEDS ASSESSMENT



Employment. Future housing needs depend, in part, on employment trends, as well as wages. Changes in the types of jobs available, along with the associated pay levels in Amador County and the surrounding region, will affect the type and cost of housing available to future residents.

As shown in **Table HE-7**, countywide employment grew by 5,280 jobs between 1990 and 2009 to 16,140 persons employed in the labor force. Unemployment rates were more than double that of 2000 in 2009, as Amador County, like much of the rest of the US, experienced the impacts of the economic recession that began in 2008. Employment levels and the unemployment rate have begun to recover, and in 2014 were 14,260 and 9.8 percent, respectively.

TABLE HE-7
LABOR FORCE CHARACTERISTICS, 1990–2014

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	11,460	10,860	600	5.2
2000	15,300	14,500	800	5.2
2009	18,430	16,140	2,280	12.4
2014	15,800	14,260	1,550	9.8

Source: 1990, 2000, 2009, and 2014, EDD

The 2007–2011 ACS data provides employment by industry data. It reported that in 2011, Amador County had a resident civilian labor force of 13,260. The labor force includes those people ages of 16 and over who are able to work. **Table HE-8** shows employment by major industries in each of the jurisdictions. As shown, educational service and health care services along with recreation-related industries and retail trade have some of the highest employment numbers across jurisdictions. Public administration is also a significant industry of employment in the county as a whole.



APPENDIX A: HOUSING NEEDS ASSESSMENT

**TABLE HE-8
EMPLOYMENT BY INDUSTRY, 2011**

Employment by Industry	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Civilian employed population	13,260	-	59	-	1,579	-	1,860	-	435	-	1,058	-	8,269	-
Agriculture and related	362	3%	0	0%	13	1%	40	2%	14	3%	6	1%	289	4%
Construction	906	7%	5	9%	242	15%	48	3%	25	6%	117	11%	469	6%
Manufacturing	755	6%	0	0%	18	1%	150	8%	12	3%	32	3%	543	7%
Wholesale trade	240	2%	0	0%	0	0%	19	1%	19	4%	8	1%	194	2%
Retail trade	1,640	12%	2	3%	109	7%	266	14%	79	18%	171	16%	1013	12%
Transportation and warehousing	808	6%	6	10%	96	6%	70	4%	19	4%	20	2%	597	7%
Information	156	1%	0	0%	10	1%	8	1%	0	0%	9	1%	129	2%
Finance and real estate	363	3%	8	14%	27	2%	46	3%	13	3%	66	6%	203	3%
Professional, scientific, and management	1,308	10%	0	0%	90	6%	139	8%	36	8%	114	11%	929	11%
Educational services and health care	2,601	20%	30	51%	310	20%	257	14%	63	15%	282	27%	1659	20%
Recreation services	1,840	14%	0	0%	209	13%	431	23%	81	19%	96	9%	1023	12%
Other services,	540	4%	1	2%	48	3%	156	8%	29	7%	61	6%	245	3%
Public administration	1,741	13%	7	12%	407	26%	230	12%	45	10%	76	7%	976	12%

Source: 2007-2011 ACS (DP-03)

APPENDIX A: HOUSING NEEDS ASSESSMENT



Major Employers. Major sources of employment in Amador County are a mix of public agencies, including the county sheriff and schools, hospitals, major grocery and other large warehouse retailers, and utilities. **Table HE-9** shows the largest employers in the county according to the California Employment Development Department (EDD) in 2014. All of these employers have on record 10 or more employees on-site.

**TABLE HE-9
MAJOR EMPLOYERS**

Employer Name	Location	Industry
Amador County Sheriff and Coroner	Jackson	Sheriff/Government Offices-County
Camanche Recreation Co	Ione	Recreation Centers
Jackson Junior High School	Jackson	Schools
Jackson Rancheria Casino and Restaurant	Jackson	Casino, Full Service Restaurant
Kit Carson Nursing & Rehab	Jackson	Hospitals
Lowe's Home Improvement	Jackson	Home Centers
Mule Creek State Prison	Ione	State Govt-Correctional Institutions
Pacific Gas & Electric Co	Jackson, Pioneer	Electric Companies
Raley's	Jackson	Grocers-Retail
Safeway	Jackson	Grocers-Retail
Save Mart	Jackson	Grocers-Retail
Sierra Pine Ltd	Sutter Creek	Lumber-Manufacturers
Sutter Amador Hospital and Lab	Jackson	Hospitals, Medical Laboratories
Volcano Telephone	Pine Grove	Radio/Internet/TV Broadcasting/Comm Equip
Walmart	Jackson	Department Stores

Source: EDD, 2014

EDD estimates future job growth in fast-growing occupations. Estimates for Amador County are aggregated with those for Calaveras, Mariposa, and Tuolumne Counties into the “Mother Lode Region,” as shown in **Table HE-10**. These occupations indicate areas of the economy that are positioned for faster growth in Amador County and surrounding areas. A more rapid growth rate is projected in the health care industry, for instance. This trend may be related to the growing population of senior citizens in the Mother Lode Region.



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TABLE HE-10
FAST-GROWING INDUSTRIES, MOTHER LODE REGION¹ 2010–2020

Occupational Title	Annual Average Employment		2010–2020 Change
	2010 Estimated Employment	2020 Projected Employed	
Cost Estimators	110	160	46%
Home Health Aides	240	330	38%
Carpenters	440	590	34%
Medical Secretaries	340	430	27%
Hairdressers, Hairstylists, and Cosmetologists	90	110	22%
Insurance Sales Agents	90	110	22%
Emergency Medical Technicians and Paramedics	150	180	20%
Postal Service Mail Carriers	100	120	20%
Operating Engineers and Other Construction Equipment Operators	160	190	19%
Dental Assistants	180	210	17%

Source: California Employment Development Department, October 2013

¹ Estimates for Amador County are aggregated with those for Calaveras, Mariposa, and Tuolumne Counties into the “Mother Lode Region” by the EDD for analysis.

Jobs-Housing Balance. Commuting patterns in Amador County have an important implication for housing needs. Larger employers in the county (e.g., County government, PG&E, Jackson Rancheria, large retailers) generate a number of jobs. However, the workforce employed at these institutions may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Table HE-11 summarizes commuting patterns of residents in Amador County. Data for the unincorporated county is not separately calculated and so is not shown below. The majority of individuals do not live and work in the jurisdictions but commute to other places for work. Countywide, only 27 percent of residents lived and worked in the same community, and 59 percent of workers in the county live elsewhere and commute in for work. The live-work ratio varies across the cities. In Amador City, there is no overlap between those who work and live within the city. In Ione, 10 percent of the employed population lives in the city. Countywide, 74 percent of residents drive more than 10 miles to reach their place of work, and 43 percent drive more than 25 miles.

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**TABLE HE-11
JOBS-HOUSING BALANCE**

Jurisdiction	Live in Jurisdiction Only	Work in Jurisdiction Only	Live and Work in Jurisdiction	Total Employed in Jurisdiction
Amador County	11,785	6,045	4,296	10,431
Amador City	88	23	0	23
Ione	1,998	1,810	161	1,971
Jackson	1,917	3,030	336	3,366
Plymouth	491	150	2	152
Sutter Creek	1,161	1,006	31	1,037

Source: US Census 2013 (LODES)

Commuting Patterns. Commuting patterns reflect that there is an imbalance between where people live and work in Amador County. As shown in **Table HE-12** roughly a quarter (26%) of residents in Amador County drive for between 25 and 60 minutes to work each day and another 15 percent drive for more than an hour to work. Those in Amador City (26%) and Plymouth (22%) are most likely to commute the longest, while Jackson residents are most likely to have the shortest commute, with around 90 percent traveling less than 25 minutes. The median commute time for residents countywide is 28.5 minutes. Commute time information is only available Countywide not for the unincorporated area of the County only.

**TABLE HE-12
COMMUTE TIME**

Jurisdiction	Minutes				
	Less than 10	10 to 24	25 to 44	45 to 59	More than 60
Amador County	20%	38%	19%	7%	15%
Amador City	18%	46%	0%	10%	26%
Ione	25%	36%	18%	10%	11%
Jackson	53%	37%	3%	4%	3%
Plymouth	21%	27%	24%	6%	22%
Sutter Creek	21%	58%	8%	4%	9%

Source: ACS 2008–2012 (S0802)



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Housing Overpayment. Generally, overpayment compares the total housing cost for a household to the ability of that household to pay for housing. Specifically, overpayment is defined as monthly housing costs in excess of 30 percent of a household's income. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. As shown in **Table HE-13**, a significant portion of lower-income households in each community overpaid for housing according to ACS 2007–2011 data.

**TABLE HE-13
HOUSING OVERPAYMENT BY TENURE**

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income*
Amador County							
Ownership Households	1,348	1,539	1,902	1,607	4,820	11,216	4,789
Overpaying owner households	909	827	691	588	1,333	4,348	2,427
Percentage of overpaying owners	67%	54%	36%	37%	28%	39%	51%
Renter Households	698	471	663	433	503	2,798	1,832
Overpaying renter households	554	444	362	104	28	1,492	1,360
Percentage of overpaying renters	79%	94%	55%	24%	6%	72%	74%
Amador City							
Ownership Households	14	1	3	7	17	42	18
Overpaying owner households	11	1	-	7	1	20	12
Percentage of overpaying owners	79%	100%	0%	97%	6%	48%	79%
Renter Households	3	-	10	5	14	32	13
Overpaying renter households	-	-	9	-	-	9	9
Percentage of overpaying renters	0%	0%	87%	0%	0%	28%	0%

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Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income*
Ione							
Ownership Households	77	82	106	174	619	1,058	265
Overpaying owner households	40	66	27	66	142	341	133
Percentage of overpaying owners	51%	81%	25%	38%	23%	32%	50%
Renter Households	50	-	96	79	44	269	146
Overpaying renter households	50	-	72	42	-	164	122
Percentage of overpaying renters	100%	0%	75%	53%	0%	61%	83%
Jackson							
Ownership Households	131	112	179	164	383	969	422
Overpaying owner households	116	18	13	60	81	288	147
Percentage of overpaying owners	89%	16%	7%	36%	21%	30%	35%
Renter Households	254	-	223	125	153	755	477
Overpaying renter households	130	125	50	13	-	318	305
Percentage of overpaying renters	51%	0%	22%	10%	0%	42%	64%
Plymouth							
Ownership Households	61	63	39	33	99	295	163
Overpaying owner households	32	12	8	23	6	81	52
Percentage of overpaying owners	52%	20%	21%	70%	6%	27%	32%
Renter Households	20	60	35	10	8	133	115
Overpaying renter households	20	52	18	-	-	90	90
Percentage of overpaying renters	98%	87%	52%	0%	0%	68%	78%



APPENDIX A: HOUSING NEEDS ASSESSMENT

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income*
Sutter Creek							
Ownership Households	116	118	127	48	244	653	361
Overpaying owner households	106	52	80	44	78	360	238
Percentage of overpaying owners	91%	44%	63%	91%	32%	55%	66%
Renter Households	96	109	124	127	77	533	329
Overpaying renter households	79	109	83	8	-	279	271
Percentage of overpaying renters	82%	100%	67%	6%	0%	52%	82%
Unincorporated Amador County							
Ownership Households	948	1,164	1,449	1,180	3,459	8,200	3,561
Overpaying owner households	605	677	563	388	1,025	3,258	1,845
Percentage of overpaying owners	64%	58%	39%	33%	30%	40%	52%
Renter Households	698	471	663	433	503	2,798	1,832
Overpaying renter households	554	444	362	104	28	1,492	1,360
Percentage of overpaying renters	79%	94%	55%	24%	6%	72%	74%

Source: 2007-2011 ACS B25106

*Lower Income is the total of the Extremely Low, Very Low and Low-Income categories and is all households with incomes of 80 percent or lower of median income.

However, the overpayment rate varied by tenure and income level. More than half of all very low- and extremely low-income households in all jurisdictions, in most cases both owners and renters, were reported to be overpaying. With the exceptions of Amador City and Jackson, over three-quarters of renters were overpaying in all jurisdictions. Ione had the highest percentage of renters overpaying (83%), while Amador City had the highest percentage of owners overpaying (79%). Sutter Creek had the most households overpaying overall; 74% of lower income households were overpaying and 54% of all households were overpaying. Overall, 57% of households in Amador County were overpaying in 2011.

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HOUSEHOLD CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households may include seniors living alone or young adults.

According to the Census, shown in **Table HE-14**, there were 12,759 households in Amador County in 2000 which grew slightly to 14,569 households in 2010, a 14.2 percent increase. Jackson and Ione saw increases in households of more than 15 percent. The other incorporated cities addressed in this joint Housing Element saw more moderate growth rates under 10 percent in that decade.

Household Tenure. Tenure is also represented in **Table HE-14**. As shown, most households (75%) are owner-occupied, although renter households are more common in the cities than unincorporated Amador County, especially in Jackson and Sutter Creek where 46 percent of units are renter-occupied.



APPENDIX A: HOUSING NEEDS ASSESSMENT

**TABLE HE-14
HOUSEHOLD TRENDS – 2000-2010**

Existing Households	2000			2010			10-year change		
Year	# Existing Households	Owner	Renter	# Existing Households	Owner	Renter	# Existing Households	Owner	Renter
Amador County	12,759	9,629	3,130	14,569	10,883	3,686	14.2%	13.0%	17.8%
Amador City	85	56	29	85	54	31	0.0%	-3.6%	6.9%
Ione	1,081	662	419	1,466	1,026	440	35.6%	55.0%	5.0%
Jackson	1,746	983	763	2,065	1,122	943	18.3%	14.1%	23.6%
Plymouth	392	253	139	403	259	144	2.8%	2.4%	3.6%
Sutter Creek	1,025	603	422	1,168	626	542	14.0%	3.8%	28.4%
Unincorporated	8,430	7,072	1,358	9,382	7,796	1,586	11.3%	10.2%	16.8%

Source: US Census 2000 (DP05); US Census 2010(DP-1)

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In addition to the population living in households, 4,430 people lived in group quarters in the county in 2010, the majority of which lived at Mule Creek State Prison, Preston Youth Correctional Facility, and the Pine Grove Youth Conservation Camp. With the exception of the prison population, the county's population is overwhelmingly housed in households.

Household Size. According to the 2007–2011 ACS, the average household size for Amador County as a whole was 2.3 persons per household for owner-occupied units and 2.4 persons per household for renter-occupied units. **Table HE-15** displays the percentage of each household size within each jurisdiction.

Countywide, the proportion of single-person households was approximately 19 percent in owner-occupied units and six percent in rented units. However, the percentage of single-person households varied by location. The cities of Jackson (34%) and Sutter Creek (33%) had the highest percentage of single-person households, while Ione (20%) had the lowest.



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**TABLE HE-15
HOUSEHOLD SIZE – 2011**

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total:	14,283	-	73	-	1,365	-	1,942	-	428	-	1,192	-	9,283	-
Owner occupied	11,213	79%	41	56%	1,079	79%	969	50%	295	69%	653	55%	8,176	88%
1-person household	2,661	19%	14	19%	169	12%	317	16%	51	12%	195	16%	1,915	21%
2-4-person household	7,886	55%	27	37%	778	57%	606	31%	209	49%	445	37%	5,821	63%
5+ person household	666	5%	0	0%	132	10%	46	2%	35	8%	13	1%	440	5%
Renter occupied	3,070	21%	32	44%	286	21%	973	50%	133	31%	539	45%	1,107	12%
1-person household	876	6%	3	4%	104	8%	342	18%	48	11%	201	17%	178	2%
2-4-person household	1888	13%	18	25%	161	12%	553	28%	65	15%	301	25%	790	9%
5+ person household	306	<1%	11	15%	21	<1%	78	<1%	20	5%	37	<1%	139	<1%

Source: US Census 2007-2011 ACS Table B17010

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Overcrowded Households. Overcrowding is defined as a situation where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs.

The 2007–2011 ACS reported overcrowding is fairly rare throughout the county, accounting for less than one percent of all households. Overcrowding is slightly more common in Jackson and Plymouth, accounting for two percent and three percent of total households respectively. Of the 104 overcrowded households countywide, 49 are severely overcrowded, representing 35 percent of all overcrowded units. As **Table HE-16** shows, the level of overcrowding by tenure is higher in owner households, representing 83 percent of the overcrowded households in 2011. Overcrowding is not an issue in Amador County.

**TABLE HE-16
OVERCROWDED HOUSEHOLDS**

	Amador County	Amador City	Ione	Jackson	Plymouth	Sutter Creek	Unincorporated
Total Households	14,283	73	1,365	1,942	428	1,192	9283
Overcrowded Households (1.01 or more/rm)							
Owner Occupied	116	0	17	29	13	0	57
Renter occupied	24	0	0	10	0	6	8
Total	140	0	17	39	13	6	65
Severely Overcrowded Households (1.5 or more/rm)							
Owner Occupied	39	0	0	29	0	0	10
Renter occupied	10	0	0	10	0	0	0
Total	49	0	0	39	0	0	10

Source: ACS 2007-2011 (B25014)



APPENDIX A: HOUSING NEEDS ASSESSMENT

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Amador County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.

Housing Type

The DOF provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. The DOF estimated that Amador County had a total of 18,174 housing units in 2013, representing a growth of 142 new units (less than one percent growth) countywide since 2010 and five percent growth since 2000, as shown in **Table HE-17**. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions comprises single-family detached houses. However, the dominance of such detached units varied a great deal, from under 60 percent of units in Plymouth and Sutter Creek to nearly 90 percent in Ione and the unincorporated areas (see **Table HE-18**).

TABLE HE-17
HOUSING STOCK, AMADOR COUNTY 1990–2013

Location	1990	2000	2010	2013	% Change 1990- 2000	% Change 2000- 2013
Amador County	12,814	15,113	18,032	18,174	18%	20%
Amador City	87	94	108	108	8%	15%
Ione	910	1,168	1,635	1,744	28%	49%
Jackson	1,618	1,816	2,309	2,312	12%	27%
Plymouth	359	372	493	492	4%	32%
Sutter Creek	952	1,084	1,367	1,373	14%	27%
Unincorporated Areas	8,888	10,579	12,120	12,145	19%	15%

Source: DOF 2009, 2013

Multi-family units, including smaller complexes (2-4 units) and larger complexes (5+), were more popular in Jackson and Sutter Creek, but accounted for less than six percent of units in all other jurisdictions, as shown in **Table HE-18**. Notably, more than a quarter of units in Plymouth are mobile homes.

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**TABLE HE-18
HOUSING UNITS BY TYPE**

County / City	Single Detached		Single Attached		Two to Four		Five Plus		Mobile Homes		Total	
Amador City	90	83%	12	11%	6	6%	0	0%	0	0%	108	100%
Ione	1,556	89%	31	2%	0	0%	104	6%	53	3%	1,744	100%
Jackson	1,430	62%	134	6%	288	12%	252	11%	208	9%	2,312	100%
Plymouth	275	56%	30	6%	23	5%	25	5%	139	28%	492	100%
Sutter Creek	802	58%	82	6%	136	10%	243	18%	110	8%	1,373	100%
Unincorporated	10,742	88%	270	2%	159	1%	66	1%	908	7%	12,145	100%
Amador County	14,895	82%	559	3%	612	3%	690	4%	1,418	8%	18,174	100%

Source: 2011-2013 DOF, (E-5)

Age of Housing Stock

Housing element law requires an estimate of substandard housing in the community. Housing over 30 years old is more likely to be in need of repair and rehabilitation. According to 2012 ACS data, the majority of housing (53%) in Amador County was built over 30 years ago, before 1980. The largest percentage of the county's housing stock, 43 percent, was built between 1970 and 1989 (see **Table HE-19**). Amador City has the oldest overall housing stock, with over 70 percent of units built before 1980 while Ione has the newest, with only 36 percent built before 1980.



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**TABLE HE-19
AGE OF HOUSING STOCK**

		2010 or later	2000 -2009	1990-1999	1980-1989	1970 -1979	1960 -1969	1950 -1959	1940-1949	1939 or earlier	Total housing units*
Amador County	#	42	2,410	2,566	3,581	4,151	1,615	657	895	2,100	18,017
	%	0%	13%	14%	20%	23%	9%	4%	5%	12%	100%
Amador City	#	0	3	8	20	3	0	7	8	56	105
	%	0%	3%	8%	19%	3%	0%	7%	8%	53%	100%
Ione	#	14	414	286	211	68	122	27	121	172	1,435
	%	1%	29%	20%	15%	5%	9%	2%	8%	12%	100%
Jackson	#	0	336	288	442	330	151	157	184	477	2,365
	%	0%	14%	12%	19%	14%	6%	7%	8%	20%	100%
Plymouth	#	0	83	23	168	126	23	57	16	77	573
	%	0%	15%	4%	29%	22%	4%	10%	3%	13%	100%
Sutter Creek	#	0	151	173	219	142	133	48	53	431	1,350
	%	0%	11%	13%	16%	11%	10%	4%	4%	32%	100%
Unincorporated County	#	28	1,423	1,788	2,521	3,482	1,186	361	513	887	12,189
	%	0%	12%	15%	21%	29%	10%	3%	4%	7%	100%

Source:2008-2012 ACS (DP04)

*Due to the small size of the sample taken in Amador County, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Therefore numbers for the same type of data may vary when based on the ACS versus another data source.

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Condition of the Housing Stock

Amador County

Since many of the homes in Amador County are older, it is likely that many may be in need of repair. To assess the overall condition of housing, County staff conducted a windshield housing condition survey of 905 housing units in 2008. The survey included a range of areas, including older and new subdivisions and mobile home parks. A rating system based on exterior housing conditions using the HCD criteria, was used to determine whether housing units would require repair or replacement. The system rates the conditions of foundations, roofs, siding, windows, and electrical systems. The status of the items evaluated suggests the condition of the overall structure; however, the specific needs of any particular unit are not known until a complete housing inspection is conducted.

Those units in the “minor rehabilitation” category appeared structurally sound but showed signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job. Units with the designation of “moderate rehabilitation” involved repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system, and windows.

“Substantial rehabilitation” involves the replacement of several major systems in the home, such as complete or partial foundation work, repair or replacement of exterior siding or reconstruction of the roof system. “Dilapidated” units are those that would require all of the rated systems to be replaced or significantly repaired to bring the structure into compliance with the current Uniform Building Code, which would make rehabilitation ineffective from a cost perspective.

Table HE-20 below shows the results of the housing conditions survey. Nearly 90 percent of the units surveyed were considered to be in sound condition. Overall, 111 units surveyed were rated to be in need of some rehabilitation, which represents about 12 percent of the units surveyed. Since it is not feasible to survey the entire housing stock, an estimate of the total number of homes in need of repair is needed. Overall, in the areas targeted in the survey, nearly 90 percent of all housing units were in sound condition, so it is assumed that a similar percentage of housing units in the remainder of the county would be considered in sound condition.

**TABLE HE-20
2008 HOUSING CONDITION SURVEY RESULTS**

Degree of Deterioration	Number of Housing Units	% of Total Surveyed
Sound	794	87.7%
Minor	59	6.5%
Moderate	42	4.6%
Substantial	8	0.9%
Dilapidated	2	0.2%
Total	905	100%



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Units in Need of Repair and Replacement

The County estimates that 23 units in the unincorporated area were in need of replacement in 2008, and that approximately 642 units were in need of repair or rehabilitation.

The estimate of 23 units in need of replacement was based on 0.2 percent of the county’s housing stock which was found to be dilapidated in the housing condition survey. The estimate of 642 units in need of repair or rehabilitation was based on the 5.5 percent of the units surveyed which showed moderate or substantial deterioration. The County estimates that as of 2014 conditions of the housing stock remain comparable to those in 2008.

Ione

As a part of the 2005 Housing Element update process, the condition of the City of Ione’s housing stock was ascertained through a Housing Condition Survey. The survey of 1,106 residential housing units in Ione was performed by Mercy Housing California in the summer and fall of 2003. Mobile homes were included and apartment buildings were counted as a single unit. The survey rated all housing units within the city limits based on the methodology developed from the HCD program survey format.

As classified by HCD, a housing unit is deemed in need of rehabilitation if it is classified as minor, moderate, or substantial. Housing units classified as dilapidated are not considered as eligible for rehabilitation because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.

Each structure was rated according to criteria established by HCD, which establishes five structure categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from “no repairs needed” to “replacement needed.” Points are added together for each unit and a designation made as follows:

Sound	9 points or less: New or well maintained. Structurally intact and undamaged – straight roof lines – no signs of deferred maintenance.
Minor repair	10 to 15 points: Shows signs of deferred maintenance – only one component needs replacement.
Moderate rehabilitation	16 to 39 points: Repairs needed for one or more major component and other repairs – i.e., roof replacement, painting, and window repairs.
Substantial rehabilitation	40 to 55 points: Replacement needed for several major systems and possibly other repairs – i.e., complete foundation work and roof replacement, along with painting and windows.
Dilapidated	56 or more points: Structurally unsound – not fit for human habitation – major rehabilitation needed –demolition suggested.

Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California

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In general, the purpose of the study is to determine the eligibility of areas in need of community development activities. The results of the Housing Condition Survey may be used as a basis for an application to the state Community Development Block Grant (CDBG) program, Home Investment Partnerships Program (HOME) program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF), or other programs that support the City’s Housing Rehabilitation Program.

The survey evaluated a total of 1,106 housing units (1,030 single-family, 21 duplexes, 46 mobile homes, and 9 multifamily (considered one unit)). Of these units, 14 percent (152 units) needed minor repairs, 11 percent (121 units) needed moderate repairs, one percent (15 units) needed substantial rehabilitation, and 0.4 percent (4 units) were dilapidated and required replacement. Approximately 27 percent of Ione’s housing stock is considered substandard and in need of rehabilitation or demolition (see **Table HE-21** below).

**TABLE HE-21
IONE HOUSING CONDITIONS**

Condition	Surveyed Units	
	Number	Percentage
Sound	814	74%
Minor	152	14%
Moderate	121	11%
Substantial	15	1%
Dilapidated	4	0.4%
Total	1,106	100.0%

Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California

After conversations with City staff in 2008, it is estimated that approximately 20 percent of the housing stock was in need of rehabilitation in 2008.

Jackson

The following are definitions of housing condition types as listed in CDBG’s Grant Manual:

SOUND - A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

MINOR - A unit that shows signs of deferred maintenance or which needs only one major component such as a roof.



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MODERATE - A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting and window repairs.

SUBSTANTIAL - A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

DILAPIDATED - A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or, at minimum, major rehabilitation will be required.

**TABLE HE-22
HOUSING CONDITION SURVEY RESULTS CITY OF JACKSON**

Sound	Minor	Moderate	Substantial	Dilapidated	Total
1,067	133	123	33	5	1,361
78.4%	9.8%	9.0%	2.4%	0.4%	100%

Source: Mercy Housing California Housing Condition Survey of Jackson. November 2003

Because nearly 90% of Housing types were either Sound or needed Minor repair, a breakdown by Housing type was not done.

The 2003 Housing Condition prepared by Mercy Housing California was updated in 2011 by a visual survey of the City by the Senior Building Inspector and the City Planner. The revised information is displayed in Table HE-23.

**TABLE HE-23
UPDATED HOUSING CONDITION SURVEY RESULTS CITY OF JACKSON**

Sound	Minor	Moderate	Substantial	Dilapidated	Total
1678	107	91	11	10	1901
88.3%	5.6%	4.8%	0.6%	0.5%	100%

The updated survey demonstrates that the overall housing condition has improved for the City of Jackson; however there are more dilapidated units in need of abatement. The 2011 results are still representative of the City's housing stock in 2014.

Plymouth

There are four housing units in Plymouth in need of major rehabilitation. They are all currently unoccupied.

APPENDIX A: HOUSING NEEDS ASSESSMENT



Sutter Creek

There are currently no houses in the City of Sutter Creek that have noticed code violations. The number of houses in need of minor to major rehabilitation is 6% and the percent of houses in need of replacement is .004%.

In June 2014, a building permit was issued for a complete interior remodel of an older, creek side home that was in need of repair. The issuance of building permits is common in Sutter Creek with commercial and residential properties.

HOUSING AFFORDABILITY

State and federal law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (AMI): extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses.

According to HCD and the US Department of Housing and Urban Development (HUD), housing is considered “affordable” if the monthly housing cost is no more than 30 percent of a household’s gross income. **Table HE-24** shows current (2014) affordable rent levels and estimated affordable purchase and rental prices for jurisdictions in Amador County by income category for a family of four.

Based on state-adopted standards, the maximum affordable monthly rent for extremely low-income households in Amador County is \$543, while the maximum affordable rent for very low-income households is \$904.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. However, home affordability was calculated assuming that a household of four can purchase a home with a 30-year fixed-interest mortgage and a 10% down payment, a 30% expense-to-income ratio, and 5.25 percent interest rate. With these assumptions, a four-person household in the extremely low-income category could, at maximum, afford a sales price of \$104,255 for a home, while a very low-income household could afford a home costing \$161,235. **Table HE-24** shows affordable prices for all income levels.



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**TABLE HE-24
HOUSING AFFORDABILITY**

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities ¹	Taxes and Insurance (for homeowners)	Ownership ²	Monthly Rental ³
Extremely Low	\$21,700	\$543	\$150	\$61	\$104,255	\$393
Very Low	\$36,150	\$904	\$150	\$116	\$161,235	\$754
Low	\$57,850	\$1,446	\$150	\$218	\$182,045	\$1,296
Moderate	\$86,750	\$2,169	\$150	\$397	\$191,388	\$2,019

Notes:

Assumes a four-person household.

¹ Monthly utility costs are assumed as \$75/person and \$25 for each additional person.

² Total affordable mortgage based a 10 percent down payment, an annual 5.25 percent interest rate, 30 year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).

³ Monthly affordable rent based on 30 percent of income less estimated utilities costs.

Source: 2014 HCD income limits; <http://www.realtor.com/home-finance/financial-calculators/>

Rental Prices. According to current data available on online rental listing websites including realtor.com, padmapper.com, and trulia.com, the current (2014) actual listings across jurisdictions ranged from \$495 to \$1,635 for a one-bedroom unit. Few (7) rentals were listed as of March 2014. The median rental price in Amador County according to realtor.com over the last year is \$887. Based on this price, an extremely low-income household could not afford the average unit, but very low-, low-, and moderate-income households could.

Home Sales Prices. The residential real estate market in Amador County jurisdictions has experienced fairly steady home sales in the last two years. Sales prices have also proved fairly stable, as shown in **Table HE-25**. The California Association of Realtors (CAR) publishes median monthly homes sales prices for each county in the state. According to the association, the 2014 median home sales price in Amador County in February 2014 was \$206,250, eight percent lower than February 2013, but that the March 2014 average sales price was \$214,280, seven percent higher than the previous year.

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Another source, DataQuick News, breaks down sales between resale homes and new homes, which reveals that the median sales price for new homes dropped by as much as 18.4 percent over the last year since March 2013, but that resale prices have increased by 26.2 percent. The fact that CAR data combines new and resale transactions could be one reason for the monthly variations and lack of clear trends in median home sales price in the CAR data.

With current sales prices, only above moderate-income households could afford to purchase an existing market rate home in Amador County.

For a fuller picture, **Table HE-26** also displays median sales prices of listed homes by jurisdiction recorded by Trulia.com. Since it is only one listing source, this table only displays a segment of the market. However, this table indicates that, among listings of homes over the last year, market-rate homes in certain zip codes in unincorporated Amador County could be affordable to extremely low-income households. Market-rate homes would also be affordable to low-income group households in the cities of Plymouth and Ione.

TABLE HE-25
MEDIAN HOME SALES PRICE

Median Sales Price	2013	2014	Change
February	\$225,000	\$206,250	-8%
March	\$200,000	\$214,280	7%

*Source: California Association of Realtors 2014,
(Home Sales and Price Report, <http://www.car.org/>)*

TABLE HE-26
LISTED MEDIAN SALES PRICES BY COUNTY

Jurisdiction	Median Sales Price (March 2013–March 2014)	Number of Listings
Amador City	\$250,000	11
Ione	\$179,500	5
Jackson	\$200,000	1
Plymouth	\$179,500	7
Sutter Creek	\$235,500	3
Unincorporated	\$146,000	43
Countywide	\$179,500	66

Source: Trulia.com, February 2014



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Housing Vacancy. Vacancy trends in housing are analyzed using a “vacancy rate” which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. A vacancy rate of five percent suggests that there is a balance between the demand and supply of housing. Generally, when the vacancy rate drops below five percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the DOF, in 2010 the total vacancy rate for Amador County was 19.2 percent, which includes all types of housing in the county. However, more than half of these vacant units were seasonal or recreation in nature. The county is tourism-oriented and thus is expected to have a high number of seasonal units. Vacancy rates for the county, including only homeowner and rental units, are 3% and 9% respectively. Thus, the County’s vacancy rate excluding seasonal use unit is considered appropriate for stable housing prices. **Table HE-27** shows the vacancy rates for each jurisdiction by type of housing in Amador County.

**TABLE HE-27
HOUSING STOCK BY TYPE OF VACANCY**

Geography	Vacant units	For rent	Rented, not occupied	For sale only	Sold, not occupied	Seasonal/recreational	All other vacant	Vacancy rate
Amador County	3,463	373	24	355	51	2,052	608	19.2%
Amador City	23	3	0	4	0	11	5	21.3%
Ione	169	49	4	45	9	22	40	10.3%
Jackson	244	58	2	58	2	39	85	10.6%
Plymouth	90	20	2	11	2	30	25	18.3%
Sutter Creek	199	93	1	17	1	45	42	14.6%
Unincorporated	2,738	150	15	220	37	1,905	411	22.6%

Source: 2010 U.S. Census; (DP-1) ; DOF 2010

SPECIAL HOUSING NEEDS

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one’s income, family characteristics, and disability status, among others. In Amador County, persons and households with special needs include seniors, families with children (large households and female-headed households with children) agricultural employees, persons with disabilities including developmental disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

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Senior Population and Households. Senior citizens are considered those individuals 65 or older in age. Seniors generally have special housing needs primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. In 2012, 21 percent of residents were senior citizens and roughly a third of households were headed by senior citizens, as shown in **Table HE-28**.

TABLE HE-28
SENIOR HOUSING CHARACTERISTICS, 2012

Location	Senior Citizens	Senior Households	Percent of Seniors with Disability
Amador County	21%	33%	30%
Amador City	7%	12%	45%
Ione	7%	22%	32%
Jackson	19%	27%	50%
Plymouth	14%	32%	44%
Sutter Creek	29%	36%	20%
Unincorporated County	22%	35%	24%

Source: 2008-2012 ACS (B25007, S0101)

As shown in **Table HE-29**, the large majority of seniors own rather than rent their home in Amador County. This is true across all jurisdictions, although seniors are much more likely to rent in Plymouth (26%) and Sutter Creek (25%) than in the rest of the county.

TABLE HE-29
SENIOR HOUSEHOLDS BY TENURE

Location	Own		Rent		Total	
	Number	Percent	Number	Percent	Number	Percent
Amador County	4,191	89%	509	11%	4,700	100%
Amador City	9	100%	0	0%	9	100%
Ione	280	92%	26	8%	306	100%
Jackson	437	82%	97	18%	534	100%
Plymouth	102	74%	36	26%	138	100%
Sutter Creek	321	75%	107	25%	428	100%
Unincorporated County	3,042	93%	243	7%	3285	100%

Source: 2007-2011 ACS (B25007)



APPENDIX A: HOUSING NEEDS ASSESSMENT

Disabled Persons. According to the California Government Code, a “disability” includes, but is not limited to, any physical or mental disability as defined in Section 12926. A “mental disability” involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads), and special sensory devices including smoke alarms and flashing lights.

Since there are no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis.

According to the 2000 Census, an estimated 33 percent of Amador County residents (11,504 persons) had one or more disabilities. Of the county’s population aged 65 and older, approximately 39 percent had a disability (see **Table HE-30**). The distribution of residents with disabilities is similar between the incorporated and unincorporated areas of the county. According to HUD CHAS data, nearly 34 percent of all households which include a person with a disability, experience some kind of housing problem, including inadequate facilities, overcrowding, or paying more than 30 percent of their monthly income for housing.

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**TABLE HE-30
PERSONS WITH DISABILITIES BY AGE AND EMPLOYMENT STATUS**

Location		Disabled Population			Employment Characteristics	
		Total Disabilities	Total Disabilities for Ages 5-64	Total Disabilities for Ages 65 and Over	Age 16-64, Employed Persons with a Disability	Age 16-64, Not Employed Persons with a Disability
Amador City	#	74	52	22	24	12
	%	-	70%	30%	-	-
Ione	#	1060	744	316	236	154
	%	-	70%	30%	-	-
Jackson	#	2124	1197	927	432	306
	%	-	56%	44%	-	-
Plymouth	#	363	258	105	136	47
	%	-	71%	29%	-	-
Sutter Creek	#	687	383	304	134	86
	%	-	56%	44%	-	-
Unincorporated	#	7,196	43,39	2,857	1,392	1,028
	%	-	60%	40%	-	-
Amador County Total	#	11,504	6,973	4,531	2,354	1,633
	%	-	61%	39%	-	-

Source: US Census 2000

PERSONS WITH DEVELOPMENTAL DISABILITIES

SB 812 requires cities and counties to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which can include mental retardation, cerebral palsy, epilepsy, and autism.



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Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Valley Mountain Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table HE-31** provides information about Amador County's population of developmentally disabled persons displayed by zip code.

**TABLE HE-31
DEVELOPMENTAL DISABILITY LIVING SITUATION BY ZIP CODE**

Jurisdiction	Zip Code	Community Care	Home Parent/ Guardian	ICF	Independent Living	Other	SNF	Total
Amador City	95601	0	1	0	0	0	0	1
Ione	95640	6	31	0	20	0	0	57
Jackson	95642	2	30	0	19	0	2	53
Plymouth	95669	6	6	0	1	0	0	13
Sutter Creek	95685	1	20	0	10	0	0	31
Unincorporated Amador County	95629, 95665, 95666, 95675, 95685	5	38	0	3	0	0	46
Amador County Total	-	20	126	0	53	0	2	200

Source: DDS 2014

There are seven residential care facilities located in Amador County that provide assistance to persons with disabilities. The facilities have a combined capacity of 209 and are located in Ione, Jackson, and Sutter Creek (see **Table HE-32**).

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**TABLE HE-32
SERVICES FOR THE DISABLED**

Location	Name	Type	Capacity
1400 Marlette St., #66 Ione	Beone Home Of Compassion	Senior Residential Care	4
155 Placer Drive, Jackson	Amador Residential Care Facility	Assisted Living Residential Care	49
185 Placer Drive, Jackson	Jackson Gardens	Senior Residential Care	30
223 New York Ranch , Jackson	Oak Manor Senior Retirement Home	Assisted Living Residential Care	70
15 Bryson Drive, Sutter Creek	Gold Quartz Inn Retirement Home	Assisted Living Residential Care	47
280 Ursula, Sutter Creek	Harrold Hospitality	Senior Residential Care	6
210 Patricia Lane, Sutter Creek	Patricia Gardens Assisted Living Co., Llc	Assisted Living Residential Care	3
18483 Davis Street, Plymouth	Schwabe Residential Home	Assisted Living Residential Care	4

Source: <http://www.seniorcareauthority.com>, accessed March 2014; and City of Plymouth 2014.

Female-Headed Households. Female-headed households, especially those households with children under the age of 18 at home, generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Single-parent households, whether headed by a male or female, generally have this challenge. Single-parent male-headed households were not reported on in the HCD Amador County data packet and typically make up a smaller percentage of households than female-headed single-parent households. Additional research indicates that there are 222 single-parent households in the County that are headed by a male with no female present and having related children under the age of 18 present in the home (ACS 2007-2011 B17010). Finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or child care, health care, and other supportive services.

According to 2011 ACS data, 15 percent (1,362 households) of all households in Amador County are female-headed households. Approximately half of those households have children under the age of 18. Nearly a third of households in Jackson were female-headed, the highest percentage of the jurisdictions in the County. **Table HE-33** shows breakdowns of female-headed households for all jurisdictions.



APPENDIX A: HOUSING NEEDS ASSESSMENT

A high proportion of female-headed and single-parent households have incomes below the poverty line. About three percent of female-headed households are also living below the poverty level in the county. Jackson has the highest percent of female-headed households in the county, 12 percent of all households, while the other cities and the unincorporated county have five percent of households under the poverty line.

TABLE HE-33
FEMALE-HEADED HOUSEHOLDS

Location	With Children	Without Children	Total		Under Poverty Level
	Percent of all Households		Percent of all Households	Number	Percent of all Households
Amador County	8%	8%	15%	1,362	3%
Amador City	0%	0%	0%	0	0%
Ione	15%	5%	20%	200	4%
Jackson	20%	9%	29%	313	12%
Plymouth	5%	13%	18%	51	5%
Sutter Creek	13%	2%	15%	108	4%
Unincorporated	4%	7%	11%	690	3%

Source: 2007-2011 ACS B17010)

Large Family Households. Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. To not be considered overcrowded, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. Rental units, usually in multi-family apartment style units, especially are rarely built with enough rooms to accommodate large families. Since renting is often the most affordable option for low income families, this can become an issue for larger low-income families.

Data from the 2007–2011 ACS indicates that 972 households in Amador County have five or more persons (six percent) (see **Table HE-15** above). There were 666 large owner households, compared with 306 renter households.

Large households make up a very small number (less than six percent) of households in most of the county), but this varies significantly by jurisdiction. In Ione and Plymouth large households make up more than 10 percent of all households.

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Agricultural Workers. Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The 2007 Agricultural Census indicates that there were 616 farmworkers in Amador County, as shown in **Table HE-34**.

Farmworker labor need is frequently seasonal in nature. Therefore, housing needs vary drastically based on the time of year. As shown in **Table HE-35**, 60 farms are operational most of the year in Amador County, but another 87 only operate less than 150 days out of the year.

The county has approved permits for farm labor quarters in unincorporated areas of the county. However, considering the number of laborers employed in this occupation, it is believed that additional specialized housing is needed for this group in the incorporated and unincorporated areas of Amador County.

Program H-9 is proposed to amend Title 19 to comply with the state Employee Housing Act.

**TABLE HE-34
HIRED FARM LABOR, FARMWORKERS**

Farms	Workers	\$1,000 payroll
120	616	3,854

Source: 2007 USDA Agricultural Census <http://www.usda.gov/fundinglapse.htm>

**TABLE HE-35
SEASONAL FARMWORKERS BY DAYS WORKED**

150 Days or More	
Farms	60
Workers	N/A
Farms with 10 or More Workers	
Farms	3
Workers	47
Fewer than 150 Days	
Farms	87
Workers	N/A

Source: 2007 USDA Agricultural Census <http://www.usda.gov/fundinglapse.htm>



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Homeless Persons. Homeless individuals and families have some of the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and due to community opposition to the siting of facilities that serve homeless clients. California law requires that housing elements estimate the need for emergency shelter for homeless people.

Point-in-time homelessness surveys were conducted in 2011, 2012 and 2013 for the Central Sierra Continuum of Care of which Amador County is a participating member. The surveys resulted in a combined homeless counts for Tuolumne, Calaveras, and Amador Counties. The survey found that there were 649 homeless individuals in 2013, an increase from 204 homeless individuals counted in 2012, and 181 homeless individuals counted in 2011, as shown in **Table HE-36**. The 2013 count split the data by county. In Amador County in 2013 there were a total of 159 homeless individuals counted in 2013. Of these, 26 percent (41 individuals) were found in unsheltered locations, and 35 percent (55 individuals) were considered to be chronically homeless.

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TABLE HE-36
HOMELESS NEEDS: TUOLUMNE, CALAVERAS, AND AMADOR COUNTIES

	Individual			Persons in Families		
	2011	2012	2013	2011	2012	2013
Total Homeless	181	204	649	217	175	415
Total Sheltered	28	43	409	109	67	218
Total Unsheltered	161	161	240	108	108	197
Total Homeless – Amador County	Not available	Not available	159	Not available	Not available	108
Total Sheltered – Amador County	Not available	Not available	114	Not available	Not available	71
Total Unsheltered – Amador County	Not available	Not available	45	Not available	Not available	37
Total Chronically Homeless	85	78	201	Not available	Not available	Not available
Total Chronically Homeless – Amador County	Not available	Not available	55	Not available	Not available	Not available

Note: Numbers are provided for the Central Sierra Continuum of Care for which Amador is a participating member. Numbers represent homeless needs for the total Continuum of Care area unless a sub-jurisdiction is specified.

Source: Continuum of Care, August 2012 and January 2013 Point in Time Homelessness Count.

Currently the facilities in the combined Continuum of Care region that provide programs or shelters to provide support for the homeless provide 205 beds (see **Table HE-37**). Senior Citizens Services-Community Action is a homeless shelter located in Jackson. The following also provide services for the homeless population in Amador County:

- Ione Family Learning Center
- [The Resource Connection](#)
- [Amador County Alcohol and Drug Services](#)
- Amador County Administrators Office
- Senior Citizens Services - Community Action: Amador County Homeless Shelter



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TABLE HE-37
HOMELESS FACILITIES IN TUOLUMNE, CALAVERAS, AND AMADOR COUNTIES

Facility Type	Population Served	Permanent/Seasonal	Current Bed #
Emergency Shelter	102	Year round	102
Transitional Housing	84	Permanent	84
Rapid Re-housing	6	Permanent	6
Permanent Supportive Housing	13	Permanent	13

Source: Continuum of Care or HUD; www.hudhre.info; https://www.onecpd.info/reports/CoC_HIC_State_CA_2012.pdf

3.0 HOUSING RESOURCES AND INCENTIVES

Affordable Housing Projects in Amador County. The County has several designated affordable apartment complexes (see **Table HE-38**) receiving funding through the USDA Rural Development Program, HUD Section 8 or Low Income Housing Tax Credit (LIHTC).

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**TABLE HE-38
ASSISTED MULTI-FAMILY UNITS**

Name	Location	Expiration Date	Low Income Units	Total Units	Type	Funding Agency/Program
Jose's Place Apartments	154 N. Arroyo Seco, Ione	3/17/2040	44	44	Seniors	LIHTC, USDA rural development rental assist
Jackson Cornerstone Apartments	1029 N. Main Street, Jackson	2/25/2034	62	64	non-targeted	LIHTC, USDA rural development rental assist
Kennedy Meadows Apartments	701 New York Ranch Road, Jackson	8/17/2020	55	56	Large Family	LIHTC
Jackson Hills Apartments	300 New York Ranch Road, Jackson	7/31/2031	85	86	non-targeted	HUD Section 8, LIHTC
The Meadows	401 Clinton Road, Jackson	6/30/2016	27	30	Seniors	HUD Preservation
Meadows II Apartments	900 Broadway, Jackson	9/14/2024	32	34	non-targeted	USDA rural development rental assist
Sutter Hill Place	451 Sutter Hills Road, Sutter Creek	6/1/2036	43	44	non-targeted	LIHTC, USDA rural development rental assist

Source: CHPC <http://www.chpc.net/preservation/MappingWidget.html>, compiled by PMC, April 2014



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At-Risk Housing. The Housing Element law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units:

- 1) Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236.
- 2) Opt-outs and expirations of project-based Section 8 contracts.
- 3) Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held project with HUD providing either below-market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between the tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low-income use periods of various financing sources, such as LIHTC, bond financing, density bonuses, California Housing Finance Agency (CHFA) and CDBG and HOME funds, and redevelopment funds.

There are two affordable housing complexes in Amador County at risk of losing affordability restrictions during the 10 years starting from the beginning of the 5th cycle Housing Element planning period: the Kennedy Meadows Apartments and The Meadows, with a total of 82 affordable units. Both are located in Jackson. Below is a cost analysis of preserving the "at-risk" units.

Preservation and Replacement Options

Overview

To maintain the existing affordable housing stock, the City of Jackson can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

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Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. Both the at-risk complexes could potentially be acquired by nonprofit agencies to maintain the affordability of units.

The current market value of the project was estimated using information from multi-family sales listings in Amador County as of April 2014. The average cost to purchase a multi-family development was \$86,250 per unit. There are 82 units at risk of converting to market rate between the two complexes within 10 years. Therefore, if all of these were purchased, the estimated cost of acquiring these would be \$7,072,500.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 82 at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Amador County, the 2014 fair market rent is determined to be \$775 for a one-bedroom unit, \$1,048 for a two-bedroom unit, and \$1,391 for a three-bedroom unit (The Meadows offers one-, two-, and three-bedroom units while the Kennedy Meadows offers two- and three-bedroom units).

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in **Table HE-39**, the total cost of subsidizing the rents for all 82 at-risk units is estimated at \$35,016 per month or \$420,192 annually.

TABLE HE-39 ESTIMATED RENTAL SUBSIDIES REQUIRED

Unit Size	Total Units	Fair Market Rent ¹	Household Size	Very Low Income (50% AMI) ²	Affordable Cost – Utilities ³	Monthly per Unit Subsidy	Total Monthly Subsidy
1 br	7	\$775	1	\$25,350	\$559	\$216	\$1,512
2 br	67	\$1,048	2	\$28,950	\$624	\$424	\$28,408
3 br	8	\$1,391	4	\$36,150	\$754	\$637	\$5,096
Total	82						\$35,016

¹ Fair market rent is determined by HUD for different jurisdictions/ areas across the United States on an annual basis.

² 2014 Household Income limits based on 2014 Income Limits from HCD. In Amador County, the median family income in 2014 was calculated to be \$72,300 for a family of four.

³ Affordable cost = 30% of household monthly income minus estimated utility allowance of \$100 for a one-bedroom unit, \$150 for a two-bedroom unit, and \$200 for a three-bedroom unit.

Source: Data compiled by PMC(2014)



APPENDIX A: HOUSING NEEDS ASSESSMENT

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City of Jackson can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of \$132,200 per unit, it would cost over \$10.8 million to construct 82 new assisted units.¹ Including land costs, the total costs to develop replacement units will be significantly higher.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring The Meadows and Kennedy Meadows Apartments projects and transferring ownership to another nonprofit organization is high (\$2.6 million). In comparison, the annual costs of providing rental subsidies required to preserve the 56 assisted units are relatively low (\$205,176). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 82 replacement units is very high (\$10.8 million, including land costs) and constrained by a variety of factors, including land costs and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Resources for Preserving Assisted Rental Housing

Organizations and Resources

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest in acquiring, managing, and permanently preserving such housing. HCD maintains a list of such interested nonprofit organizations. Several have expressed an interest in preserving affordable rental housing in Amador County. These organizations are shown in **Table HE-40** below. Following the table is a list of resources and mechanisms for affordable housing that Amador County jurisdictions may want to pursue or implement.

¹ Average construction cost based on costs described in Appendix B: Constraints

APPENDIX A: HOUSING NEEDS ASSESSMENT



**TABLE HE-40
NONPROFIT ORGANIZATIONS INTERESTED IN ACQUIRING AT-RISK HOUSING**

Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Suite 201	Oakland
Community Housing Improvement Program, Inc.	1001 Willow Street	Chico
Mercy Housing Corporation	3120 Freeboard Drive, Suite 202	West Sacramento
Regional Housing Authority of Sutter & Nevada Counties	448 Garden Highway	Yuba City

- Resources and Incentives for Affordable Housing.** Efforts by the County to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.
- Density Bonus Ordinances:** Jurisdictions in Amador County provide for density bonuses consistent with state law (most have density bonuses codified in an ordinance). While the exact qualifications of the bonus vary, housing density bonuses are offered for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Jurisdictions are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the county.
- HOME Program:** The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. Local jurisdictions are eligible for at least \$500,000 under the formula. Local jurisdictions can also apply to the state for a portion of the state's formula allocation. Each of the five jurisdictions applies for state allocation funds through to HCD and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multifamily projects.



APPENDIX A: HOUSING NEEDS ASSESSMENT

- **Public Housing Authority (PHA):** Amador County does not have a local PHA; the nearest PHA is in neighboring El Dorado County. Therefore, the Stanislaus County Housing Authority administers the Section 8 program through the Housing Assistance Program for Amador County and six surrounding counties.
- **Community Development Block Grant (CDBG):** HUD awards CDBG funds annually to entitlement jurisdictions and states for general housing and community development activities, including housing construction, housing rehabilitation, public services, and economic development activities. HUD also offers various other programs that can be utilized by the cities and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.
- **Community Reinvestment Act (CRA):** The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

The CRA has come to play an increasingly important role in improving access to credit in communities, both rural and urban. Under the impetus of the CRA, many banks and thrifts opened new branches, provided expanded services, and made substantial commitments to increase lending to all segments of society. By evaluating a financial institution's lending practices, any practices that are considered discriminating because of race, sex, or income can be removed and thus improve access to loans for all persons in Amador County.

- **Low Income Housing Tax Credit Program (LIHTC):** In 1986, Congress created the federal low-income housing tax credit to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing.

Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit.

The state credit is essentially identical to the federal credit. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of AMI. The assisted units must be reserved for the target population for 55 years.

The federal tax credit provides a subsidy over 10 years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide upfront capital to build the units.

APPENDIX A: HOUSING NEEDS ASSESSMENT



Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for 10 years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for 10 years and a 13 percent state credit over four years.

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.
- **Federal Home Loan Bank System:** The federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.
- **California Department of Housing and Community Development:** HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.



APPENDIX A: HOUSING NEEDS ASSESSMENT

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APPENDIX B: CONSTRAINTS



CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) non-governmental and (2) governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

In general, non-governmental constraints are consistent across the cities of Ione, Jackson, Plymouth, Sutter Creek, and the unincorporated area of Amador County. Therefore, unless otherwise stated, the non-governmental constraints section applies to all the jurisdictions covered by this analysis.

Governmental constraints are specific to each jurisdiction and therefore are completed in their entirety for each participating jurisdiction.

JOINT NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. Residential land costs in Amador County as of April 2014 are shown in **Table HE-41**. Residentially zoned land ranged from just under \$4,000 per acre to over \$100,000 per acre, depending on lot location and improvements needed for development. Some parcels include utility services and roads while others would need to develop this type of infrastructure in order to support residential development. The average price of land was just over \$25,000 per acre.



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**TABLE HE-41
AMADOR COUNTY VACANT LAND COSTS**

Parcel Size (Acres)¹	Price	Price per Acre
277	\$3,000,000	\$10,830
69	\$330,000	\$4,783
63	\$1,400,000	\$22,222
40	\$150,000	\$3,750
30.36	\$3,313,000	\$109,124
14.65	\$200,000	\$13,652
11.05	\$55,000	\$4,977
10.6	\$125,000	\$11,792
3.65	\$185,000	\$50,685

Source: www.loopnet.com, April 2014

Note: ¹Each row in this table represents a single parcel

CONSTRUCTION AND LABOR COSTS

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Amador County to be approximately \$136 per square foot. This cost estimate is based on a 1,600-square-foot house of good quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately \$211,258. Based on analysis in the Stanislaus County Housing Element and a typical multi-family 900-square-foot apartment based on analysis provided by Amador County, a typical cost of construction for multi-family is \$133 per square foot resulting in a construction cost of \$119,700. Per HCD direction, the Stanislaus County analysis and data was the most recent and closest in geographic proximity that could be found.

If labor or material costs increased substantially, the cost of construction in Amador County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing, but are not a constraint at this time.

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AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Amador County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table HE-42** illustrates interest rates as of April 2014. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE HE-42
CONFORMING LOAN INTEREST RATES

Term	Interest	APR
30-year fixed	4.375%	4.460%
15-year fixed	3.625%	3.772%
5-year adjustable rate	3.250%	3.001%

Source: www.wellsfargo.com, April 2014

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.

ENVIRONMENTAL CONSTRAINTS

Hazards

Flooding

According to the Amador County 2013 Hazard Mitigation Plan, portions of Amador County have always been at risk to flooding because of its high annual percentage of rainfall, the number of watercourses that traverse the county, and the location of development adjacent to flood-prone areas. Flooding events generally occur countywide, and have caused significant damage in the western portion of the county near population centers, especially in the incorporated areas



APPENDIX B: CONSTRAINTS

surrounding the cities of Jackson, Ione, and Sutter Creek. Flooding has occurred, both within the 100-year floodplain and in other localized areas. Many waterways converge in this area of the county increasing the flood risk. In Plymouth and the surrounding area, flooding is associated with Big Indian Creek and Little Indian Creek. **Figure 1** displays the most flood-prone areas of Amador County.

The 2013 Hazard Mitigation Plan identifies how flooding hazards are documented in Amador County through a number of efforts, including:

- Federal Emergency Management Agency (FEMA) Flood Plain Mapping: FEMA established standards for floodplain mapping studies as part of the National Flood Insurance Program (NFIP). The NFIP makes flood insurance available to property owners in participating communities adopting FEMA-approved local floodplain studies, maps, and regulations. Floodplain studies that may be approved by FEMA include federally funded studies; studies developed by state, city, and regional public agencies; and technical studies generated by private interests as part of property annexation and land development efforts. Such studies may include entire stream reaches or limited stream sections depending on the nature and scope of a study. These studies lead to Flood Insurance Rate Maps for floodplain management, which delineates 100- and 500-year floodplains, floodways, and the locations of selected cross sections used in the hydraulic analysis and local floodplain regulations.

Department of Water Resources (DWR) Best Available Maps: The Best Available Maps were developed pursuant to Senate Bill (SB) 5 which requires DWR to develop preliminary maps for the 100- and 200-year floodplains located within the Sacramento-San Joaquin Valley watershed. These maps were developed by DWR to better reflect the most accurate information about the flooding potential in a community and were designed to provide a better understanding of the true risk of flooding to public safety and property. The new maps, compiled using information from state, local and federal agencies, have no regulatory status for floodplain development and are for information only. They do not replace existing FEMA regulatory floodplain maps

The flood maps from these efforts are used to determine parcel by parcel development potential in Appendix C Land Inventory. For more information on flood hazards in Amador County and its incorporated cities, see the Amador County 2013 Hazard Mitigation Plan.

Faults

The Amador County 2013 Hazard Mitigation Plan notes that Amador County is located in less seismically active areas compared to other more seismically active areas in California. Amador County itself is traversed by the Foothills fault system, a complex series of northwest-trending faults that are related to the Sierra Nevada uplift, and whose activity is little understood, running from about Oroville in the north to east of Fresno in the south. This system contains the closest and most potentially significant faults in the area, and includes the potentially active or active Bear Mountains fault, Melones fault, and Cleveland Hills fault, among others. The California Division of Mines and Geology Open File Report 84-52 (1994) reports that special seismic zoning is not recommended for the fault system as the individual faults of the system are either poorly defined at the surface or lack evidence of Holocene (recent) faulting.

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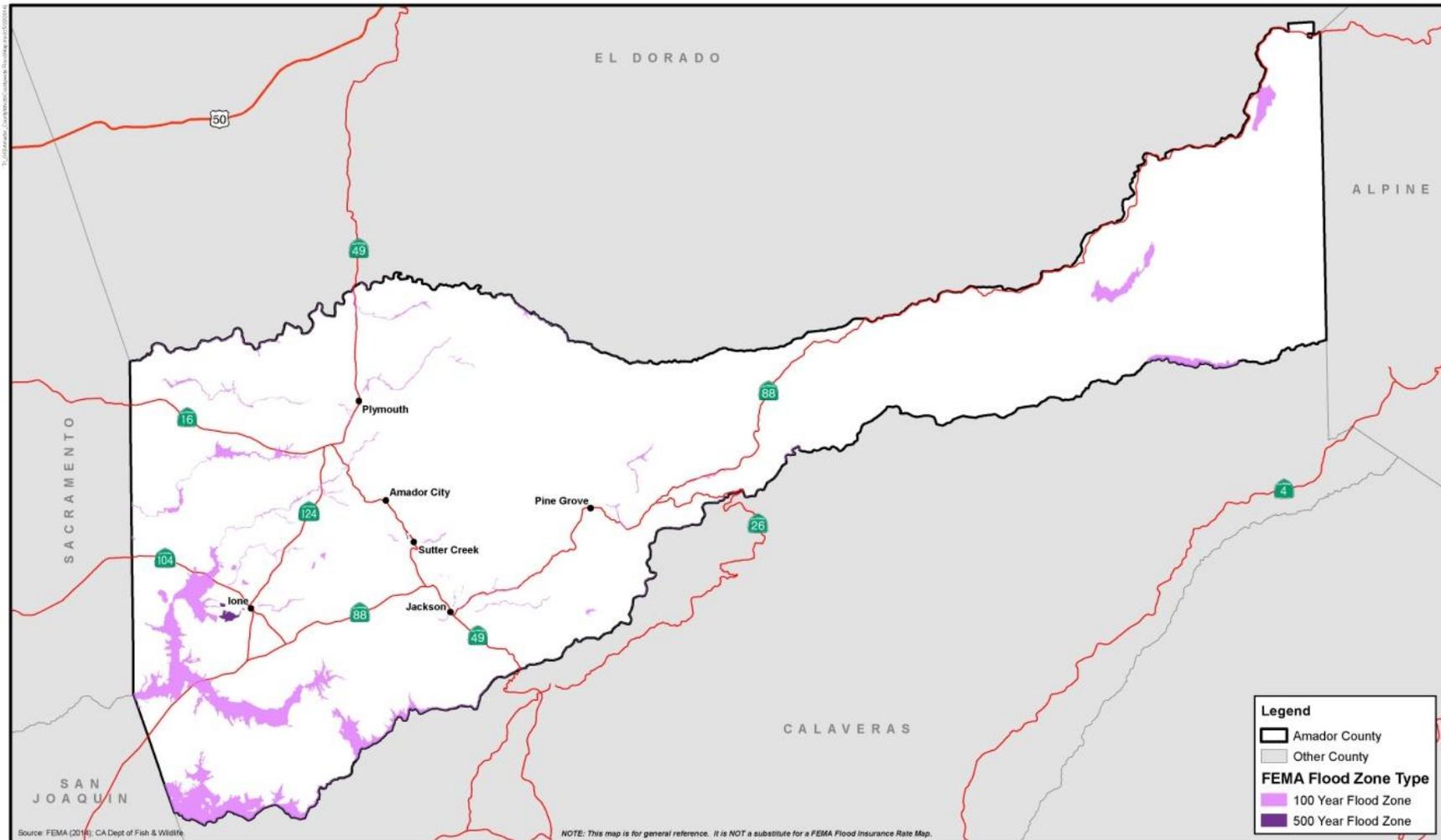
The 2013 Hazard Mitigation Plan also notes that western Amador County may experience ground shaking from distant major to great earthquakes on faults to the west and east. For example, to the west, both the San Andreas fault (source of the 8.0 estimated Richter magnitude San Francisco earthquake that caused damage in Sacramento in 1906) and the closer Hayward fault have the potential for experiencing major to great events (i.e., >6.7). In 2004 the US Geological Survey estimated that there is a 62 percent probability of at least one 6.7 or greater magnitude earthquake occurring that could cause widespread damage in the greater San Francisco Bay area before 2032.

Local and state building codes provide minimum standards for buildings to mitigate seismically induced damage. Specific parcels are analyzed for seismic-related constraints in Appendix C Land Inventory. For more Amador County seismic hazard information, see the Amador County 2013 Hazard Mitigation Plan.



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FIGURE 1 FEMA FLOOD ZONES



Amador County
FEMA Flood Zones
PMC

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Adequate Infrastructure

This section provides general and jurisdiction-specific assessments of domestic water and wastewater capacity. To comply with SB 1087, the participating jurisdictions will immediately forward this adopted Housing Element to their respective water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Domestic Water Service

Nearly all of the domestic water in Amador County is supplied by the Amador Water Agency (AWA). The AWA has the legal jurisdiction to serve water throughout Amador County and provides retail water connections (water sold directly to local consumers) and wholesale water connections (water sold to a third party which distributes purchased water to its own local customers). In 2011, the AWA prepared the 2010 Urban Water Management Plan (UWMP); the assessment in this section is taken from the UWMP. The primary source of water is the Mokelumne River watershed which supplies the AWA's main water systems: the Amador Water System (AWS) and the Central Amador Water Project (CAWP). Lake Camanche Village and La Mel Heights are served primarily through groundwater. There are a total of 7,465 water service connections in the AWA's service area, not including wholesale entity customers. The AWA has four general service areas: the Amador Water System, the Central Amador Water Project System, La Mel Heights, and Lake Camanche Village.

The AWS was formerly owned and operated by Pacific Gas and Electric (PG&E) and currently serves the areas of Jackson, Martell, Sutter Creek, Sutter Hill, Ione, Amador City, Plymouth and Drytown. The AWA has two water treatment plants at Sutter Hill and Ione, but also serves raw (untreated) water from the Amador Canal to customers between Lake Tabaud and Sutter Hill, and Sutter Hill and Ione.

The CAWP system provides wholesale water to the communities of First Mace Meadows Water Association, Pine Grove Community Services District (CSD), and Rabb Park CSD. The CAWP system is also used to provide retail water to Mace Meadows Unit #1 (CSA #2), Sunset Heights, Jackson Pines, C.Y.A. Pine Grove Camp, Pine Acres, Ranch House, Pioneer, Ridgeway Pines, Silver Lake Pines, Sierra Highlands, Buckhorn, Red Corral, River View, Pine Park East, Gayla Manor, and Toma Lane.

The Lake Camanche Village is a major subdivision consisting of several units (subdivisions) in southwestern Amador County. The AWA supplies both water and wastewater services to this area, with water supplies coming from groundwater rather than the Mokelumne River (as with the other two service areas).

The UWMP forecasts year 2020 water supply and demand (2020 is the closest year to the end of this Housing Element's planning period in the UWMP), which is presented in **Table HE-43**. The water estimates provided below are presented in the UWMP for normal, single-dry, and multiple dry years. The UWMP shows that at the county level, substantial water exists beyond the demand and



APPENDIX B: CONSTRAINTS

therefore there is no supply constraint to housing development. However, there are specific issues with water treatment that affect each jurisdiction's ability to provide water and could potentially constrain residential development. These issues are identified below.

TABLE HE-43
AMADOR WATER AGENCY WATER SUPPLY AND DEMAND

	2020 Water Totals (Acre Feet per Year)
Supply Totals (AFY)	17,469
Demand Totals (AFY)	10,498
Difference (AFY)	6,971

Source: Amador Water Agency Urban Water Management Plan 2011

Amador County

The AWA provides treated water directly to customers within its service area, and provides wholesale treated water to the City of Jackson through the AWS. The sites inventoried in this Housing Element lie within the service areas of both AWS and the City of Jackson, but AWS is the wholesale supplier for the City of Jackson, and regardless of the retail provider of water to the sites, AWS would be the ultimate water source.

Although adequate amounts of raw water are available, the availability of new water service connections in both the AWA service area and the City of Jackson is restricted by limited capacity at the Tanner Water Treatment Plant (WTP) in Sutter Creek. According to AWA staff (2014), the current capacity of the Tanner Treatment Plant is 6.0 million gallons per day (MGD); the current usage is approximately 5.6 MGD with “will serve” commitments already issued for the remaining capacity. Based on the “will serve” commitments that the AWA has already made, all of the existing capacity of the Tanner Treatment Plant has been allocated. Although the Tanner WTP is fully allocated, the plant has 30 percent of the capacity unused at this time. Policies in place at AWA continue to allow new customers while insuring that capacity will be in place before it is needed. AWA is continuing to analyze how quickly the available capacity is being utilized. It can take many years to actually utilize even 10 percent capacity. In the case of Tanner WTP, AWA anticipates it would take about eight years to utilize 10 percent of the Tanner WTP capacity. AWA staff also noted that Community Facilities Districts (CFDs) will need to be created to fund plant expansions.

City of Ione

The domestic water system for the City of Ione is owned and operated by the AWA and serves the city and surrounding area from a 2.5 MGD treatment plant. The State of California has reserved 1.33 MGD of treatment plant capacity for its facilities (Mule Creek Prison, Preston School of Industry, and CALFIRE); the remaining 1.2 MGD is for residential, industrial, public, and commercial use. This facility is nearing capacity, although recent improvements to the facility and completion of a new water storage tank have provided near-term capacity improvements.

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The AWA is in the process of developing a plan for increasing the availability of domestic water to the Ione area. A multitude of options are being investigated, including a new regional treatment facility at Tanner (which would replace the Ione WTP), improvements to the local treatment facility, or some combination of the two. The AWA is in the beginning stages of an analysis to determine the interim improvements that can be constructed at the Ione WTP and the associated costs per equivalent development unit (by specific interim improvement). The AWA is also considering creation of a community facilities district to pay for construction of the new Tanner WTP.

The City will continue to work collaboratively with the AWA to identify both short- and long-term viable and cost-effective solutions to maintaining potable water availability in the City (Action H-2.2.3).

City of Jackson

The AWA provides treated water directly to customers within its service area, and provides wholesale treated water to the City of Jackson through the AWS. As mentioned above, limited treatment capacity at the Tanner WTP has the potential to constrain development and the AWA is taking steps to increase capacity and lift those constraints.

City of Plymouth

The City's primary water supply is the Plymouth Pipeline from AWA in Sutter Creek. This facility was placed into service in the spring of 2010. The pipeline's capacity is 1.331 MGD, slightly more than double the City's current demand. The City's wells and treatment plant are being maintained as a backup source for emergencies and possible peak demands. Significant improvements to the treatment facility, as well as an amendment to the City's 2010 Water System Permit, would be required to make the facility and wells a regular water source. The 2010 permit also removed a state-imposed moratorium on new water connections that was in place for many years.

The City's agreement with the AWA requires that properties requiring new connections (or increases in meter size) first go through the "will serve" process with the AWA. The process includes payment of capital facility fees and is dependent on the AWA having treatment capacity at the Tanner WTP in Sutter Creek. This facility is currently at or near capacity but the City does not see this as a constraint for the 2014–2019 planning period because the regional housing needs allocation (RHNA) of 16 units has already been taken into account when determining capacity issues.

The City also has a potential water source from the Arroyo Ditch, which originates from the middle fork of the Cosumnes River and runs approximately 18 miles southwest to Plymouth. The Arroyo Ditch can deliver water from the river to the City's water treatment facility. Efforts by the City to maintain and repair the Arroyo Ditch are being made; however, continual upkeep of the ditch is problematic. Dense underbrush, private property access, and lack of resources provide obstacles to adequate maintenance and repair. Piping of the entire ditch to solve this problem is cost-prohibitive. Thus the ditch has not been considered a reliable water supply for the City, although it could provide supplemental water for potable use (if treated at an improved facility) or for irrigation use.



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City of Sutter Creek

The AWA provides potable and raw water to the City of Sutter Creek via the Tanner WTP; housing sites in the city have adequate access to water services. New development is required to construct all internal water distribution system improvements associated with their projects.

Wastewater Service

The AWA currently owns, operates, and maintains 10 geographically separate wastewater treatment plants (WWTP) throughout Amador County. Eight of the 10 systems are community leachfield systems, while the other two systems treat wastewater to a secondary level that is then applied to land for disposal. In addition to the wastewater systems owned, operated, and maintained by the AWA, there are numerous other wastewater purveyors within the AWA service area. **Table HE-44** displays the wastewater systems relevant to the jurisdictions in this combined Housing Element. Jurisdiction-specific analysis of wastewater system availability is provided below.

**TABLE HE-44
WASTEWATER SYSTEMS (NOT OPERATED BY AWA)**

Wastewater System Name	Collection Type	Treatment Type	Disposal Method
City of Amador City	Conventional, gravity	Primary	N/A
City of Ione	Conventional, gravity	Tertiary	Reclaimed
City of Jackson	Conventional, gravity	Secondary	NPDES
City of Plymouth	Conventional, gravity	Secondary	Spray
City of Sutter Creek	Conventional, gravity	Secondary	Trickling Filter

Source: Amador Water Agency Urban Water Management Plan 2011

Amador County

Residential parcels in the unincorporated county lie within the service area of both the City of Jackson and the AWA. The City of Jackson collects wastewater for treatment at the Jackson Wastewater Treatment Plan (WWTP). As of 2014 the Jackson WWTP NPDES permits a daily maximum of 0.71 MG. As of 2014, it's estimated that the Jackson WWTP has approximately 250,000 gallons per day of remaining capacity, adequate to serve an additional 833 connections.

The AWA collects wastewater from the Martell area for treatment at the Sutter Creek WWTP. The Sutter Creek WWTP is currently operating at capacity due to elevated pollutant loads; no additional treatment capacity at the Sutter Creek WWTP is currently available.

Based on preliminary discussions with the AWA, there are several potential paths to providing wastewater service for this area. One option would be for the AWA to seek a contract with the City of Jackson (which has existing, available capacity and a conveyance system that is adjacent to the parcels) for wastewater service for the sites. Another option is expansion of the existing Sutter Creek

APPENDIX B: CONSTRAINTS



WWTP. Although the AWA worked with the City of Sutter Creek to obtain additional wastewater treatment capacity through expansion of the Sutter Creek WWTP, no permits have been issued for an increase in wastewater capacity. The AWA is currently evaluating a regional wastewater treatment plant concept and may become the primary agency for wastewater treatment for the region. The AWA has prepared a draft regional wastewater study (AWA 2004) that suggests the long-term regional wastewater treatment solution is the construction of a regional treatment facility in the Martell area. The feasibility and timing of the regional treatment facility is presently uncertain, but initial expectations are that the plant will be operational in 5-10 years.

In the other parts of the county, areas served by wells and septic systems are suitable for moderate and above moderate units, so availability of public water and sewer service was not evaluated for these sites.

Areas without Infrastructure

Parcels in TC, RM, and RSC land use designations would need to be connected to water and wastewater infrastructure in order to be considered appropriate for high (or higher) density residential development. For parcels in areas without existing infrastructure, appropriate infrastructure would need to be put in place to serve new development. The extension of infrastructure can be very expensive, particularly in isolated areas located far from existing infrastructure. Furthermore, many areas of the county, including upcountry areas such as Pine Grove and Buckhorn, are subject to limited capacity for both water and sewer expansion. Expenses related to extension of infrastructure, and difficulties in obtaining infrastructure at all, represent an additional constraint to providing affordable housing.

Parcels in RR and AT land use designations (suitable for moderate and above moderate units) could rely on private wells and septic systems. As described in the governmental constraints section of this element, land and permit costs in Amador County would permit construction of housing affordable to moderate-income households on parcels of one acre or more in these areas.

Availability of water and sewer service represents a constraint on the development of housing affordable to all income levels in the county. The Central Amador Water Project area (which includes upcountry areas such as Pine Grove, Pioneer, and Buckhorn) is nearing the maximum water use permitted under existing water rights, and many of the small, local sewer systems in the county do not permit or greatly restrict new connections based on lack of capacity. Because of these water and sewer limitations, construction of housing at densities which would permit affordable units is difficult in large portions of the county. The land inventory for lower-income households includes those parcels to which water and wastewater service can most likely be provided during the current planning period (2014-2019). Program H-1.2 defines the actions that the County will take to work with AWA to provide water and wastewater service to land inventory parcels. Through implementation of Programs H-1.3 and H-1.4, the County will maintain lists of parcels with available water and or sewer service, and work with utilities (including AWA and ARSA) to improve and expand infrastructure capacity in Amador County.



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City of Ione

The City provides for stormwater and wastewater collection as well as the treatment system for the wastewater. A secondary treatment plant processes the wastewater for users in the city. The existing WWTP has a capacity of 0.41 MGD. As of 2006, the plant was operating at 0.388 MGD and is currently operating very near capacity. The City also has a tertiary treatment plant that was brought on line in the early 1990s and is designed to process up to 0.8 MGD of secondary effluent received from another agency. According to Ione staff, while there is a processing limit to the current wastewater treatment facility, the biggest constraint to operations is treated effluent disposal. The City is currently completing a series of improvements that provide for land application of treated effluent on adjoining land. The City is working through the Central Valley Regional Water Quality Control Board to complete these improvements. When completed, these improvements will provide adequate capacity to address the issue. The City is also considering updating its 2009 Wastewater Master Plan and intends to reach .55 MGD processing and disposal capacity by 2020.

City of Jackson

The City owns and operates the wastewater collection and treatment facilities for services within the city. The Jackson WWTP is a tertiary system located on the western boundary of the city. Currently, the WWTP has a remaining discharge capacity of approximately 1,112 dwelling units. The 2013 National Pollution Discharge Elimination System (NPDES) permit provides how much treated wastewater can be discharged into Jackson Creek (maximum of 0.71 million gallons per day during the dry months) and also spells out the significant improvements that will be required to continue discharging into Jackson Creek. Though the cost is less than treating the effluent and discharging to land, it will still generate some significant improvements costs to meet the water quality requirements.

City of Plymouth

In 2009, the City was awarded a grant (\$2.85 million) from the State of California using American Reinvestment and Recovery (ARRA) funds. This grant was for improvements to the sewage collection system to reduce infiltration and inflow and for improvements to the treatment facility. In 2010 the City completed a sewer upgrade using the grant funds. The project included bursting and relining a significant amount of the collection system in the core area of the city. Additionally improvements were made to the sewer treatment facilities including new aeration motors, new pumps and headworks facilities.

Plymouth operates its wastewater system under the terms of the California Regional Water Quality Control Board (RWQCB Order (#R5-2011-0092) issued to the City in 2011. A previous cease and desist order was rescinded in February 2012.

The new order includes a specified WWTP capacity of 185,000 gallons per day (average daily dry weather flow). In 2013 the City completed a Wastewater Collection System Master Plan (KASL Consulting Engineers, Inc.) which included an analysis of wastewater flows. The plan included the following conclusions:

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- There are 668 sewer “equivalents” (EDUs) served by the City’s existing sewer collection system.
- With an existing Average Dry Weather Flow (ADWF) of 120,000 gallons per day (gpd), and Average Wet Weather Flow (AWWF) of 210,000 gpd and a Peak Wet Weather Flow (PWWF) of 550,000 gpd, current flow rates per EDU are:
 - 200 gpd / EDU ADWF
 - 325 gpd / EDU AWWF
 - 850 gpd / EDU PWWF
- The existing PWWF can be adequately conveyed to the City WWTP without unacceptable surcharge of the existing wastewater collection system. Sewer EDUs estimated for 10-year, 20-year and General Plan buildout conditions are:
 - 1,560 Sewer EDUs; 10-year Horizon
 - 2,697 Sewer EDUs; 20-year Horizon
 - 4,056 Sewer EDUs; General Plan Buildout

The City has also completed an analysis of costs to expand the wastewater treatment facility to accommodate additional growth (KASL 2014). Any new development in the city is required to connect to the City sewer system and will be required to pay impact fees to cover its fair share cost of improvements. Using the updated costs, the City is in the process of updating its fees.

City of Sutter Creek

The City of Sutter Creek owns and operates a sewage treatment plant. Sutter Creek treats wastewater from Amador City, Sutter Creek, and County Service Area 4 (in the Martell area). The plant is permitted to process approximately 480,000 gpd. In 2013 the plant was operating at about 300,000 gpd. Available wastewater treatment capacity is 180,000 gpd. This capacity is adequate to serve pending tentative maps and infill developments for 166 units, but cannot accept additional projects without capacity expansion. Sewage is treated to a secondary level by means of a trickling filter. In addition, a pending project (Gold Rush Ranch and Golf Resort Project) will be increasing the sewer capacity with construction of a new facility (thereby benefiting neighboring parcels) which would temporarily eliminate the sewer capacity problems in the area. The Gold Rush Ranch and Golf Resort development agreement requires modifying the treatment plant from secondary to tertiary treatment. As of May 2014, the Gold Rush Ranch tentative map has not been processed as a final map (pending litigation settlement) and no construction has occurred. The project has not yet funded capacity increases in the sewer system.



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The AWA is currently evaluating a regional wastewater treatment plant concept and may become the primary agency for wastewater treatment for the region, including Sutter Creek. The AWA has prepared a draft regional wastewater study (AWA 2004) that suggests the long-term regional wastewater treatment solution is the construction of a regional treatment facility in the Martell area (southwest portion of the city of Sutter Creek). The feasibility and timing of the regional treatment facility is presently uncertain, but initial expectations are that the plant will be operational in 5-10 years.

New residential developments proposed for annexation into the city are required to provide for sewer facilities including lift stations and pipes to meet their demands and/or pay an impact fee based on their demand and use of existing system facilities. New developments are required to construct all internal sewer distribution system improvements associated with their projects. New development will be required to fund eventual wastewater treatment facilities expansion since the WWTP will ultimately have to be expanded.

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2.0 GOVERNMENTAL CONSTRAINTS

AMADOR COUNTY

Amador County General Plan

The County is currently in the process of updating its General Plan. The current General Plan was originally adopted in 1973 (with subsequent updates) and contains 10 land use designations that allow residential uses and are currently on the General Plan Land Use Map. When the updated General Plan is adopted, this analysis will need to be updated. **Table HE-45** identifies and describes the current land use designations.

**TABLE HE-45
AMADOR COUNTY GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS**

Land Use Designation	Land Use Description
Residential-Suburban (R-S)	This classification is applied to lands best suited to low density residential uses in suburban areas not served by both domestic water and sewer systems, or by various other urban services.
Residential-Low Density (R-L)	This classification is applied to lands in urban areas where domestic water and sewer systems and other urban services are, or may be made available.
Residential-Medium Density (R-M)	This is the medium density classification for multi-family or apartment uses in urban areas with full services.
Special Planning Area (SP)	This classification is applied to land areas which either have been, are being, or are proposed to be developed in conformity with planned development or other carefully prepared and closely supervised plans because of natural environmental or other factors requiring such planning and controls.
Agricultural-Transition (A-T)	This classification is applied to lands adjacent to urban areas or other locations where a strong or scattered transition is occurring from agricultural uses to rural residential, suburban, or spot urban uses.
Agricultural-Estates (A-E)	This classification is applied to land which is found to have, or may be developed to have, rural residential ranchette capabilities to provide pleasant rural living.
Agricultural-Intensive (A-I)	This classification is applied, in general, to Class I and Class II soils, and otherwise to areas where the land is producing or is capable of intensive crop production, and ideally should be protected for such continuing use.



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Land Use Designation	Land Use Description
Agricultural-Marginal (A-M)	This classification is applied to valley or foothill lands of generally poor soils, and which may include various combinations of shallow soils, rock outcroppings, lava flows, impervious clays, and erosion, ponding, and other such problems.
Agricultural-General (A-G)	This classification is applied to valley and foothill Class III and Class IV soil areas which appear best suited for grazing and varied agricultural uses.
Agricultural-Upland (A-U)	The classification is applied to foothill areas where soils are rated fair to poor, are generally suited for grazing on natural grasses but not for cultivated crop production. These lands usually have some natural timber and/or brush cover.

Source: Amador County General Plan Land Use Element 1973

Table HE-46 provides a summary of allowed residential density for relevant General Plan land use categories.

**TABLE HE-46
AMADOR COUNTY ALLOWABLE RESIDENTIAL DENSITY BY LAND USE CATEGORY**

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Residential-Suburban (R-S)	--	1
Residential-Low Density (R-L)	--	7
Residential-Medium Density (R-M)	--	18
Special Planning Area (SP)	--	18
Agricultural-Transition (A-T)	--	.2
Agricultural-Estates (A-E)	--	.05
Agricultural-Intensive (A-I)	--	.05
Agricultural-Marginal (A-M)	--	.025
Agricultural-General (A-G)	--	.025
Agricultural-Upland (A-U)	--	.01

Source: Amador County General Plan Land Use Element 1973

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Amador County Zoning

Amador County's Zoning Ordinance is described below. The County is updating its General Plan and the revised General Plan land use designations will require changes to the zoning code upon their adoption.

Development Standards for Zones Allowing Residential Uses

Amador County's Zoning Ordinance includes a wide assortment of zones permitting residential development including single-family districts, multi-family districts, districts with agricultural, a mobile home park district, and a district for planned developments. **Table HE-47** below summarizes the development standards for each district.



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**TABLE HE-47
AMADOR COUNTY DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED**

	X	R1	R2	R3	C1	A	AG	RE	R-2A	R1-A	PD	T2	TPZ	
Lot Coverage	Per use permit	35%	50%	50%	90%	None required	None specified	Same as R1	Same as R1	35%	Per Plan	None required	None required	
Lot Dimensions	Width: 60' at front setback line	Width: 60'; Depth: 90'	Width: 60'; Depth: 90'	Width: 70'; Depth: 90'	Width: 50'; Depth: 90'	Depth: 400'; Width: 400'	None specified	Same as R1	Same as R1	Width: 60'; Depth: 90'	Per Plan	Width: 200'; Depth: 500'	None required	
Lot Size/Density	Per use permit	1 du/ 6,000 sq. ft.	1 du/ 1,500 sq. ft.	1 du/ 1,000 sq. ft.	No requirement	1 du/ 10 acres or more as designated	40 acre minimum 160-acre average	1 du/ 5 acres	1 du/ 2 acres	Ranges from 6,000 sq. ft. to 40 acres depending on underlying land use designation	Per Plan	1 du/ 4,000 sq. ft.	1 du/ 40 acres (additional du requires Use Permit)	
Area	6,000 sq. ft.	Interior Lot: 6,000' Corner Lot: 6,500'	Interior Lot: 6,000' Corner Lot: 6,500'	Interior Lot: 7,000' Corner Lot: 7,500'	5,000 sq. ft.	1 du/ 2 acres for farm labor and forestry labor camps per use permit		5 acres	2 acres		Per Plan	5 acres	40 acres typical	
Height	Per use permit	30'	35' ²	35' ²	45'	None required	None specified	Same as R1	Same as R1	35'	Per Plan	25'	None required	
Setbacks														
Front	25'	25'	25'	25'	25'	25'	None specified	25'	25'	50' centerline of road	None specified	50'	25'	
Rear	Per use permit	15'	15'	15'	15'	15'		15'	15'	15'		15'	50'	25'
Side (interior lot)	Per use permit	5'	5'	5'	5'	5'		5'	5'	5'		5'	50'	25'
Side (corner lot)	Peruse permit	10'	10'	10'	10'	10'		10'	10'	10'		10'	50'	25'
Other	50' from the centerline of all county and state highways													

Source: Amador County Zoning Ordinance 2005

Note:

1. For all parcels over 1 acre in size setbacks are a minimum of 30 feet from all property lines pursuant to Chapter 15.30 Fire and Life Safety Regulations (PRC Section 4290 and CCR Title 14, Division 1.5, Chapter 7, Subchapter 2, Articles 1 – 5, Sections 1270.0 – 1276.03).
2. A 35 foot height limit can accommodate a three story building.



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Parking

Section 19.36.010 of the Amador County Zoning Ordinance requires each single-family residence, apartment, and mobile home unit provide two parking spaces, including garage spaces. In addition, one parking space is required for every four beds in a sanitarium or rest home as well as 1.2 spaces for every room in a hotel or motel. Each parking space must be a minimum of 9 feet in width. Overall, these parking standards may be appropriate for single-family homes, but in many cases, apartments and mobile homes are smaller and house fewer people with fewer cars, so the standard of two parking spaces in some cases may be excessive. For example, one-bedroom and studio apartments would be more likely to house single people, who would be less likely to require two parking spaces. In addition, these homes are more likely to house people with lower incomes, who may not be able to afford more than one car. The requirement that two parking spaces be provided for each residential unit is a potential constraint on the development of housing. Program H-2.2 specifies that the County will propose a reduction in parking requirements for the R-2 and R-3 zoning districts.

How Residential Uses are Allowed

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-48** shows the housing types that will be permitted by zoning district.

**TABLE HE-48
AMADOR COUNTY HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Land Use/ Zoning District	X ¹	R1	R2	R3	C1	A	AG	RE	R-2A	R1-A	PD	T2	TPZ
Housing Type													
Adult Day Care Home (6 or fewer)	P	P	N	N	N	P	P	P	P	P	C	N	N
Adult Day Care Home (7 or more)	C	C	N	N	C	C	C	C	C	C	C	N	N
Caretaker Housing	C	C	C	C	N	C	C	C	C	C	N	N	C
Dwelling, Multi-family	C	N	N	P	N	N	N	N	N	N	C	N	N
Dwelling, Second Unit	C	C	N	N	N	C	C	C	C	C	C	N	N
Dwelling, Single-Family	P	P	N	N	C	P	P	P	P	P	C	P	P
Dwelling, Two-Family	C	N	P	N	N	N	N	N	N	N	C	N	N
Dwelling, Three-and Four-Family	C	N	P	P	N	N	N	N	N	N	C	N	N



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Land Use/ Zoning District	X ¹	R1	R2	R3	C1	A	AG	RE	R-2A	R1-A	PD	T2	TPZ
Emergency Shelter	N	N	N	N	P	N	N	N	N	N	C	N	N
Employee Housing	C	P	N	N	N	C	C	N	N	N	C	N	C ³
Family Day Care Home, Large	C	C	C	C	N	C	C	C	C	C	C	N	N
Family Day Care Home, Small	P	P	P	P	N	P	P	P	P	P	C	N	N
Guest House	A	A	N	N	N	A	A	A	A	A	C	N	N
Home Occupations	A	A	N	N	N	A	A	A	A	A	C	N	N
Live-Work Facility	C	N	N	N	C	N	N	N	N	N	C	N	N
Manufactured Home	P	P	N	N	N	P	P	P	P	P	C	C	P
Mobile Home	P	P	N	N	N	P	P	P	P	P	C	C	P
Mobile Home Park	C	N	N	N	N	N	N	N	N	N	C	C	N
Special Needs Housing (6 or fewer) ²	P	P	P	P	N	P	P	P	P	P	C	P	P
Special Needs Housing (7 or more) ²	N	N	C	C	C	N	N	N	N	N	N	N	N
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N
Supportive Housing	N	N	N	N	P	N	N	N	N	N	N	N	N
Transitional Housing	N	N	N	N	P	N	N	N	N	N	N	N	N

Source: County of Amador Zoning Code, 2009

P= permitted by right

A=administrative use permit

C = conditional use permit

N = not permitted

Notes:

¹ The information provided applies to those "X" zoned parcels within the residential and agricultural General Plan designations. For parcels in a commercial general plan designation and zoned "X", the uses allowed are commercial but all uses require a use permit.

² Includes residential care facilities.

³ Up to 4 du/ac allowed with use permit

Amador County Provisions for a Variety of Housing Types

The Zoning Ordinance stipulates the residential types permitted, conditionally permitted, or prohibited in each zone allowing residential uses. The following sections describe which districts permit or conditionally permit different types of residential uses.

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Single-Family Dwellings

Single-family homes are permitted by right in the R1, A, AG, RE, R-2A, R-1A, TPZ (limited to one dwelling), and X districts. Single-family homes are allowed as a conditional use in the C1 district. Up to four single-family homes are conditionally permitted in the TPZ district.

Apartments, Condominiums, and Townhomes

The R2 district allows for the development of all two-, three-, and four-family homes by right, while the R3 district allows for the development of all multiple family dwellings by right. Small apartment, condominium, and townhouse buildings are allowed in the R2 district, as long as each building contains no more than four units. Each of these uses would be allowed in the R3 district with no restrictions on size or number of units. None of the other districts allow these as conditional uses.

Accessory/Second Units

Section 19.48.120 of the Amador County Zoning Ordinance lists the requirements for second units. Attached second units (with a maximum floor area of 1000 square feet) are allowed as a permitted use (subject to a ministerial permit) in the R1, A, AG, RE, R-2A, R-1A, and X districts. These districts also allow for the development of servants quarters. Second units are not listed as conditional uses in any of the other zoning districts. Although attached second units are permitted in all residential zones, the County also allows second units to be detached from the primary residence, under specified circumstances. Detached second units are allowed where parcel size and septic system capabilities would be suitable to permit later parcel division, and detached second units may have larger maximum permitted floor areas, with no maximum floor area restriction where parcels are more than 40 acres in size. These detached units are also subject to a ministerial permit. The County's maximum floor area requirement and requirement that some second units be attached to the main structure do not represent a constraint on the production of second units in accordance with state law.

Mobile Homes and Manufactured Housing

Manufactured home means a structure, transportable in one or more sections, which, in the traveling mode, is 8 body feet or more in width and 40 body feet or more in length, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. Manufactured home includes a mobile home manufactured since July 1, 1976.

Manufactured homes (including mobile homes) meeting national standards and installed on a foundation system pursuant to the California Health and Safety Code on individual lots are treated as a standard single-family residential unit, and are therefore allowed on any lot that allows single-family housing. No additional standards are required for approval or construction of units. Mobile homes for other purposes, such as medical hardship or farmworker housing, are permitted with ministerial and conditional use permits, respectively, in many districts.



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A mobile home park is any area or tract of land where three or more mobile home lots or spaces are rented or leased or held out for rent or lease to accommodate mobile homes used for dwelling purposes. A mobile home park may contain a separate designated and County-approved section to be held out for rent or lease to owners or users of recreational vehicles used for travel or recreational purposes. The T2 zone is intended to provide places for mobile home parks. Although a conditional use permit is required for the development of a mobile home park in the T2 district, this is not considered to be a constraint; the permit requirements include setback and landscaping requirements. Setback requirements are identified in **Table HE-49**. 2,400 square feet per space is required, with landscaping in common areas required to make up the difference between the size of each space and 4,000 square feet. The permit requirements are identified in the zoning ordinance at 19.24.040 and 19.48.080.

Extremely Low-Income Households

Assembly Bill (AB) 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units.

Extremely low-income households typically are comprised of persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. The County does not currently specifically identify SROs as an allowed use and has proposed Program H-11 to add SROs as an allowed use without a conditional use permit in the R-3 zone(s).

Farmworker Housing

Farmworker housing is not allowed by right in any of the zoning districts, although it is a conditional use in the A, AG, and R1-A districts. This is a constraint to providing housing for farmworkers, whether permanent or migrant, on agricultural lands. The County is in the public hearing process of considering a proposed ordinance that permits farmworker/employee housing in the A, AG and R1A zone districts to comply with the state employee housing act.

Other Special Needs Housing

Title 19 of the Amador County Zoning Ordinance specifically addresses special needs housing, including residential and community care facilities (including those for people with disabilities), senior housing, convalescent hospitals, and emergency shelters, as required by the California Department of Housing and Community Development (HCD). The following types of special needs housing (with six or fewer residents) are permitted uses in all residential zoning districts consistent with state laws:

- Intermediate care facilities, developmentally disabled habilitatives, intermediate care facilities, developmentally disabled-nursing or congregate living health care facilities [Health and Safety Code Section 1267.8-1267.9]
- Residential care facilities for the elderly [Health and Safety Code 1568.0831, 1569.85]

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- Community care facilities [Health and Safety Code 1566.2 et. seq.] including transitional housing and emergency housing for battered women and other homeless populations
- Alcoholism recovery or treatment facilities, drug abuse recovery or treatment facilities [Health and Safety Code 11834.02 et. seq.]
- Facilities for the mentally disordered, handicapped persons or dependent and neglected children [Welfare and Institutions Code Section 5120]

Facilities sheltering seven or more individuals are allowed as conditional uses (discretionary entitlement) in all medium density (R-2) and multi-family residential (R-3) zoning districts as well as the C-1 and C-2 commercial districts. Emergency shelters are a permitted use in the C-1 zone. Transitional and supportive housing are permitted uses in the C-1 zone. The C-1 zone has sufficient capacity to accommodate an emergency shelter with 63 vacant parcels zoned C-1 with a total area of 331.2 acres. Program H-10 is proposed to allow transitional and supportive housing in all zones that allow residential uses in the same way other residential uses are allowed.

Amador County Housing for Persons with Disabilities

Section 65008 of the California Government Code requires that cities and counties analyze the potential and actual constraints on housing for persons with disabilities, demonstrate efforts to remove any existing or potential governmental constraints, and include programs in its housing element to accommodate housing designed for persons with disabilities. This analysis evaluates the County's zoning ordinance, permitting procedures, development standards, and building codes to determine whether they would result in any possible barriers to either construction of housing or retrofitting of existing housing to accommodate the special needs of disabled persons.

The County Building Department currently implements all of the provisions of the American with Disabilities Act (ADA) as a part of its required review of building plans and building inspections. Building procedures in the county are required to conform to the California Building Code, as adopted in the County's Municipal Code. Standards within the code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the ADA. The County also enforces the provisions of the Fair Housing Act to ensure that disabled persons have fair access to county housing. The County has no requirements for distance between units that would apply to housing for persons with disabilities.

“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. The County has adopted a reasonable accommodation XXXXX. **[add more description of the ordinance/procedure here once adopted]** The adopted procedure will include a process for accommodations to be granted, including retrofit applications. **[this paragraph to be updated after the reasonable accommodation ordinance/procedure is adopted]**



APPENDIX B: CONSTRAINTS

Another constraint identified was that some of the County's setback requirements could preclude the development of structures like access ramps for the disabled. The County has proposed Program H-12, which would require the County to adopt a reasonable accommodation procedure to address this type of access issue.

Amador County Density Bonus

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. Density incentives may include reductions in zoning standards, other development standards, design requirements, mixed-use zoning, and any other incentive that would reduce costs for the developer. The County's current density bonus program allows for density bonuses for developments with 20 percent low income units, 10 percent very low income units, or 50 percent senior units, as required by Government Code Section 65915. However, the County's density bonus program is not in compliance with current state law. Program H-11 specifies that the County will amend its density bonus regulations to state that density bonuses will be provided in accordance with current state law.

Amador County Building Codes and Code Enforcement

Building codes are often viewed as a contributor to the high cost of housing by generating delays and requiring construction methods which increase basic costs. However, the adoption and enforcement of such codes is required of municipalities under state law. Amador County views code enforcement as the means to ensure that safe and uniform construction practices are followed. Code enforcement should improve the condition of the housing stock minimizing blight. The County's code enforcement program is generally driven by complaints. When complaints are received, the County will generally give the property owner the opportunity to fix a problem. Double fees may be levied by the Building Department, as many code enforcement issues arise from unpermitted construction activities. Where an immediate safety hazard exists, the County will require immediate actions to ensure the safety of residents or tenants.

In 2001, the State of California consolidated its building codes into the California Building Standards Code, which is contained in Title 24 of the California Code of Regulations. Pursuant to Section 15.04.011 of the Amador County Municipal Code, the County has adopted chapters 2 through 35 of the California Building Code, 2001 Edition, as well as the appendices and other codes listed in that section of the County code. The County has adopted several modifications to Title 24, addressing topics such as snow load design for structures above 5,000 feet in elevation, requirements for Class A or metal roofing on new construction, and requirements that wallboard be either gypsum or wood, but not a mix. Modifications pertaining to snow load and wallboard materials are not expected to increase construction costs. Although the requirement for metal or other non-combustible roofing material has the potential to increase construction costs, this requirement is necessary because of the high wildfire risk throughout most of the county, and has the potential to offer long-term savings in homeowner's insurance and maintenance.

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Enforcement of the adopted building codes is not considered to be an obstacle to the provision of affordable housing. The County enforces Title 24 of the California Building Code, as required by state law.

Amador County On/Off-site Improvements

As a part of the development process, developers are often required to provide certain types of site improvements and/or property dedications in order to develop a site. Typical examples of these requirements might include the reservation of sites for parks and other public facilities; dedication of rights-of-way, streets, and bikeways; roads constructed to certain standards; connections to public utilities; and planting of trees. However, the types of larger-scale developments that usually have such requirements are not common in Amador County. The County does not have any such requirements, other than the development standards associated with zoning districts, road standards, and fees paid for infrastructure and utility connections. The County's road standards include a 20-foot pavement width for most local/residential streets, and limitations on the length of dead-end roads for purposes of fire protection. Site improvement standards do not pose a constraint to the development of housing in the county.

Fees

Development impact fees are described in **Tables HE-49, -50, -51, and -52**, and planning fees are summarized in **Table HE-53**. New developments are required to pay development impact fees, which offset the costs of improvements serving the development. These fees fund infrastructure, public facilities, and transportation associated with new units. Amador County's impact fees have been established in compliance with statutory requirements in Government Code 66000 et seq. for the adoption of impact fees. **Table HE-54** provides a list of the County's development impact fees for new housing units.

**TABLE HE-49
AMADOR COUNTY IMPACT FEE SCHEDULE**

Type	Amount
Road Maintenance Fee	Project engineer estimate (Price varies) Average = \$8,000/mile cost
Traffic Mitigation Fee	\$6,380 (single-family), \$4,530 (multi-family)
Public Works Fee – Improvement Plan Review	5% estimated improvement costs
Fire and Life Safety	\$900 in-lieu or 2,500 gallon water tank (no requirement if within ½ mile of a fire hydrant)
County Facilities Fee	\$3,283 (single-family), \$5,649 (multi-family)
Special District Fees (Not imposed by the County)	
School Impact Fee	\$3.36 per square foot
Recreation Fee	\$4,300
Fire Protection Fees	\$250–\$600 (district dependent)



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In addition to the countywide development impact fees listed in the above table, additional development impact fees may be required for developments within areas within the jurisdiction of a special district, such as the AWA, which provides surface water supplies and wastewater collection services to Amador County users. The AWA operates several different water and wastewater systems, and also sells water at a wholesale rate to other operators, which sell and distribute water to their customers via their own systems. For this reason, fees can vary substantially; therefore, they have been broken down by system in **Table HE-50**, below. The AWA discounts its rates for multi-family units with two or fewer bedrooms, and for mobile home parks with densities of 5 or more units/acre. The typical water and wastewater fees are listed in **Table HE-51** by system and specific area. Areas within the CAWP area (which includes much of the upcountry area along State Route 88) are using nearly all of the water allocated under existing water rights. Because of this, new water connections are restricted until additional water rights are secured; this may pose a constraint to the development of housing in these areas. Because of this constraint, parcels which would require water connections within the CAWP area are not included in the land inventory.

**TABLE HE-50
AMADOR COUNTY WATER AND WASTEWATER FACILITY FEE**

Water System	Fee for Typical Single-Family Residence*
Amador Water System (Serving the West County: Sutter Creek, Amador City, Ione and unincorporated surrounding areas)	\$10,630 (retail)
Amador Water System (system wholesales water to Drytown only)	\$7,555 (wholesale)
Central Amador Water Project ¹ (Serving the State Route 88 Corridor, Central Amador County: Pine Grove, Pine Acres, Pioneer and surrounding communities)	\$5,420 (wholesale to Pine Grove CSD, Rabb Park CSD, and First Mace Meadows Mutual Water Company) \$9,010 (retail to remainder of unincorporated area)
Camanche Water	\$11,765
Wastewater System	Wastewater Fees (Hook-ups)
Wastewater ID No. 11 (CSA No. 3)	\$18,240
Wastewater ID No. 12 (CSA No. 4)	\$9,310
Pine Grove ²	\$4,650
Other small wastewater systems (Fairway Pines, Wildwood, Jackson Pines, Eagle's Nest, Tiger Creek Estates, and Viewpoint) ²	\$3,720

Source: AWA 2009

Notes: Fees for water and wastewater are reduced for multi-family residences and mobile home parks. For a multi-family residence, fees are reduced to 80% of the base fee for a one-bedroom unit or 90% of the base fee for a two-bedroom unit. Multi-family residences with three or more bedrooms pay single-family fees. For manufactured homes in mobile home parks, fees are decreased at densities of 5 or more units per acre; fees are 90% of base for 5-6 units/acre, 80% of base for 7-8 units/acre, and 70% of base for 9 or more units/acre.

¹. System is currently nearing the water right allotment, so AWA is very restrictive in allowing additional connections until a new water rights application is approved by the State Water Resources Control Board.

². No additional expansion allowed in these areas until additional capacity is constructed.

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The fee structures for the County and other service providers reward units with smaller square footage and fewer bedrooms, including multi-family units. This fee structure encourages the production of smaller and more modestly priced housing. As mentioned above, overall, the development impact fees are not considered to be excessive when compared with other jurisdictions. The County has compiled a list of typical fees and costs associated with the development of a typical 1,600-square-foot home with three bedrooms (Table HE-51).

**TABLE HE-51
AMADOR COUNTY FEE COSTS FOR A
1,600-SQUARE-FOOT SINGLE-FAMILY HOME
PRIVATE STANDARD SEPTIC SYSTEM, PRIVATE WELL, 1 ACRE**

Fee Type	Fee
Land development application fees (no permits required)	\$0
Encroachment (driveway)	\$625
Traffic impact mitigation fees	\$6,380
Recreation fee	\$4,300
County facilities fee	\$3,283
Building permit fee	\$3,400
Fire and life safety	\$900
Fire district fee	\$250
Well application and permit fee	\$288
Septic application and permit fee (conventional system)	\$368
Install septic system	\$12,000
Drill/install well	\$12,000
School fees @ \$3.36/sq. ft.	\$5,376

Source: Amador County, 2014

Based on this table, the County estimates that the planning and development fees for the development of a typical 1,600-square-foot single-family home with three bedrooms would be approximately \$24,546.

For homes connecting to public water and wastewater systems, AWA fees would also be required. These fees vary depending on the exact location. Total water and wastewater fees could be as low as approximately \$9,140 or as high as \$30,005. Total fees (including water and wastewater) could be as low as \$33,686 or as high as \$54,551.

Homes requiring wells and septic systems would require payment of fees of approximately \$1,000, plus the cost of installing a well and septic system, which the County estimates to cost \$12,000 for each. This would be an additional \$25,000 over the cost of the County development impact fees.



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For multi-family developments many fees are reduced compared to single-family units. **Table HE-52** presents a fee estimate based on a 30-unit multi-family project, consisting of five buildings with six units each, located in Martell. The project would include 10 one-bedroom units of 900 square feet, 10 two-bedroom units of 1,000 square feet, and 10 three-bedroom units of 1,100 square feet.

TABLE HE-52
AMADOR COUNTY FEE COSTS FOR A 30-UNIT MULTI-FAMILY PROJECT

Fee Type	Fee
Land development application fees (no permits required)	\$0.00
Encroachment (driveway)	\$625
Traffic impact mitigation fees	\$135,894
Recreation fee	\$129,000
County facilities fee	\$168,951.50
Building permit fee	\$14,786
Water impact fee	\$287.010
Wastewater impact/connection fee	\$251,370
Fire district fee	\$650 + \$.60 / sq. ft.
School fees @ \$3.36/sq. ft.	\$100,800
Total Fees Per Unit:	\$26,935

Source: Amador County, 2010

Overall, the County fees are typical of other jurisdictions, but AWA fees add to those costs. However, the County has no jurisdiction over AWA fees, so the County's ability to remove this constraint is limited.

The County's impact fees are comparable to other jurisdictions in the region. The County's fees for a typical 1,600-square-foot single-family dwelling are approximately \$24,546. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately \$132 per square foot for average quality construction, or \$211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was \$217,508.

The County's fees for a typical 900-square-foot multi-family dwelling are approximately \$26,935. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are \$133 per square foot, or \$119,700 for a 900-square-foot unit. The estimated total development cost of a 900-square-foot apartment, including construction and land, was \$132,200.

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As illustrated in **Table HE-53**, this typical fee total is approximately 11 percent of the average new house development cost and 20 percent of the average new multi-family unit development cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by County residents.

TABLE HE-53
AMADOR COUNTY TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS

Housing Type	Total Fees	Estimated Development Cost per Unit (land and construction costs)	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit ¹	\$24,546	\$217,508	11%
Multi-Family Unit ²	\$26,935	\$132,200	20%

Source: Amador County and PMC, 2014

Notes:

¹. Typical single-family unit estimated at 1,600 square feet.

². Typical multi-family unit of 900 square feet.

Planning and Development Fees

Planning and processing fees cover administrative review of proposed developments by County Planning, Building, and Engineering Departments. The County's fee schedule is based on anticipated reasonable costs associated with review and approval of proposed projects. Amador County's planning and development fee schedule for residential projects as of July 2014 is summarized in **Table HE-54**. According to the County's Building Department, fees charged by the County are moderate compared to surrounding and similar communities. Fees are due upon issuance of permits.



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TABLE HE-54
LAND DEVELOPMENT APPLICATION FEES – AMADOR COUNTY
JULY 2014

Entitlement	Fee
Zone Change	
Planning	\$656–\$1,050
Public Works	\$500
Environmental Health	\$144
Use Permit	
Fire	\$1,500
Planning	\$66–\$1,050
Public Works	\$500
Environmental Health	\$192
General Plan Amendment	
Planning	\$1,312–\$2,460
Public Works	
Environmental Health	\$144
Planned Development, Special Planning	Consultant cost + 20% County Administrative Fee
Variance	\$444–\$853
Annexation	Consultant cost + 20% County Administrative Fee (in addition to Local Agency Formation Commission)
Development Agreement	
EIR Review	
Fire	\$1,500
Planning	\$787–\$5,248
Public Works	
Environmental Health	\$144
Tentative Subdivision Map	
Fire	\$1,500
Planning	\$2,493
Public Works	\$2,000
Environmental Health	Fees vary
Tentative Parcel Map	
Fire	\$1,500
Planning	\$2,493
Public Works	\$1,500
Environmental Health	Fees vary
Final Map	\$450 + \$25/parcel (parcel map) \$550 + \$25/lot (subdivision map)
Map Time Extension	\$328

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Entitlement	Fee
Boundary Line Adjustment	\$350 + \$50/parcel Plus \$66 Planning Review Fee
Certificate of Compliance	\$320 + \$50/parcel
Appeals	\$361-\$558
California Department of Fish and Wildlife Negative Declaration	\$2,181.25-\$3,029.75
Fees Associated with Residential Building Permits	
Description	Amount
2014	
Building Permit Fee	\$2,000-\$2,850
Septic Application Fee	\$96 new construction \$63 repair / replacement
Septic Permit Fees	\$96-\$576
Septic – Site Investigation, Soil Profiles	\$144
Septic – Plan Review Deposit (3 hrs)	\$288
Septic – Plan Review Deposit Engineered System	\$288
Septic – Renewal/Reactivation	\$96 \$144
Well Application and Permit Fee	\$288
Encroachment Permit Fee – Driveway	\$625
Planning Review Fee	\$66

Analysis of Fees and Exactions

Amador County's required fees and exactions have been established based on reasonable processing costs and the cost of providing improvements to new developments. While fees, particularly impact fees, add to the cost of new development, the fees are required in order for the County to provide reasonable services to new development. Fees are levied upon issuance of permits. The County's fees add to the cost of both single- and multi-family housing, and are considered a constraint on the development of housing in Amador County. However, the County has established its fees at the lowest levels possible to fund the required services to new development.

Amador County Development Review and Permit Processing

Development review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. However, the time and cost of permit processing and review can be a constraint to housing development if they place an undue burden on the developer.



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In Amador County, the entire review process takes approximately four to six months for a typical single-family subdivision or a typical multi-family project. Projects requiring an environmental impact report can take up to two years for review to prepare and certify the required environmental documentation (e.g., the aforementioned environmental impact report) under the California Environmental Quality Act (CEQA). **Table HE-55** provides processing times for common applications.

**TABLE HE-55
AMADOR COUNTY PERMIT PROCESSING TIMES**

Permit Type	Time to Process
Building Permit	14 to 28 days
Use Permit (Ministerial)	0 to 30 days
Use Permit (Discretionary)	60 to 90 days (small projects) 120 to 180 days (large projects)
Zoning Change	90 to 180 days
Tentative Subdivision Map	90 to 180 days

The sections below describe the different stages of Amador County's development review process.

Environmental Review

Individual single-family homes, second dwelling units, and multi-family residential structures totaling no more than four dwelling units (e.g., duplexes) are exempt from environmental review (State CEQA Guidelines Section 15303). Other residential projects are subject to varying levels of environmental clearance depending on potential impacts. However, the public hearing required under CEQA can be held concurrently with the land use review hearing.

Land Use Review

The County Building Department staff receives applications for building permits. Review of these applications is a ministerial process of comparison with standards and regulations. The Building Department staff reviews applications for compliance with the building code, and distributes them to other departments such as the Planning, Public Works, and Environmental Health Departments for plan approval.

Applications are then either approved or denied, without a public hearing or any further action from other departments. Applications for ministerial use permits are submitted to and reviewed by the Planning Department, which notifies appropriate agencies and neighbors (if necessary), and makes a decision on the permit without a public hearing. These decisions may be appealed to the Planning Commission within 10 days.

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For discretionary use permits, applications are submitted directly to the Planning Department, which notifies advisory agencies and conducts the appropriate environmental review. A notice is then published, adjacent landowners are notified, and a public hearing is held by the Planning Commission prior to making a decision on the application. Appeals of the Planning Commission's decision may be made to the Board of Supervisors within 10 days. These actions are similar to those in other jurisdictions, so this is not considered to pose a constraint to the development of affordable housing.

Amador County Design Review

The County has a voluntary Combining Design Review District (Section 19.12.010) which is imposed only upon property owner request, but this district is not currently in use anywhere in the county. The County has developed voluntary design guidelines for commercial, multi-family residential, and institutional uses that developers may choose to use. The design guidelines offer general instructions regarding building materials and styles. The guidelines also describe building location and site design. The guidelines recommend some combination of landscaping, monuments, and enhanced paving be provided at entry points. Guidelines for materials, styles, and landscaping recommend use of common and inexpensive materials, and are not considered to represent a constraint.



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REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The current RHNA quantifies the anticipated need for housing within each jurisdiction for the five-year period from January 2014 through June 2019. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-56** provides the RHNA target for the planning period of 2014 to 2019.

TABLE HE-56
REGIONAL HOUSING NEEDS ALLOCATIONS 2014–2019

Jurisdiction	Extremely Low ¹	Very Low	Low	Moderate	Above Moderate	Total ²
Amador County Total RHNA	11	10	17	19	43	100
	11%	10%	17%	19%	43%	100%
Amador City	0	1	1	0	0	2
	0%	1%	1%	0%	0%	2%
Ione	1	2	3	3	7	16
	1%	2%	3%	3%	7%	16%
Jackson	2	2	3	4	8	19
	2%	2%	3%	4%	8%	19%
Plymouth	0	1	1	1	1	4
	0%	1%	1%	1%	1%	4%
Sutter Creek	1	1	2	2	4	10
	1%	1%	2%	2%	4%	10%
Unincorporated county	5	5	7	9	23	49
	5%	5%	7%	9%	23%	49%

¹ Approximately 50% of VL units are assumed to be extremely-low per state law.

² The allocation of 100 reflects the county's projected minimum need (rounded). This column represents the minimum housing need that the county's RHNA Plan must address in total.

Source: HCD 2012

A RHNA is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates to cities, and the unincorporated portions of counties, their “fair share” or RHNA of the regions’ projected housing



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needs. RHNA's are typically prepared by a representative Council of Governments (COG). Amador County is not currently represented by a COG as the result of the dissolution of the Central Sierra Planning Council in June 2011. Consequently the regional housing need determination was made directly by HCD. However, HCD shared its proposed methodology, assumptions, and draft figures with local government representatives to review and comment before the final RHNA determination was completed. **Table HE-57** shows the County's and cities' progress toward achieving the fourth round RHNA through their plans.

As of October 2014, there have been three moderate-income housing units and 22 above-moderate housing units affordable to above moderate-income households approved or constructed in the four cities and unincorporated county. The County and cities currently have the vacant land capacity to accommodate all of their 2014-2019 RHNA need. **Table HE-58** details the remaining RHNA for all jurisdictions. See **Table HE-59** for a complete list of available sites to meet the County's 2014–2019 RHNA.

TABLE HE-57
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2014–2019)

Jurisdiction	New Units by Affordability Category					Total
	Extremely Low	Very Low	Low	Moderate	Above-Moderate	
Ione	0	0	0	0	0	0
Jackson	0	0	0	0	0	0
Plymouth	0	0	0	0	0	0
Sutter Creek	0	0	0	0	11	11
Unincorporated County	0	0	0	3	11	14
Total	0	0	0	3	22	25

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

TABLE HE-58
REMAINING REGIONAL HOUSING NEEDS (2014–2019)

Jurisdiction	New Units by Affordability Category					Total
	Extremely Low	Very Low	Low	Moderate	Above-Moderate	
Ione	1	2	3	3	7	16
Jackson	2	2	3	4	8	19
Plymouth	1	0	1	1	1	4
Sutter Creek	1	1	2	2	0	6
Unincorporated County	5	5	7	6	12	35

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

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INVENTORY OF SITES

This section provides the inventory of vacant land that is available in the five jurisdictions for both multifamily and single-family residential development. Summary tables of the available land are included in each of the following sections. **Table HE-60a and b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for pending projects in the unincorporated county and four cities.

AMADOR COUNTY SITES INVENTORY ANALYSIS

In the 4th round Housing Element update, the County included Program H.1-1, stating that the County would accommodate the County's remaining lower-income RHNA by rezoning several sites to R-3 with a land use designation of RM or RSC which would allow a minimum of 10 units per acre to address a shortfall of 537 units for extremely low-, very low-, and low-income households (see Tables H-35 and H-36 in the County's 2009-2014 Housing Element). Four sites were detailed at the end of Table H-36 of the 2007-2014 Housing Element to accommodate the shortfall. One of the sites was already zoned R-3 and designated RM in the General Plan. The other three sites were to be redesignated, then rezoned, upon adoption of the County's General Plan update. The General Plan update was delayed and the rezoning has yet to take place.

The site already zoned R-3 (a 31.00 acre site designated SP – APN 044100027000) showed that it could accommodate 310 units at the minimum density of 10 units per acre. However, the SP land use designation allows up to 18 units per acre and R-3 zoning allows up to 43 units per acre. The site is proposed to be re-designated to RM once the General Plan Update is complete. The allowed density under the General Plan is proposed to increase to 25 units per acre for low-income deed restricted multifamily projects upon adoption of the General Plan (expected Summer/Fall 2015). When development standards such as maximum height, allowed lot coverage, and parking requirements are taken into consideration this site could easily accommodate up to 25 units per acre based on County analysis. Because of this analysis the County has concluded that the site could conservatively accommodate densities up to 18 units per acre (the current maximum density under the General Plan in the SP designation). At 18 units per acre the site could accommodate 558 units which would fully address the 537 unit shortfall. However, because 18 units per acre is the current maximum density on the site the County will also rely on five other parcels to ensure there is more than sufficient capacity to develop 537 units on sites with a minimum density of 10 units per acre. The additional five parcels are zoned R-3 and were zoned R-3 and had the General Plan designation of Special Planning Area (SP) throughout the entire 4th Housing Element cycle. This General Plan designation allows up to 18 units per acre. These five parcels were not included in the land inventory in the County's 4th cycle Housing Element due to a pending development application at that time. That development application is no longer active so it is currently appropriate to use the sites to address the unit shortfall from the 4th cycle. The APNs of the parcels are 011270013000, 011270015000, 011270016000, 011270017000, 011270018000, and 044100027000. Additional detail on the sites is provided in **Tables HE-60a and HE-60b**. Total realistic capacity at 80 percent of maximum capacity (under maximum allowed density of 18 units per acre) for all six R-3 parcels is 815 units, more than enough to accommodate the 537 unit shortfall.



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The other sites planned for rezoning in 2007-2014 Housing Element Program H-1.1 as well as at least one additional site are proposed to allow up to 25 units per acre following adoption of the General Plan which will add to the available land inventory within the first few years of the 2014-2019 planning period. Program H-15 commits the County to pursuing the redesignation and rezoning of the additional sites from Program H-1.1. Because all of the 537 units remaining from the 4th round RHNA can be accommodated on sites that are appropriately zoned and with the existing development standards, there is no remaining shortfall of units from the 4th round RHNA.

This section provides the inventory of vacant land that is available in the unincorporated portion of Amador County for both multifamily and single-family residential development. **Table HE-60a and HE-60b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in the unincorporated county.

Realistic Capacity

In determining the realistic capacity of each site, the County took into account densities allowed by General Plan Land Use designation, applicable development standards including allowed lot size, and the characteristics of each site. Once these aspects were reviewed, it was determined that an 80 percent holding capacity was appropriate for most residential sites in unincorporated Amador County unless noted in **Table HE-60a and HE-60b**.

Based on an analysis of vacant land zoned for residential development in the county, the county has sufficient vacant land to accommodate its RHNA allocation (see **Table HE-59**).

TABLE HE-59
LAND INVENTORY SUMMARY – UNINCORPORATED AMADOR COUNTY

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Remaining RHNA	17	6	12	35
Summary of Sites	815	164	5,814	6,793
Net Remaining RHNA	0	0	0	0
Surplus (Shortfall)	798	158	5,802	6,758

Source: Amador County Transportation Commission and PMC 2014

ENERGY CONSERVATION

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy-

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saving features, energy-saving materials, and energy-efficient systems, and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

According to the US Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide. Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development, and providing pedestrian access to commercial and recreational facilities.

The County's and cities' goals and policies related to energy conservation are shaped by several other state, regional, and local initiatives and programs, including:

- Title 24, California's building standards for energy efficiency that apply to all new buildings in Amador County.
- The state's climate change strategies focused on reductions in greenhouse gas emissions, as required by Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006.
- Federal and utility programs and funds promoted through each jurisdiction's policies and administrative offices.
- The general plans of Ione, Jackson, Plymouth, Sutter Creek, and Amador County.

Additional information describing each of these programs is provided in the following sections.

State Energy Efficiency Requirements for New Construction

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission (CEC), were established in 1978 in response to a state legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy-efficiency technologies and methods. New 2013 Building Code standards went into effect on July 1, 2014, with higher efficiency requirements across all building types. According to the CEC estimates, Californians can expect energy savings of 25 percent for homes, and 14 percent for low-rise multifamily buildings under the new standards. Under the new standards, homeowners are expected to save approximately \$6,200 over the life of a 30-year mortgage compared to the previous code standards. The CEC estimates that California's building efficiency standards (along with those



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for energy-efficient appliances) saved more than \$66 billion in electricity and natural gas costs from 1978 to 2013.

Greenhouse Gas Emissions Reduction

The California legislature adopted the California Global Warming Solutions Act in 2006 (AB 32) and declared that “global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California.” In adopting the act, the legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other greenhouse gases (GHGs). The state has declared these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of AB 32 is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels). Executive Order S-03-05 requires further reduction of GHGs to 80 percent below 1990 levels by 2050.

AB 32 is being implemented by the California Air Resources Board (CARB) and local air pollution control districts guided by a Scoping Plan developed by CARB in 2008, to be updated every five years. The plan was most recently updated in 2014. The Scoping Plan encourages local jurisdictions to adopt emissions reductions measures to help the state meet its emissions reductions goals. The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, has released reports describing ways to measure and reduce GHGs at the local level, and model policies that local jurisdictions can include in their general plans to reduce GHGs and contribute to achieving the important goals of AB 32. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are:

- Promote walkability through a highly connected street system with small blocks.
- Promote mixed-use neighborhood centers and transit-oriented development.
- Reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping.
- Promote the use of fuel-efficient heating and cooling equipment and other appliances.
- Encourage green building designs in both new construction and building renovation.
- Encourage building orientations and landscaping that enhance natural lighting and sun exposure.
- Encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use.
- Promote energy-efficient design features, including appropriate site orientation, and use of light color roofing and building materials.
- Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.

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- Ensure that a portion of future residential development is affordable to low- and very low-income households.

UTILITY PROGRAMS AND FUNDING

The County and cities actively promote energy conservation programs offered through local service and utility providers.

PG&E serves the electrical and gas needs in the county. PG&E offers energy assistance programs for lower-income households to help lower-income households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), and the Family Electric Rate Assistance (FERA) programs.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

The FERA program provides a rate reduction for large households of three or more people with low to middle income.

In addition, the California Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

PG&E offers a number of energy reduction tips and information available, including home weatherization, energy-saving tips, and a residential energy guide.



APPENDIX C: RESOURCES

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APPENDIX C: RESOURCES



**TABLE HE-60A
LAND INVENTORY**

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	011270013000	R3		SP	Vacant	5.22	18	93	74	Lower	
Amador County	011270015000	R3		SP	Vacant	5.14	18	92	73	Lower	
Amador County	011270016000	R3		SP	Vacant	5.23	18	94	75	Lower	
Amador County	011270017000	R3		SP	Vacant	4.97	18	89	71	Lower	
Amador County	011270018000	R3		SP	Vacant	5.33	18	96	76	Lower	
Amador County	044100027000	R3		SP	Vacant	31.00	18	558	446	Lower	
Lower Income Subtotal						56.90		1,022	815		
Amador County	003681027000	R2		SP	Vacant	0.27	18	4	3	Moderate	
Amador County	003691002000	R2		SP	Vacant	0.41	18	7	5	Moderate	
Amador County	003691004000	R2		SP	Vacant	0.42	18	7	5	Moderate	
Amador County	003691007000	R2		SP	Vacant	0.41	18	7	5	Moderate	
Amador County	003691008000	R2		SP	Vacant	0.40	18	7	5	Moderate	
Amador County	003691009000	R2		SP	Vacant	0.39	18	7	5	Moderate	
Amador County	003691012000	R2		SP	Vacant	0.26	18	4	3	Moderate	
Amador County	003691013000	R2		SP	Vacant	0.26	18	4	3	Moderate	
Amador County	003691041000	R2		SP	Vacant	0.52	18	9	7	Moderate	
Amador County	003701009000	R2		SP	Vacant	0.31	18	5	4	Moderate	
Amador County	003702006000	R2		SP	Vacant	0.30	18	5	4	Moderate	
Amador County	003702027000	R2		SP	Vacant	0.26	18	4	3	Moderate	
Amador County	003711001000	R2		SP	Vacant	0.51	18	9	7	Moderate	
Amador County	003711003000	R2		SP	Vacant	0.50	18	9	7	Moderate	
Amador County	003711007000	R2		SP	Vacant	0.38	18	6	4	Moderate	
Amador County	003711010000	R2		SP	Vacant	0.38	18	6	4	Moderate	
Amador County	003711018000	R2		SP	Vacant	0.42	18	7	5	Moderate	
Amador County	003711022000	R2		SP	Vacant	0.47	18	8	6	Moderate	
Amador County	003712004000	R2		SP	Vacant	0.29	18	5	4	Moderate	
Amador County	003712006000	R2		SP	Vacant	0.28	18	5	4	Moderate	



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003712007000	R2		SP	Vacant	0.27	18	4	3	Moderate	
Amador County	003712011000	R2		SP	Vacant	0.26	18	4	3	Moderate	
Amador County	003721003000	R2		SP	Vacant	0.51	18	9	7	Moderate	
Amador County	003721009000	R2		SP	Vacant	0.25	18	4	3	Moderate	
Amador County	003721026000	R2		SP	Vacant	0.93	18	16	12	Moderate	
Amador County	003721028000	R2		SP	Vacant	0.46	18	8	6	Moderate	
Amador County	003722005000	R2		SP	Vacant	0.29	18	5	4	Moderate	
Amador County	003722006000	R2		SP	Vacant	0.24	18	4	3	Moderate	
Amador County	003730005000	R2		SP	Vacant	0.68	18	12	9	Moderate	
Amador County	003730020000	R2		SP	Vacant	0.51	18	9	7	Moderate	
Amador County	014053012000	R2		R-L	Vacant	0.18	7	1	1	Moderate	
Amador County	033480046000	R3		R-L	Vacant	1.60	7	13	13	Moderate	
Amador County	033480047000	R3		R-L	Vacant	2.44	7				
Moderate Income Subtotal						16.08		214	164		
Amador County	003011001000	R1		SP	Vacant	1.42	18	10	8	Above Mod	
Amador County	003011002000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003011004000	R1		SP	Vacant	1.80	18	13	10	Above Mod	
Amador County	003011005000	R1		SP	Vacant	1.42	18	10	8	Above Mod	
Amador County	003011006000	R1		SP	Vacant	1.31	18	9	7	Above Mod	
Amador County	003011009000	R1		SP	Vacant	1.35	18	9	7	Above Mod	
Amador County	003012001000	R1		SP	Vacant	0.64	18	4	3	Above Mod	
Amador County	003012002000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003012003000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003012004000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003012005000	R1		SP	Vacant	1.12	18	8	6	Above Mod	
Amador County	003012006000	R1		SP	Vacant	0.55	18	4	3	Above Mod	
Amador County	003022001000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003022002000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003022004000	R1		SP	Vacant	0.65	18	4	3	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003022007000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003022008000	R1		SP	Vacant	0.47	18	3	2	Above Mod	
Amador County	003031002000	R1		SP	Vacant	9.38	18	68	54	Above Mod	
Amador County	003032001000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003032003000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003032004000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003032005000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003032006000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003040001000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003040002000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003040005000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003040011000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003040012000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003040013000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003040016000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003040017000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003040018000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003050001000	R1		SP	Vacant	0.88	18	6	4	Above Mod	
Amador County	003050002000	R1		SP	Vacant	0.69	18	5	4	Above Mod	
Amador County	003050003000	R1		SP	Vacant	0.62	18	4	3	Above Mod	
Amador County	003050004000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003050008000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003050015000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003050020000	R1		SP	Vacant	0.51	18	3	2	Above Mod	approved map 13 units
Amador County	003050021000	R1		SP	Vacant	0.58	18	4	3	Above Mod	approved map combine with above
Amador County	003050023000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003050026000	R1		SP	Vacant	0.55	18	4	3	Above Mod	
Amador County	003050027000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003050028000	R1		SP	Vacant	0.49	18	3	2	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003061004000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003061018000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003061019000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003062003000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003062006000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003062007000	R1		SP	Vacant	0.64	18	4	3	Above Mod	
Amador County	003062010000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003062011000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003071002000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003071003000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003071005000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003071012000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003071016000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003071017000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003071018000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003071019000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003071020000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003071021000	R1		SP	Vacant	0.61	18	4	3	Above Mod	
Amador County	003071022000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003071023000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003071024000	R1		SP	Vacant	0.64	18	4	3	Above Mod	
Amador County	003072003000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003072004000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003072008000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003081001000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003081006000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003081007000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003081008000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003081010000	R1		SP	Vacant	0.50	18	3	2	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003081011000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003081012000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003082002000	R1		SP	Vacant	0.48	18	3	2	Above Mod	
Amador County	003082005000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003082006000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003082013000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003082017000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003082019000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003082020000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003090002000	R1		SP	Vacant	2.41	18	17	13	Above Mod	
Amador County	003090003000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003090007000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003100001000	R1		SP	Vacant	16.53	18	119	95	Above Mod	
Amador County	003111002000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003111003000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003111005000	R1		SP	Vacant	0.66	18	4	3	Above Mod	
Amador County	003112001000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003112002000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003112003000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003112004000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003112005000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003112006000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003112007000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003112008000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003112009000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003112010000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003112011000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003112012000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003112013000	R1		SP	Vacant	0.58	18	4	3	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003112015000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003112017000	R1		SP	Vacant	0.57	18	4	3	Above Mod	
Amador County	003112018000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003112019000	R1		SP	Vacant	0.84	18	6	4	Above Mod	
Amador County	003121001000	R1		SP	Vacant	3.86	18	28	22	Above Mod	
Amador County	003122002000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003122004000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003130003000	R1		SP	Vacant	2.61	18	18	14	Above Mod	
Amador County	003130004000	R1		SP	Vacant	2.42	18	17	13	Above Mod	
Amador County	003130005000	R1		SP	Vacant	2.40	18	17	13	Above Mod	
Amador County	003130006000	R1		SP	Vacant	2.61	18	18	14	Above Mod	
Amador County	003140002000	R1		SP	Vacant	1.93	18	13	10	Above Mod	
Amador County	003140003000	R1		SP	Vacant	2.12	18	15	12	Above Mod	
Amador County	003140005000	R1		SP	Vacant	2.57	18	18	14	Above Mod	
Amador County	003150004000	R1		SP	Vacant	2.73	18	19	15	Above Mod	
Amador County	003150005000	R1		SP	Vacant	2.61	18	18	14	Above Mod	
Amador County	003160001000	R1		SP	Vacant	2.50	18	18	14	Above Mod	
Amador County	003160002000	R1		SP	Vacant	2.48	18	17	13	Above Mod	
Amador County	003170001000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003170003000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003170005000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003170006000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003170010000	R1		SP	Vacant	3.15	18	22	17	Above Mod	
Amador County	003170012000	R1		SP	Vacant	3.00	18	21	16	Above Mod	
Amador County	003181001000	R1		SP	Vacant	0.86	18	6	4	Above Mod	
Amador County	003181004000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003181005000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003181006000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003181007000	R1		SP	Vacant	0.50	18	3	2	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003181010000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003182001000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003182003000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003183001000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003183002000	R1		SP	Vacant	0.55	18	4	3	Above Mod	
Amador County	003190001000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003190003000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190004000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190006000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003190007000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190008000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190011000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190012000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190013000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190014000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003190015000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003190016000	R1		SP	Vacant	0.48	18	3	2	Above Mod	
Amador County	003201001000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003201002000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003202001000	R1		SP	Vacant	0.48	18	3	2	Above Mod	
Amador County	003202003000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003202004000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003202009000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003202017000	R1		SP	Vacant	0.64	18	4	3	Above Mod	
Amador County	003202018000	R1		SP	Vacant	0.67	18	4	3	Above Mod	
Amador County	003202019000	R1		SP	Vacant	0.61	18	4	3	Above Mod	
Amador County	003211001000	R1		SP	Vacant	0.75	18	5	4	Above Mod	
Amador County	003211002000	R1		SP	Vacant	0.62	18	4	3	Above Mod	
Amador County	003211003000	R1		SP	Vacant	0.60	18	4	3	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003211004000	R1		SP	Vacant	0.59	18	4	3	Above Mod	
Amador County	003211006000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003211008000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003211012000	R1		SP	Vacant	0.66	18	4	3	Above Mod	
Amador County	003211015000	R1		SP	Vacant	0.47	18	3	2	Above Mod	
Amador County	003212001000	R1		SP	Vacant	0.67	18	4	3	Above Mod	
Amador County	003212004000	R1		SP	Vacant	0.76	18	5	4	Above Mod	
Amador County	003212005000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003212007000	R1		SP	Vacant	0.80	18	5	4	Above Mod	
Amador County	003212008000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003221001000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003221002000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003221004000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003221005000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003221006000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003221008000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003222006000	R1		SP	Vacant	0.64	18	4	3	Above Mod	
Amador County	003222007000	R1		SP	Vacant	0.62	18	4	3	Above Mod	
Amador County	003222008000	R1		SP	Vacant	0.68	18	4	3	Above Mod	
Amador County	003222009000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003222010000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003222011000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003222012000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003222013000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003222014000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003222015000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003222016000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003230001000	R1		SP	Vacant	2.59	18	18	14	Above Mod	
Amador County	003230002000	R1		SP	Vacant	3.17	18	23	18	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003230003000	R1		SP	Vacant	2.59	18	18	14	Above Mod	
Amador County	003251001000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003251002000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003251003000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003251004000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003251005000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003251006000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003251007000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003252001000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003252002000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003252003000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003252005000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003253001000	R1		SP	Vacant	0.59	18	4	3	Above Mod	
Amador County	003253003000	R1		SP	Vacant	0.45	18	3	2	Above Mod	
Amador County	003253005000	R1		SP	Vacant	0.46	18	3	2	Above Mod	
Amador County	003260002000	R1		SP	Vacant	0.81	18	5	4	Above Mod	
Amador County	003260004000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003260005000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003260007000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003260008000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003260009000	R1		SP	Vacant	1.15	18	8	6	Above Mod	
Amador County	003260011000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003260012000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003260014000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003260016000	R1		SP	Vacant	1.11	18	8	6	Above Mod	
Amador County	003271002000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003271003000	R1		SP	Vacant	1.12	18	8	6	Above Mod	
Amador County	003272003000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003272006000	R1		SP	Vacant	1.23	18	8	6	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003282001000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003282003000	R1		SP	Vacant	1.11	18	8	6	Above Mod	
Amador County	003282004000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003282006000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003282007000	R1		SP	Vacant	1.11	18	8	6	Above Mod	
Amador County	003290004000	R1		SP	Vacant	2.50	18	18	14	Above Mod	
Amador County	003300001000	R1		SP	Vacant	1.24	18	9	7	Above Mod	
Amador County	003300002000	R1		SP	Vacant	2.74	18	19	15	Above Mod	
Amador County	003300005000	R1		SP	Vacant	5.07	18	36	28	Above Mod	
Amador County	003300006000	R1		SP	Vacant	3.57	18	25	20	Above Mod	
Amador County	003310004000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003310008000	R1		SP	Vacant	1.52	18	11	8	Above Mod	
Amador County	003320001000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003320003000	R1		SP	Vacant	1.15	18	8	6	Above Mod	
Amador County	003320004000	R1		SP	Vacant	1.49	18	10	8	Above Mod	
Amador County	003330002000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003330003000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003330004000	R1		SP	Vacant	1.20	18	8	6	Above Mod	
Amador County	003330005000	R1		SP	Vacant	1.13	18	8	6	Above Mod	
Amador County	003330006000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003341001000	R1		SP	Vacant	0.98	18	7	5	Above Mod	
Amador County	003341003000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003342005000	R1		SP	Vacant	1.18	18	8	6	Above Mod	
Amador County	003351002000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003351005000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003352003000	R1		SP	Vacant	0.98	18	7	5	Above Mod	
Amador County	003360003000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003360005000	R1		SP	Vacant	1.22	18	8	6	Above Mod	
Amador County	003360009000	R1		SP	Vacant	1.28	18	9	7	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003370001000	R1		SP	Vacant	1.13	18	8	6	Above Mod	
Amador County	003370004000	R1		SP	Vacant	1.11	18	8	6	Above Mod	
Amador County	003370007000	R1		SP	Vacant	1.68	18	12	9	Above Mod	
Amador County	003370008000	R1		SP	Vacant	1.75	18	12	9	Above Mod	
Amador County	003370009000	R1		SP	Vacant	1.36	18	9	7	Above Mod	
Amador County	003370010000	R1		SP	Vacant	0.99	18	7	5	Above Mod	
Amador County	003380001000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003380003000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003380004000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003380005000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003380006000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003380007000	R1		SP	Vacant	1.45	18	10	8	Above Mod	
Amador County	003380008000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003380009000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003390003000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003390004000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003390008000	R1		SP	Vacant	1.11	18	8	6	Above Mod	
Amador County	003390009000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003390011000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003390015000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003400002000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003400003000	R1		SP	Vacant	1.41	18	10	8	Above Mod	
Amador County	003400008000	R1		SP	Vacant	0.99	18	7	5	Above Mod	
Amador County	003491002000	R1		SP	Vacant	1.88	18	13	10	Above Mod	
Amador County	003491004000	R1		SP	Vacant	1.47	18	10	8	Above Mod	
Amador County	003491005000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003491006000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003491007000	R1		SP	Vacant	1.18	18	8	6	Above Mod	
Amador County	003492001000	R1		SP	Vacant	1.06	18	7	5	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003492002000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003492004000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003500002000	R1		SP	Vacant	0.84	18	6	4	Above Mod	
Amador County	003500004000	R1		SP	Vacant	0.67	18	4	3	Above Mod	
Amador County	003500005000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003500006000	R1		SP	Vacant	0.69	18	5	4	Above Mod	
Amador County	003500007000	R1		SP	Vacant	0.65	18	4	3	Above Mod	
Amador County	003500008000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003500009000	R1		SP	Vacant	0.62	18	4	3	Above Mod	
Amador County	003500016000	R1		SP	Vacant	2.52	18	18	14	Above Mod	
Amador County	003511001000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003511002000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003511003000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003511004000	R1		SP	Vacant	1.12	18	8	6	Above Mod	
Amador County	003511005000	R1		SP	Vacant	0.66	18	4	3	Above Mod	
Amador County	003511006000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003511007000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003512001000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003512002000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003512003000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003512004000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003512005000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003521002000	R1		SP	Vacant	1.21	18	8	6	Above Mod	
Amador County	003521003000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003522001000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003522002000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003524001000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003524002000	R1		SP	Vacant	0.57	18	4	3	Above Mod	
Amador County	003524003000	R1		SP	Vacant	0.54	18	3	2	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003524007000	R1		SP	Vacant	1.80	18	13	10	Above Mod	
Amador County	003530005000	R1		SP	Vacant	2.92	18	21	16	Above Mod	
Amador County	003530007000	R1		SP	Vacant	2.18	18	15	12	Above Mod	
Amador County	003530008000	R1		SP	Vacant	2.28	18	16	12	Above Mod	
Amador County	003540006000	R1		SP	Vacant	2.53	18	18	14	Above Mod	
Amador County	003550004000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003550006000	R1		SP	Vacant	2.54	18	18	14	Above Mod	
Amador County	003550007000	R1		SP	Vacant	2.10	18	15	12	Above Mod	
Amador County	003561002000	R1		SP	Vacant	1.13	18	8	6	Above Mod	
Amador County	003561006000	R1		SP	Vacant	1.15	18	8	6	Above Mod	
Amador County	003562001000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003562002000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003562004000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003562005000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003571005000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003572001000	R1		SP	Vacant	0.72	18	5	4	Above Mod	
Amador County	003572005000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003573002000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003582002000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003582003000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003582004000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003582005000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003583002000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003583005000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003583006000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003591001000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003593002000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003593003000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003593004000	R1		SP	Vacant	1.05	18	7	5	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003593006000	R1		SP	Vacant	0.98	18	7	5	Above Mod	
Amador County	003593008000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003601002000	R1		SP	Vacant	3.31	18	24	19	Above Mod	
Amador County	003602001000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003611002000	R1		SP	Vacant	2.92	18	21	16	Above Mod	
Amador County	003611003000	R1		SP	Vacant	2.33	18	16	12	Above Mod	
Amador County	003612001000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003620002000	R1		SP	Vacant	6.85	18	49	39	Above Mod	
Amador County	003620003000	R1		SP	Vacant	7.91	18	57	45	Above Mod	
Amador County	003620004000	R1		SP	Vacant	12.17	18	88	70	Above Mod	
Amador County	003661006000	R1		SP	Vacant	0.63	18	4	3	Above Mod	
Amador County	003661011000	R1		SP	Vacant	0.95	18	6	4	Above Mod	
Amador County	003662004000	R1		SP	Vacant	0.72	18	5	4	Above Mod	
Amador County	003662007000	R1		SP	Vacant	0.45	18	3	2	Above Mod	
Amador County	003662017000	R1		SP	Vacant	0.26	18	1	1	Above Mod	
Amador County	003670014000	R1		SP	Vacant	0.57	18	4	3	Above Mod	
Amador County	003670015000	R1		SP	Vacant	0.38	18	2	1	Above Mod	
Amador County	003681005000	R1		SP	Vacant	0.40	18	2	1	Above Mod	
Amador County	003681008000	R1		SP	Vacant	0.26	18	1	1	Above Mod	
Amador County	003681010000	R1		SP	Vacant	0.26	18	1	1	Above Mod	
Amador County	003681013000	R1		SP	Vacant	0.24	18	1	1	Above Mod	
Amador County	003681015000	R1		SP	Vacant	0.24	18	1	1	Above Mod	
Amador County	003681019000	R1		SP	Vacant	0.42	18	3	2	Above Mod	
Amador County	003682014000	R1		SP	Vacant	0.32	18	2	1	Above Mod	
Amador County	003682016000	R1		SP	Vacant	0.27	18	1	1	Above Mod	
Amador County	003691017000	R1		SP	Vacant	0.26	18	1	1	Above Mod	
Amador County	003691019000	R1		SP	Vacant	0.26	18	1	1	Above Mod	
Amador County	003691021000	R1		SP	Vacant	0.25	18	1	1	Above Mod	
Amador County	003691023000	R1		SP	Vacant	0.33	18	2	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003691024000	R1		SP	Vacant	0.35	18	2	1	Above Mod	
Amador County	003691030000	R1		SP	Vacant	0.36	18	2	1	Above Mod	
Amador County	003701003000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003702015000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003702016000	R1		SP	Vacant	0.28	18	1	1	Above Mod	
Amador County	003740007000	R1		SP	Vacant	25.19	18	182	145	Above Mod	
Amador County	003761008000	R1		SP	Vacant	0.29	18	2	1	Above Mod	
Amador County	003762006000	R1		SP	Vacant	0.28	18	2	1	Above Mod	
Amador County	003762016000	R1		SP	Vacant	0.26	18	1	1	Above Mod	
Amador County	003762020000	R1		SP	Vacant	0.29	18	2	1	Above Mod	
Amador County	003772018000	R1		SP	Vacant	0.30	18	2	1	Above Mod	
Amador County	003772022000	R1		SP	Vacant	0.43	18	3	2	Above Mod	
Amador County	003773003000	R1		SP	Vacant	0.27	18	1	1	Above Mod	
Amador County	003774002000	R1		SP	Vacant	0.35	18	2	1	Above Mod	
Amador County	003781001000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003781002000	R1		SP	Vacant	1.23	18	8	6	Above Mod	
Amador County	003781003000	R1		SP	Vacant	0.99	18	7	5	Above Mod	
Amador County	003781004000	R1		SP	Vacant	1.38	18	10	8	Above Mod	
Amador County	003781005000	R1		SP	Vacant	1.51	18	10	8	Above Mod	
Amador County	003781006000	R1		SP	Vacant	1.28	18	9	7	Above Mod	
Amador County	003781007000	R1		SP	Vacant	1.32	18	9	7	Above Mod	
Amador County	003781008000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003781009000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003782001000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003782002000	R1		SP	Vacant	0.99	18	7	5	Above Mod	
Amador County	003782003000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003782004000	R1		SP	Vacant	0.63	18	4	3	Above Mod	
Amador County	003782005000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003782006000	R1		SP	Vacant	0.55	18	4	3	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003782007000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003782008000	R1		SP	Vacant	0.80	18	5	4	Above Mod	
Amador County	003782009000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003782010000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003782011000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003782012000	R1		SP	Vacant	0.71	18	5	4	Above Mod	
Amador County	003782013000	R1		SP	Vacant	0.71	18	5	4	Above Mod	
Amador County	003782014000	R1		SP	Vacant	0.57	18	4	3	Above Mod	
Amador County	003782015000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003782016000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003782017000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003783001000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003783002000	R1		SP	Vacant	0.98	18	7	5	Above Mod	
Amador County	003783003000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003783004000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003783005000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003783006000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003783007000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003783008000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003783009000	R1		SP	Vacant	0.72	18	5	4	Above Mod	
Amador County	003783010000	R1		SP	Vacant	0.59	18	4	3	Above Mod	
Amador County	003783011000	R1		SP	Vacant	0.68	18	4	3	Above Mod	
Amador County	003783012000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003783013000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003783014000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003783015000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003783016000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003783017000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003783018000	R1		SP	Vacant	0.58	18	4	3	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003783019000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003783020000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003783021000	R1		SP	Vacant	0.83	18	6	4	Above Mod	
Amador County	003783022000	R1		SP	Vacant	0.62	18	4	3	Above Mod	
Amador County	003783023000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003783024000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003784001000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003784002000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003784003000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003784004000	R1		SP	Vacant	0.99	18	7	5	Above Mod	
Amador County	003784005000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003784006000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003784007000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003784008000	R1		SP	Vacant	1.25	18	9	7	Above Mod	
Amador County	003784009000	R1		SP	Vacant	1.18	18	8	6	Above Mod	
Amador County	003784010000	R1		SP	Vacant	1.23	18	8	6	Above Mod	
Amador County	003784011000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003784012000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003791001000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003791002000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003791003000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003791004000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003792001000	R1		SP	Vacant	2.11	18	15	12	Above Mod	
Amador County	003792002000	R1		SP	Vacant	1.46	18	10	8	Above Mod	
Amador County	003792003000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003792004000	R1		SP	Vacant	1.10	18	8	6	Above Mod	
Amador County	003792005000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003792006000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003793001000	R1		SP	Vacant	0.54	18	3	2	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003793002000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003793003000	R1		SP	Vacant	0.82	18	5	4	Above Mod	
Amador County	003793004000	R1		SP	Vacant	0.84	18	6	4	Above Mod	
Amador County	003793005000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003793006000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003793007000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003793008000	R1		SP	Vacant	0.71	18	5	4	Above Mod	
Amador County	003793009000	R1		SP	Vacant	0.61	18	4	3	Above Mod	
Amador County	003793010000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003793011000	R1		SP	Vacant	0.61	18	4	3	Above Mod	
Amador County	003793012000	R1		SP	Vacant	0.98	18	7	5	Above Mod	
Amador County	003793013000	R1		SP	Vacant	1.35	18	9	7	Above Mod	
Amador County	003793014000	R1		SP	Vacant	1.41	18	10	8	Above Mod	
Amador County	003793015000	R1		SP	Vacant	1.26	18	9	7	Above Mod	
Amador County	003793016000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003793017000	R1		SP	Vacant	0.63	18	4	3	Above Mod	
Amador County	003793018000	R1		SP	Vacant	1.39	18	10	8	Above Mod	
Amador County	003793019000	R1		SP	Vacant	0.62	18	4	3	Above Mod	
Amador County	003793020000	R1		SP	Vacant	1.11	18	8	6	Above Mod	
Amador County	003793021000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003793022000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003793023000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003793024000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003793025000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003793026000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003793027000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003793028000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003793029000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003793030000	R1		SP	Vacant	0.52	18	3	2	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003793031000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003793032000	R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	003793033000	R1		SP	Vacant	0.59	18	4	3	Above Mod	
Amador County	003793034000	R1		SP	Vacant	0.74	18	5	4	Above Mod	
Amador County	003793035000	R1		SP	Vacant	0.81	18	5	4	Above Mod	
Amador County	003793036000	R1		SP	Vacant	0.70	18	5	4	Above Mod	
Amador County	003793037000	R1		SP	Vacant	0.79	18	5	4	Above Mod	
Amador County	003793038000	R1		SP	Vacant	0.68	18	4	3	Above Mod	
Amador County	003793039000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003793040000	R1		SP	Vacant	0.57	18	4	3	Above Mod	
Amador County	003793041000	R1		SP	Vacant	0.55	18	4	3	Above Mod	
Amador County	003793042000	R1		SP	Vacant	0.60	18	4	3	Above Mod	
Amador County	003793043000	R1		SP	Vacant	0.67	18	4	3	Above Mod	
Amador County	003793044000	R1		SP	Vacant	0.78	18	5	4	Above Mod	
Amador County	003793045000	R1		SP	Vacant	0.85	18	6	4	Above Mod	
Amador County	003794001000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003794002000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003794003000	R1		SP	Vacant	1.26	18	9	7	Above Mod	
Amador County	003794004000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003794005000	R1		SP	Vacant	0.55	18	3	2	Above Mod	
Amador County	003794006000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003794007000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003794008000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003801001000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003801002000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003801003000	R1		SP	Vacant	1.13	18	8	6	Above Mod	
Amador County	003801004000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003801005000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003801006000	R1		SP	Vacant	1.03	18	7	5	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003801007000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003801008000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003801009000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003801010000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003801011000	R1		SP	Vacant	0.57	18	4	3	Above Mod	
Amador County	003801012000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003801013000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003801014000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003801015000	R1		SP	Vacant	0.50	18	3	2	Above Mod	
Amador County	003801016000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003801017000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003801018000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003801019000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003801020000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003801021000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003801022000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003801023000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003801024000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003801025000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003801026000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003801027000	R1		SP	Vacant	1.15	18	8	6	Above Mod	
Amador County	003801028000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003801029000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003801030000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003802001000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003802002000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003802003000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003802004000	R1		SP	Vacant	0.97	18	7	5	Above Mod	
Amador County	003802005000	R1		SP	Vacant	1.05	18	7	5	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003802006000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003802007000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003802008000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003802009000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003802010000	R1		SP	Vacant	1.24	18	9	7	Above Mod	
Amador County	003802011000	R1		SP	Vacant	1.28	18	9	7	Above Mod	
Amador County	003802012000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003802013000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003802014000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003802015000	R1		SP	Vacant	1.31	18	9	7	Above Mod	
Amador County	003802016000	R1		SP	Vacant	1.39	18	10	8	Above Mod	
Amador County	003802017000	R1		SP	Vacant	1.13	18	8	6	Above Mod	
Amador County	003802018000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003802019000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003802020000	R1		SP	Vacant	1.12	18	8	6	Above Mod	
Amador County	003802021000	R1		SP	Vacant	1.19	18	8	6	Above Mod	
Amador County	003802022000	R1		SP	Vacant	1.23	18	8	6	Above Mod	
Amador County	003802023000	R1		SP	Vacant	1.24	18	8	6	Above Mod	
Amador County	003802024000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003802025000	R1		SP	Vacant	1.71	18	12	9	Above Mod	
Amador County	003802026000	R1		SP	Vacant	1.94	18	14	11	Above Mod	
Amador County	003802027000	R1		SP	Vacant	1.50	18	10	8	Above Mod	
Amador County	003802028000	R1		SP	Vacant	2.44	18	17	13	Above Mod	
Amador County	003802029000	R1		SP	Vacant	2.10	18	15	12	Above Mod	
Amador County	003802030000	R1		SP	Vacant	1.54	18	11	8	Above Mod	
Amador County	003802031000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003802032000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003802033000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003802034000	R1		SP	Vacant	1.00	18	7	5	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003802035000	R1		SP	Vacant	0.58	18	4	3	Above Mod	
Amador County	003802036000	R1		SP	Vacant	0.57	18	4	3	Above Mod	
Amador County	003811001000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003811002000	R1		SP	Vacant	1.18	18	8	6	Above Mod	
Amador County	003811003000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003811004000	R1		SP	Vacant	1.28	18	9	7	Above Mod	
Amador County	003811005000	R1		SP	Vacant	1.63	18	11	8	Above Mod	
Amador County	003811006000	R1		SP	Vacant	1.15	18	8	6	Above Mod	
Amador County	003811007000	R1		SP	Vacant	1.13	18	8	6	Above Mod	
Amador County	003811008000	R1		SP	Vacant	1.52	18	11	8	Above Mod	
Amador County	003811009000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003811010000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003811011000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003811012000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003811013000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003811014000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003811015000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003811016000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003811017000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003812001000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003812002000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003812003000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003812004000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003812005000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003812006000	R1		SP	Vacant	1.16	18	8	6	Above Mod	
Amador County	003812007000	R1		SP	Vacant	1.45	18	10	8	Above Mod	
Amador County	003812008000	R1		SP	Vacant	1.10	18	7	5	Above Mod	
Amador County	003812009000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003812010000	R1		SP	Vacant	1.65	18	11	8	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003812011000	R1		SP	Vacant	1.18	18	8	6	Above Mod	
Amador County	003812012000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003812013000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003812014000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003812015000	R1		SP	Vacant	1.10	18	8	6	Above Mod	
Amador County	003812016000	R1		SP	Vacant	1.09	18	7	5	Above Mod	
Amador County	003812017000	R1		SP	Vacant	1.12	18	8	6	Above Mod	
Amador County	003812018000	R1		SP	Vacant	1.45	18	10	8	Above Mod	
Amador County	003812019000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003812020000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003812021000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003812022000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003812023000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003812024000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003812025000	R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	003812026000	R1		SP	Vacant	1.15	18	8	6	Above Mod	
Amador County	003821001000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003821002000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003821003000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003821004000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003821005000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003821006000	R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	003821007000	R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	003822001000	R1		SP	Vacant	0.70	18	5	4	Above Mod	
Amador County	003822002000	R1		SP	Vacant	0.63	18	4	3	Above Mod	
Amador County	003822003000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003822004000	R1		SP	Vacant	0.56	18	4	3	Above Mod	
Amador County	003822005000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003822006000	R1		SP	Vacant	1.05	18	7	5	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003822007000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003822008000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003822009000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003822010000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003822011000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003822012000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003822013000	R1		SP	Vacant	1.17	18	8	6	Above Mod	
Amador County	003822014000	R1		SP	Vacant	1.05	18	7	5	Above Mod	
Amador County	003822015000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003822016000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003822017000	R1		SP	Vacant	0.53	18	3	2	Above Mod	
Amador County	003822018000	R1		SP	Vacant	0.54	18	3	2	Above Mod	
Amador County	003822019000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003822020000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003822021000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003822022000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003822023000	R1		SP	Vacant	1.18	18	8	6	Above Mod	
Amador County	003822024000	R1		SP	Vacant	1.15	18	8	6	Above Mod	
Amador County	003822025000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	003822026000	R1		SP	Vacant	1.07	18	7	5	Above Mod	
Amador County	003822027000	R1		SP	Vacant	0.97	18	7	5	Above Mod	
Amador County	003822028000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003822029000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003822030000	R1		SP	Vacant	0.99	18	7	5	Above Mod	
Amador County	003822031000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003823001000	R1		SP	Vacant	1.03	18	7	5	Above Mod	
Amador County	003823002000	R1		SP	Vacant	0.98	18	7	5	Above Mod	
Amador County	003823003000	R1		SP	Vacant	1.02	18	7	5	Above Mod	
Amador County	003823004000	R1		SP	Vacant	1.05	18	7	5	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	003823005000	R1		SP	Vacant	1.00	18	7	5	Above Mod	
Amador County	003823006000	R1		SP	Vacant	1.01	18	7	5	Above Mod	
Amador County	003823007000	R1		SP	Vacant	1.06	18	7	5	Above Mod	
Amador County	003824001000	R1		SP	Vacant	1.08	18	7	5	Above Mod	
Amador County	003824002000	R1		SP	Vacant	1.04	18	7	5	Above Mod	
Amador County	015330008000	R1		A-T	Vacant	9.28	1	1	1	Above Mod	
Amador County	015330027000	R1		A-T	Vacant	2.45	1	1	1	Above Mod	
Amador County	015330031000	R1		A-T	Vacant	2.49	1	1	1	Above Mod	
Amador County	015330032000	R1		A-T	Vacant	2.98	1	1	1	Above Mod	
Amador County	015330033000	R1		A-T	Vacant	2.51	1	1	1	Above Mod	
Amador County	015330039000	R1		A-T	Vacant	2.56	1	1	1	Above Mod	
Amador County	015330040000	R1		A-T	Vacant	2.10	1	1	1	Above Mod	
Amador County	015330043000	R1		A-T	Vacant	2.08	1	1	1	Above Mod	
Amador County	015330044000	R1		A-T	Vacant	2.98	1	1	1	Above Mod	
Amador County	015330045000	R1		A-T	Vacant	3.66	1	1	1	Above Mod	
Amador County	015330053000	R1		A-T	Vacant	6.91	1	1	1	Above Mod	
Amador County	015330054000	R1		A-T	Vacant	6.27	1	1	1	Above Mod	
Amador County	015330055000	R1		A-T	Vacant	4.63	1	1	1	Above Mod	
Amador County	015330062000	R1		A-T	Vacant	1.55	1	1	1	Above Mod	
Amador County	015330063000	R1		A-T	Vacant	1.61	1	1	1	Above Mod	
Amador County	015330065000	R1		A-T	Vacant	5.19	1	1	1	Above Mod	
Amador County	015330068000	R1		A-T	Vacant	2.30	1	1	1	Above Mod	
Amador County	015330069000	R1		A-T	Vacant	1.32	1	1	1	Above Mod	
Amador County	015330070000	R1		A-T	Vacant	1.37	1	1	1	Above Mod	
Amador County	015330071000	R1		A-T	Vacant	1.51	1	1	1	Above Mod	
Amador County	015330072000	R1		A-T	Vacant	5.22	1	1	1	Above Mod	
Amador County	015330073000	R1		A-T	Vacant	4.80	1	1	1	Above Mod	
Amador County	015330074000	R1		A-T	Vacant	4.65	1	1	1	Above Mod	
Amador County	015330077000	R1		A-T	Vacant	5.63	1	1	1	Above Mod	



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Amador County	015330079000	R1		A-T	Vacant	2.12	1	1	1	Above Mod	
Amador County	015330080000	R1		A-T	Vacant	1.91	1	1	1	Above Mod	
Amador County	015330081000	R1		A-T	Vacant	4.23	1	1	1	Above Mod	
Amador County	015330083000	R1		A-T	Vacant	2.35	1	1	1	Above Mod	
Amador County	015330084000	R1		A-T	Vacant	1.48	1	1	1	Above Mod	
Amador County	015330086000	R1		A-T	Vacant	1.60	1	1	1	Above Mod	
Amador County	021230005000	R1	B2	R-S	Vacant	0.59	1	1	1	Above Mod	
Amador County	023040014000	R1		A-T	Vacant	1.49	1	1	1	Above Mod	
Amador County	023040019000	R1		A-T	Vacant	1.51	1	1	1	Above Mod	
Amador County	023040027000	R1		A-T	Vacant	1.00	1	1	1	Above Mod	
Amador County	023040030000	R1		A-T	Vacant	1.43	1	1	1	Above Mod	
Amador County	023040032000	R1		A-T	Vacant	1.27	1	1	1	Above Mod	
Amador County	023040034000	R1		A-T	Vacant	2.02	1	1	1	Above Mod	
Amador County	023050020000	R1		A-T	Vacant	4.40	1	1	1	Above Mod	
Amador County	023060016000	R1		A-T	Vacant	5.00	1	1	1	Above Mod	
Amador County	023060017000	R1		A-T	Vacant	4.67	1	1	1	Above Mod	
Amador County	023060019000	R1		A-T	Vacant	1.36	1	1	1	Above Mod	
Amador County	023060020000	R1		A-T	Vacant	1.12	1	1	1	Above Mod	
Amador County	023060022000	R1		A-T	Vacant	1.42	1	1	1	Above Mod	
Amador County	023060023000	R1		A-T	Vacant	1.45	1	1	1	Above Mod	
Amador County	023060027000	R1		A-T	Vacant	1.54	1	1	1	Above Mod	
Amador County	023070027000	R1	B3	R-S	Vacant	5.65	1	5	4	Above Mod	
Amador County	023070073000	R1	B3	R-S	Vacant	2.91	1	2	1	Above Mod	
Amador County	023080010000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	023090003000	R1	B3	R-S	Vacant	0.53	1	1	1	Above Mod	
Amador County	023090004000	R1	B3	R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	023090005000	R1	B3	R-S	Vacant	1.02	1	1	1	Above Mod	
Amador County	023090009000	R1	B3	R-S	Vacant	1.13	1	1	1	Above Mod	
Amador County	023090010000	R1	B3	R-S	Vacant	1.00	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	023090011000	R1	B3	R-S	Vacant	1.11	1	1	1	Above Mod	
Amador County	023100001000	R1	B3	R-S	Vacant	1.72	1	1	1	Above Mod	
Amador County	023100002000	R1	B3	R-S	Vacant	1.92	1	1	1	Above Mod	
Amador County	023100003000	R1	B3	R-S	Vacant	2.63	1	2	1	Above Mod	
Amador County	023100004000	R1	B3	R-S	Vacant	2.68	1	2	1	Above Mod	
Amador County	023100006000	R1	B3	R-S	Vacant	0.35	1	1	1	Above Mod	
Amador County	023110001000	R1	B3	R-S	Vacant	6.98	1	6	4	Above Mod	
Amador County	023120008000	R1	B3	R-S	Vacant	1.35	1	1	1	Above Mod	
Amador County	023130003000	R1	B3	R-S	Vacant	2.61	1	2	1	Above Mod	
Amador County	023130004000	R1	B3	R-S	Vacant	4.51	1	4	3	Above Mod	
Amador County	023130007000	R1	B3	R-S	Vacant	1.33	1	1	1	Above Mod	
Amador County	023140006000	R1	B3	R-S	Vacant	1.13	1	1	1	Above Mod	
Amador County	023140010000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	023140012000	R1	B3	R-S	Vacant	1.57	1	1	1	Above Mod	
Amador County	023150004000	R1	B3	R-S	Vacant	1.20	1	1	1	Above Mod	
Amador County	023150007000	R1	B3	R-S	Vacant	1.12	1	1	1	Above Mod	
Amador County	023150009000	R1		R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	023150010000	R1	B3	R-S	Vacant	1.17	1	1	1	Above Mod	
Amador County	023160027000	R1		R-S	Vacant	0.69	1	1	1	Above Mod	
Amador County	023160028000	R1		R-S	Vacant	0.48	1	1	1	Above Mod	
Amador County	023200014000	R1	B3	R-S	Vacant	1.07	1	1	1	Above Mod	
Amador County	023230017000	R1	B3	R-S	Vacant	1.12	1	1	1	Above Mod	
Amador County	023230018000	R1	B3	R-S	Vacant	1.00	1	1	1	Above Mod	
Amador County	023260014000	R1	B3	R-S	Vacant	0.48	1	1	1	Above Mod	
Amador County	023260016000	R1	B3	R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	023260017000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	023280005000	R1		R-S	Vacant	2.72	1	2	1	Above Mod	
Amador County	023280009000	R1		R-S	Vacant	3.75	1	3	2	Above Mod	
Amador County	023280010000	R1		R-S	Vacant	4.06	1	4	3	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	023280012000	R1		R-S	Vacant	3.65	1	3	2	Above Mod	
Amador County	023280015000	R1		R-S	Vacant	2.33	1	2	1	Above Mod	
Amador County	023280016000	R1		R-S	Vacant	2.05	1	2	1	Above Mod	
Amador County	023290002000	R1		R-S	Vacant	2.53	1	2	1	Above Mod	
Amador County	023290008000	R1		R-S	Vacant	1.84	1	1	1	Above Mod	
Amador County	023290010000	R1		R-S	Vacant	1.95	1	1	1	Above Mod	
Amador County	023290012000	R1		R-S	Vacant	1.88	1	1	1	Above Mod	
Amador County	023290014000	R1		R-S	Vacant	2.48	1	2	1	Above Mod	
Amador County	023300010000	R1		R-S	Vacant	1.85	1	1	1	Above Mod	
Amador County	023300014000	R1		R-S	Vacant	2.01	1	2	1	Above Mod	
Amador County	023310012000	R1		R-S	Vacant	3.92	1	3	2	Above Mod	
Amador County	023320001000	R1		R-S	Vacant	2.57	1	2	1	Above Mod	
Amador County	023320004000	R1		R-S	Vacant	1.68	1	1	1	Above Mod	
Amador County	023320005000	R1		R-S	Vacant	2.22	1	2	1	Above Mod	
Amador County	023320006000	R1		R-S	Vacant	2.01	1	2	1	Above Mod	
Amador County	023320007000	R1		R-S	Vacant	2.32	1	2	1	Above Mod	
Amador County	023320009000	R1		R-S	Vacant	2.26	1	2	1	Above Mod	
Amador County	023320010000	R1		R-S	Vacant	2.50	1	2	1	Above Mod	
Amador County	023320013000	R1		R-S	Vacant	3.14	1	3	2	Above Mod	
Amador County	023320017000	R1		R-S	Vacant	2.41	1	2	1	Above Mod	
Amador County	023320019000	R1		R-S	Vacant	4.40	1	4	3	Above Mod	
Amador County	023330001000	R1		R-S	Vacant	2.36	1	2	1	Above Mod	
Amador County	023330009000	R1		R-S	Vacant	2.51	1	2	1	Above Mod	
Amador County	023330016000	R1		R-S	Vacant	2.89	1	2	1	Above Mod	
Amador County	023340002000	R1		R-S	Vacant	2.85	1	2	1	Above Mod	
Amador County	023340003000	R1		R-S	Vacant	2.62	1	2	1	Above Mod	
Amador County	023340012000	R1		R-S	Vacant	2.24	1	2	1	Above Mod	
Amador County	023340015000	R1		R-S	Vacant	4.39	1	4	3	Above Mod	
Amador County	023340022000	R1		R-S	Vacant	3.57	1	3	2	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	023340025000	R1		R-S	Vacant	2.44	1	2	1	Above Mod	
Amador County	023340028000	R1		R-S	Vacant	1.89	1	1	1	Above Mod	
Amador County	023340029000	R1		R-S	Vacant	1.01	1	1	1	Above Mod	
Amador County	023350002000	R1		R-S	Vacant	1.80	1	1	1	Above Mod	
Amador County	023350003000	R1		R-S	Vacant	2.89	1	2	1	Above Mod	
Amador County	023350004000	R1		R-S	Vacant	3.00	1	3	2	Above Mod	
Amador County	023350005000	R1		R-S	Vacant	2.52	1	2	1	Above Mod	
Amador County	023350006000	R1		R-S	Vacant	2.26	1	2	1	Above Mod	
Amador County	023350007000	R1		R-S	Vacant	2.15	1	2	1	Above Mod	
Amador County	023360001000	R1		R-S	Vacant	3.81	1	3	2	Above Mod	
Amador County	023360002000	R1		R-S	Vacant	4.31	1	4	3	Above Mod	
Amador County	023360003000	R1		R-S	Vacant	4.63	1	4	3	Above Mod	
Amador County	023360005000	R1		R-S	Vacant	4.73	1	4	3	Above Mod	
Amador County	023370001000	R1		R-S	Vacant	2.32	1	2	1	Above Mod	
Amador County	023370003000	R1		R-S	Vacant	2.20	1	2	1	Above Mod	
Amador County	023370008510	R1		R-S	Vacant	2.02	1	2	1	Above Mod	
Amador County	023370009510	R1		R-S	Vacant	2.61	1	2	1	Above Mod	
Amador County	023370015000	R1		R-S	Vacant	2.55	1	2	1	Above Mod	
Amador County	023370017000	R1		R-S	Vacant	2.61	1	2	1	Above Mod	
Amador County	023380004000	R1		R-S	Vacant	2.29	1	2	1	Above Mod	
Amador County	023380005000	R1		R-S	Vacant	2.27	1	2	1	Above Mod	
Amador County	023380010000	R1		R-S	Vacant	2.11	1	2	1	Above Mod	
Amador County	023380012000	R1		R-S	Vacant	3.46	1	3	2	Above Mod	
Amador County	023390003000	R1		R-S	Vacant	3.93	1	3	2	Above Mod	
Amador County	023390004000	R1		R-S	Vacant	2.87	1	2	1	Above Mod	
Amador County	023390008000	R1		R-S	Vacant	3.59	1	3	2	Above Mod	
Amador County	023390017000	R1		R-S	Vacant	3.86	1	3	2	Above Mod	
Amador County	023400003000	R1		R-S	Vacant	0.53	1	1	1	Above Mod	
Amador County	023400005000	R1		R-S	Vacant	1.30	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	023400011000	R1		R-S	Vacant	8.60	1	62	6	Above Mod	
Amador County	023400021000	R1		R-S	Vacant	2.29	1	2	1	Above Mod	
Amador County	023400042000	R1		R-S	Vacant	0.75	1	1	1	Above Mod	
Amador County	023400050000	R1		R-S	Vacant	2.42	1	2	1	Above Mod	
Amador County	023400057000	R1		R-S	Vacant	1.58	1	1	1	Above Mod	
Amador County	023410001000	R1		R-S	Vacant	0.29	1	1	1	Above Mod	
Amador County	023410021000	R1		R-S	Vacant	0.55	1	1	1	Above Mod	
Amador County	023410024000	R1		R-S	Vacant	5.63	1	5	4	Above Mod	
Amador County	023410031000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	023410034000	R1		R-S	Vacant	1.88	1	1	1	Above Mod	
Amador County	023410040000	R1		R-S	Vacant	1.35	1	1	1	Above Mod	
Amador County	023410048000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	023410050000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	023410051000	R1		R-S	Vacant	0.75	1	1	1	Above Mod	
Amador County	023410052000	R1		R-S	Vacant	0.60	1	1	1	Above Mod	
Amador County	023410056000	R1		R-S	Vacant	0.25	1	1	1	Above Mod	
Amador County	023420005000	R1	B3	R-S	Vacant	1.35	1	1	1	Above Mod	
Amador County	023420008000	R1	B3	R-S	Vacant	1.78	1	1	1	Above Mod	
Amador County	023440001000	R1	B3	R-S	Vacant	3.77	1	3	2	Above Mod	
Amador County	023440003000	R1	B3	R-S	Vacant	3.76	1	3	2	Above Mod	
Amador County	023440007000	R1	B3	R-S	Vacant	1.70	1	1	1	Above Mod	
Amador County	023440008000	R1	B3	R-S	Vacant	1.03	1	1	1	Above Mod	
Amador County	023440009000	R1	B3	R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	023440013000	R1	B3	R-S	Vacant	1.14	1	1	1	Above Mod	
Amador County	023450012000	R1		R-S	Vacant	1.29	1	1	1	Above Mod	
Amador County	023450013000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	023450016000	R1		R-S	Vacant	0.32	1	1	1	Above Mod	
Amador County	023450019000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	023450024000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	023450029000	R1		R-S	Vacant	0.33	1	1	1	Above Mod	
Amador County	023460002000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	023460006000	R1		R-S	Vacant	0.36	1	1	1	Above Mod	
Amador County	023460009000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	023460024000	R1		R-S	Vacant	0.46	1	1	1	Above Mod	
Amador County	023460026000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	023460032000	R1		R-S	Vacant	0.49	1	1	1	Above Mod	
Amador County	023470013000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	023470019000	R1		R-S	Vacant	0.88	1	1	1	Above Mod	
Amador County	023470021000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	023480003000	R1		R-S	Vacant	1.08	1	1	1	Above Mod	
Amador County	023480004000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	023480008000	R1		R-S	Vacant	0.73	1	1	1	Above Mod	
Amador County	023480011000	R1		R-S	Vacant	0.49	1	1	1	Above Mod	
Amador County	023480016000	R1		R-S	Vacant	0.99	1	1	1	Above Mod	
Amador County	023490002000	R1	B3	R-S	Vacant	4.75	1	4	3	Above Mod	
Amador County	023490004000	R1	B3	R-S	Vacant	4.49	1	4	3	Above Mod	
Amador County	023490005000	R1	B3	R-S	Vacant	4.32	1	4	3	Above Mod	
Amador County	023490006000	R1	B3	R-S	Vacant	4.14	1	4	3	Above Mod	
Amador County	023490008000	R1	B3	R-S	Vacant	2.03	1	2	1	Above Mod	
Amador County	023520009000	R1		R-S	Vacant	3.98	1	3	2	Above Mod	
Amador County	023530014000	R1		R-S	Vacant	0.38	1	1	1	Above Mod	
Amador County	023530018000	R1		R-S	Vacant	0.74	1	1	1	Above Mod	
Amador County	023540002000	R1		R-S	Vacant	0.43	1	1	1	Above Mod	
Amador County	023540004000	R1		R-S	Vacant	0.39	1	3	3	Above Mod	
Amador County	023540005000	R1		R-S	Vacant	0.68	1	1	1	Above Mod	
Amador County	023540009000	R1		R-S	Vacant	0.35	1	1	1	Above Mod	
Amador County	023540011000	R1		R-S	Vacant	0.28	1	1	1	Above Mod	
Amador County	023540013000	R1		R-S	Vacant	0.28	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	023550006000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	023550018000	R1		R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	023550019000	R1		R-S	Vacant	0.90	1	1	1	Above Mod	
Amador County	023550020000	R1		R-S	Vacant	1.18	1	1	1	Above Mod	
Amador County	023560001000	R1		R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	023560002000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	023560003000	R1		R-S	Vacant	0.63	1	1	1	Above Mod	
Amador County	023560004000	R1		R-S	Vacant	0.68	1	1	1	Above Mod	
Amador County	023560008000	R1		R-S	Vacant	0.80	1	1	1	Above Mod	
Amador County	023560009000	R1		R-S	Vacant	0.79	1	1	1	Above Mod	
Amador County	023560012000	R1		R-S	Vacant	0.70	1	1	1	Above Mod	
Amador County	023570004000	R1		R-S	Vacant	0.73	1	1	1	Above Mod	
Amador County	023570006000	R1		R-S	Vacant	0.62	1	1	1	Above Mod	
Amador County	023570007000	R1		R-S	Vacant	0.57	1	1	1	Above Mod	
Amador County	023570008000	R1		R-S	Vacant	0.58	1	1	1	Above Mod	
Amador County	023570009000	R1		R-S	Vacant	0.57	1	1	1	Above Mod	
Amador County	023570019000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	023580010000	R1		R-S	Vacant	1.37	1	1	1	Above Mod	
Amador County	023580013000	R1		R-S	Vacant	1.12	1	1	1	Above Mod	
Amador County	023580014000	R1		R-S	Vacant	1.16	1	1	1	Above Mod	
Amador County	023580015000	R1		R-S	Vacant	1.22	1	1	1	Above Mod	
Amador County	023580016000	R1		R-S	Vacant	1.10	1	1	1	Above Mod	
Amador County	023620008000	R1	B5	A-T	Vacant	0.52	1	1	1	Above Mod	
Amador County	023620017000	R1	B5	A-T	Vacant	0.06	1	1	1	Above Mod	
Amador County	023640002000	R1	B3	R-S	Vacant	0.91	1	1	1	Above Mod	
Amador County	023640005000	R1	B3	R-S	Vacant	16.60	1	16	12	Above Mod	
Amador County	023640006000	R1		R-S	Vacant	2.52	1	2	1	Above Mod	
Amador County	023651003000	R1		R-S	Vacant	1.01	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	023651004000	R1		R-S	Vacant	1.03	1	1	1	Above Mod	
Amador County	023651025000	R1		R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	023652006000	R1		R-S	Vacant	1.32	1	1	1	Above Mod	
Amador County	023652007000	R1		R-S	Vacant	1.01	1	1	1	Above Mod	
Amador County	023652010000	R1		R-S	Vacant	0.97	1	1	1	Above Mod	
Amador County	023652024000	R1		R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	023652029000	R1		R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	023652031000	R1		R-S	Vacant	1.03	1	1	1	Above Mod	
Amador County	023652037000	R1		R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	023682003000	R1		R-S	Vacant	1.00	1	1	1	Above Mod	
Amador County	023682018000	R1		R-S	Vacant	2.03	1	2	1	Above Mod	
Amador County	023683008000	R1		R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	023710011000	R1	B3	R-S	Vacant	1.03	1	1	1	Above Mod	
Amador County	026143001000	PD - R1		SP	Vacant	0.42	18	3	2	Above Mod	
Amador County	026143004000	PD - R1		SP	Vacant	0.32	18	2	1	Above Mod	
Amador County	026143007000	PD - R1		SP	Vacant	0.39	18	2	1	Above Mod	
Amador County	026152002000	PD - R1		SP	Vacant	0.30	18	2	1	Above Mod	
Amador County	026153008000	PD - R1		SP	Vacant	0.37	18	2	1	Above Mod	
Amador County	026153009000	PD - R1		SP	Vacant	0.28	18	2	1	Above Mod	
Amador County	026153011000	PD - R1		SP	Vacant	0.28	18	2	1	Above Mod	
Amador County	026164005000	PD - R1		SP	Vacant	0.37	18	2	1	Above Mod	
Amador County	026164007000	PD - R1		SP	Vacant	0.24	18	1	1	Above Mod	
Amador County	029010013000	R1		A-T	Vacant	0.68	1	1	1	Above Mod	
Amador County	029022006000	R1		R-S	Vacant	0.30	1	1	1	Above Mod	
Amador County	029022013000	R1		R-S	Vacant	0.09	1	1	1	Above Mod	
Amador County	029022014000	R1		R-S	Vacant	0.05	1	1	1	Above Mod	
Amador County	029022025000	R1		R-S	Vacant	1.39	1	1	1	Above Mod	
Amador County	029022026000	R1		R-S	Vacant	1.76	1	1	1	Above Mod	
Amador County	029022037000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	029032002000	R1		R-S	Vacant	0.26	1	1	1	Above Mod	
Amador County	029032004000	R1		R-S	Vacant	0.16	1	1	1	Above Mod	
Amador County	029033002000	R1		R-S	Vacant	0.15	1	1	1	Above Mod	
Amador County	029033005000	R1		R-S	Vacant	0.17	1	1	1	Above Mod	
Amador County	029034006000	R1		R-S	Vacant	0.24	1	1	1	Above Mod	
Amador County	029035008000	R1		R-S	Vacant	0.23	1	1	1	Above Mod	
Amador County	029035010000	R1		R-S	Vacant	0.30	1	1	1	Above Mod	
Amador County	029035013000	R1		R-S	Vacant	0.15	1	1	1	Above Mod	
Amador County	029045001000	R1		R-S	Vacant	0.14	1	1	1	Above Mod	
Amador County	029052004000	R1		R-S	Vacant	0.07	1	1	1	Above Mod	
Amador County	029052014000	R1		R-S	Vacant	0.24	1	1	1	Above Mod	
Amador County	030080119000	R1	B3	A-T	Vacant	2.72	1	1	1	Above Mod	
Amador County	030100014000	R1	B3	A-T	Vacant	0.35	1	1	1	Above Mod	
Amador County	030110023000	R1	B3	A-T	Vacant	27.79	1	1	1	Above Mod	
Amador County	030140032000	R1		R-S	Vacant	10.90	1	10	8	Above Mod	
Amador County	030140070000	R1		R-L, C	Vacant	9.26	7	67	53	Above Mod	
Amador County	030140080000	R1		R-L	Vacant	15.91	7	115	92	Above Mod	
Amador County	030151007000	R1	B3	R-S	Vacant	2.11	1	2	1	Above Mod	
Amador County	030154004000	R1		R-L	Vacant	2.44	7	17	13	Above Mod	
Amador County	030180015000	R1		R-S	Vacant	0.07	1	1	1	Above Mod	
Amador County	030180016000	R1		R-S	Vacant	0.18	1	1	1	Above Mod	
Amador County	030200053000	R1		A-T	Vacant	1.27	1	1	1	Above Mod	
Amador County	030210004000	R1	B3	A-T	Vacant	1.02	1	1	1	Above Mod	
Amador County	030210011000	R1	B3	A-T	Vacant	1.06	1	1	1	Above Mod	
Amador County	030210018000	R1	B3	A-T	Vacant	1.10	1	1	1	Above Mod	
Amador County	030210029000	R1	B3	A-T	Vacant	1.01	1	1	1	Above Mod	
Amador County	030210035000	R1	B3	A-T	Vacant	0.99	1	1	1	Above Mod	
Amador County	030210054000	R1	B3	A-T	Vacant	1.01	1	1	1	Above Mod	
Amador County	030210058000	R1	B3	A-T	Vacant	0.98	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	030210061000	R1	B3	A-T	Vacant	0.96	1	1	1	Above Mod	
Amador County	030230002000	R1	B3	R-S	Vacant	5.35	1	5	4	Above Mod	
Amador County	030230010000	R1	B3	R-S	Vacant	5.56	1	5	4	Above Mod	
Amador County	030230016000	R1	B3	R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	030230019000	R1	B3	R-S	Vacant	11.18	1	11	8	Above Mod	
Amador County	030230020000	R1	B3	R-S	Vacant	2.10	1	2	1	Above Mod	
Amador County	030230022000	R1	B3	R-S	Vacant	1.07	1	1	1	Above Mod	
Amador County	030250042000	R1	B3	R-S	Vacant	1.15	1	1	1	Above Mod	
Amador County	030250046000	R1	B3	R-S	Vacant	1.29	1	1	1	Above Mod	
Amador County	030250049000	R1	B3	R-S	Vacant	1.01	1	1	1	Above Mod	
Amador County	030260055000	R1	B3	R-S	Vacant	2.38	1	2	1	Above Mod	
Amador County	030260057000	R1	B3	R-S	Vacant	1.70	1	1	1	Above Mod	
Amador County	030290004000	R1	B3	R-S	Vacant	1.39	1	1	1	Above Mod	
Amador County	030290022000	R1	B3	R-S	Vacant	1.16	1	1	1	Above Mod	
Amador County	030290028000	R1	B3	R-S	Vacant	1.73	1	1	1	Above Mod	
Amador County	030320014000	R1	B3	R-S	Vacant	1.55	1	1	1	Above Mod	
Amador County	030370043000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	030390024000	R1	B2	R-S	Vacant	0.38	1	1	1	Above Mod	
Amador County	030410016000	R1		A-T	Vacant	2.81	1	1	1	Above Mod	
Amador County	030520038000	R1	B3	R-S	Vacant	1.24	1	1	1	Above Mod	
Amador County	030620023000	R1		R-S	Vacant	1.02	1	1	1	Above Mod	
Amador County	030650034000	R1		A-T	Vacant	1.49	1	1	1	Above Mod	
Amador County	030670035000	R1	B3	R-S	Vacant	2.80	1	2	1	Above Mod	
Amador County	030720002000	R1	B3	R-S	Vacant	0.93	1	1	1	Above Mod	
Amador County	030720005000	R1	B3	R-S	Vacant	0.89	1	1	1	Above Mod	
Amador County	030720009000	R1	B3	R-S	Vacant	0.94	1	1	1	Above Mod	
Amador County	030730022000	R1		R-S	Vacant	1.00	1	1	1	Above Mod	
Amador County	030740001000	R1	B3	R-L	Vacant	1.70	7	1	1	Above Mod	
Amador County	030740002000	R1	B3	R-L	Vacant	1.37	7	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	030740003000	R1	B3	R-L	Vacant	0.88	7	1	1	Above Mod	
Amador County	030740004000	R1	B3	R-L	Vacant	0.86	7	1	1	Above Mod	
Amador County	030740005000	R1	B3	R-L	Vacant	3.12	7	3	3	Above Mod	
Amador County	030740006000	R1	B3	R-L	Vacant	1.01	7	1	1	Above Mod	
Amador County	030740007000	R1	B3	R-L	Vacant	1.09	7	1	1	Above Mod	
Amador County	030740008000	R1	B3	R-L	Vacant	0.82	7	1	1	Above Mod	
Amador County	030740009000	R1	B3	R-L	Vacant	0.73	7	1	1	Above Mod	
Amador County	030740010000	R1	B3	R-L	Vacant	0.72	7	1	1	Above Mod	
Amador County	030740011000	R1	B3	R-L	Vacant	0.74	7	1	1	Above Mod	
Amador County	030740012000	R1	B3	R-L	Vacant	1.68	7	1	1	Above Mod	
Amador County	030740013000	R1	B3	R-L	Vacant	1.68	7	1	1	Above Mod	
Amador County	030740014000	R1	B3	R-L	Vacant	2.95	7	3	3	Above Mod	
Amador County	030740017000	R1	B3	R-L	Vacant	9.54	7	10	8	Above Mod	
Amador County	030740018000	R1	B3	R-L	Vacant	8.20	7	8	7	Above Mod	
Amador County	031010065000	R1	B3	R-S	Vacant	20.02	1	20	16	Above Mod	
Amador County	031010095000	R1	B3	R-S	Vacant	8.06	1	8	6	Above Mod	
Amador County	031010104000	R1	B3	R-S	Vacant	29.12	1	29	24	Above Mod	
Amador County	031020002000	R1	B3	R-S	Vacant	1.71	1	1	1	Above Mod	
Amador County	031020008000	R1	B3	R-S	Vacant	2.70	1	2	1	Above Mod	
Amador County	031020014000	R1	B3	R-S	Vacant	1.33	1	1	1	Above Mod	
Amador County	031020017000	R1	B3	R-S	Vacant	1.38	1	1	1	Above Mod	
Amador County	031020022000	R1	B3	R-S	Vacant	2.60	1	2	1	Above Mod	
Amador County	031020024000	R1	B3	R-S	Vacant	1.79	1	1	1	Above Mod	
Amador County	031020025000	R1	B3	R-S	Vacant	1.75	1	1	1	Above Mod	
Amador County	031020028000	R1	B3	R-S	Vacant	0.46	1	1	1	Above Mod	
Amador County	031020033000	R1	B3	R-S	Vacant	4.57	1	4	3	Above Mod	
Amador County	031030041000	R1	B3	R-S	Vacant	1.13	1	1	1	Above Mod	
Amador County	031030047000	R1	B3	R-S	Vacant	1.36	1	1	1	Above Mod	
Amador County	031030048000	R1	B3	R-S	Vacant	1.00	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	031040013000	R1	B3	R-S	Vacant	1.24	1	1	1	Above Mod	
Amador County	031040028000	R1	B3	R-S	Vacant	0.50	1	1	1	Above Mod	
Amador County	031040042000	R1	B3	R-S	Vacant	1.13	1	1	1	Above Mod	
Amador County	031040065000	R1	B3	R-S	Vacant	14.52	1	14	11	Above Mod	
Amador County	031040071000	R1	B3	R-S	Vacant	0.87	1	1	1	Above Mod	
Amador County	031050016000	R1	B3	R-S	Vacant	0.21	1	1	1	Above Mod	
Amador County	031050043000	R1	B3	R-S	Vacant	6.14	1	6	4	Above Mod	
Amador County	031060006000	R1	B3	R-S	Vacant	1.26	1	1	1	Above Mod	
Amador County	031080008000	R1	B3	R-S, C	Vacant	1.92	1	1	1	Above Mod	
Amador County	031080021000	R1	B3	R-S	Vacant	0.73	1	1	1	Above Mod	
Amador County	031080022000	R1	B3	R-S, C	Vacant	2.95	1	2	1	Above Mod	
Amador County	031120010000	R1	B3	R-S	Vacant	4.39	1	4	3	Above Mod	
Amador County	031120015000	R1	B3	R-S	Vacant	1.23	1	1	1	Above Mod	
Amador County	031120018000	R1	B3	R-S	Vacant	1.07	1	1	1	Above Mod	
Amador County	031130010000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	031130012000	R1	B3	R-S	Vacant	1.06	1	1	1	Above Mod	
Amador County	031130025000	R1	B3	R-S	Vacant	1.08	1	1	1	Above Mod	
Amador County	031150005000	R1	B3	R-S	Vacant	2.05	1	2	1	Above Mod	
Amador County	031150039000	R1	B3	R-S	Vacant	1.62	1	1	1	Above Mod	
Amador County	031190002000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	031190014000	R1	B3	R-S	Vacant	1.01	1	1	1	Above Mod	
Amador County	031200018000	R1	B3	R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	031210002000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	031210005000	R1	B3	R-S	Vacant	2.33	1	2	1	Above Mod	
Amador County	031220005000	R1	B3	R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	031220010000	R1	B3	R-S	Vacant	3.40	1	3	2	Above Mod	
Amador County	031230004000	R1	B3	R-S	Vacant	1.23	1	1	1	Above Mod	
Amador County	031230008000	R1	B3	R-S	Vacant	1.28	1	1	1	Above Mod	
Amador County	031230031000	R1	B3	R-S	Vacant	1.34	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	031240013000	R1	B3	R-S	Vacant	1.00	1	1	1	Above Mod	
Amador County	031250026000	R1	B3	R-S	Vacant	1.35	1	1	1	Above Mod	
Amador County	031270003000	R1	B3	R-S	Vacant	1.20	1	1	1	Above Mod	
Amador County	031270008000	R1	B3	R-S	Vacant	1.10	1	1	1	Above Mod	
Amador County	031270011000	R1	B3	R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	031270016000	R1	B3	R-S	Vacant	0.46	1	1	1	Above Mod	
Amador County	031270017000	R1	B3	R-S	Vacant	0.59	1	1	1	Above Mod	
Amador County	031270018000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	031270020000	R1	B3	R-S	Vacant	0.84	1	1	1	Above Mod	
Amador County	031270021000	R1	B3	R-S	Vacant	1.03	1	1	1	Above Mod	
Amador County	031290001000	R1	B3	R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	031290007000	R1	B3	R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	031290009000	R1	B3	R-S	Vacant	0.59	1	1	1	Above Mod	
Amador County	031300015000	R1	B3	R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	031300016000	R1	B3	R-S	Vacant	0.88	1	1	1	Above Mod	
Amador County	031300017000	R1	B3	R-S	Vacant	0.54	1	1	1	Above Mod	
Amador County	031300021000	R1	B3	R-S	Vacant	0.40	1	1	1	Above Mod	
Amador County	031310009000	R1	B3	R-S	Vacant	2.65	1	2	1	Above Mod	
Amador County	031310015000	R1	B3	R-S	Vacant	6.48	1	6	4	Above Mod	
Amador County	031310021000	R1	B3	R-S, C	Vacant	12.22	1	12	9	Above Mod	
Amador County	031310024000	R1	B3	R-S	Vacant	67.12	1	67	53	Above Mod	
Amador County	031310030000	R1	B3	R-S	Vacant	8.07	1	8	6	Above Mod	
Amador County	031323006000	R1		R-S	Vacant	0.28	1	1	1	Above Mod	
Amador County	031323008000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	031323009000	R1		R-S	Vacant	0.48	1	1	1	Above Mod	
Amador County	031330002000	R1	B3	R-S	Vacant	14.07	1	14	11	Above Mod	
Amador County	031330004000	R1	B3	R-S	Vacant	6.46	1	6	4	Above Mod	
Amador County	031341007000	R1	B3	R-S	Vacant	0.38	1	1	1	Above Mod	
Amador County	031341015000	R1	B3	R-S	Vacant	0.32	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	031342003000	R1		R-S	Vacant	0.29	1	1	1	Above Mod	
Amador County	031342013000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	031343010000	R1		R-S	Vacant	0.50	1	1	1	Above Mod	
Amador County	031344001000	R1		R-S	Vacant	0.38	1	1	1	Above Mod	
Amador County	031344002000	R1		R-S	Vacant	0.52	1	1	1	Above Mod	
Amador County	031360034000	R1	B3	R-S	Vacant	0.26	1	1	1	Above Mod	
Amador County	031360048000	R1	B5	R-S	Vacant	2.49	1	1	1	Above Mod	
Amador County	031360063000	R1	B3	R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	031360064000	R1	B3	R-S	Vacant	1.14	1	1	1	Above Mod	
Amador County	031360071000	R1	B3	R-S	Vacant	0.87	1	1	1	Above Mod	
Amador County	031360087000	R1	B3	R-S	Vacant	1.36	1	1	1	Above Mod	
Amador County	032020006000	R1	B3	R-S	Vacant	1.22	1	1	1	Above Mod	
Amador County	032020022000	R1	B3	R-S	Vacant	1.14	1	1	1	Above Mod	
Amador County	032020024000	R1	B3	R-S	Vacant	1.26	1	1	1	Above Mod	
Amador County	032030005000	R1		R-S	Vacant	1.22	1	1	1	Above Mod	
Amador County	032030006000	R1		R-S	Vacant	1.24	1	1	1	Above Mod	
Amador County	032030007000	R1		R-S	Vacant	0.93	1	1	1	Above Mod	
Amador County	032030011000	R1		R-S	Vacant	1.07	1	1	1	Above Mod	
Amador County	032030013000	R1		R-S	Vacant	1.17	1	1	1	Above Mod	
Amador County	032040013000	R1	B3	R-S	Vacant	1.09	1	1	1	Above Mod	
Amador County	032040014000	R1	B3	R-S	Vacant	1.21	1	1	1	Above Mod	
Amador County	032040015000	R1	B3	R-S	Vacant	1.37	1	1	1	Above Mod	
Amador County	032040026000	R1	B3	R-S	Vacant	1.39	1	1	1	Above Mod	
Amador County	032040029000	R1	B3	R-S	Vacant	1.12	1	1	1	Above Mod	
Amador County	032050016000	R1	B3	R-S	Vacant	1.10	1	1	1	Above Mod	
Amador County	032050017000	R1	B3	R-S	Vacant	0.99	1	1	1	Above Mod	
Amador County	032050019000	R1	B3	R-S	Vacant	1.41	1	1	1	Above Mod	
Amador County	032050020000	R1	B3	R-S	Vacant	1.86	1	1	1	Above Mod	
Amador County	032050025000	R1	B3	R-S	Vacant	1.90	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032060005000	R1		R-S	Vacant	1.77	1	1	1	Above Mod	
Amador County	032060011000	R1		R-S	Vacant	1.74	1	1	1	Above Mod	
Amador County	032060018000	R1		R-S	Vacant	0.70	1	1	1	Above Mod	
Amador County	032080001000	R1		R-S	Vacant	1.99	1	1	1	Above Mod	
Amador County	032080002000	R1		R-S	Vacant	2.13	1	2	1	Above Mod	
Amador County	032080013000	R1		R-S	Vacant	1.69	1	1	1	Above Mod	
Amador County	032090008000	R1		R-S	Vacant	1.42	1	1	1	Above Mod	
Amador County	032090015000	R1		R-S	Vacant	1.37	1	1	1	Above Mod	
Amador County	032090016000	R1		R-S	Vacant	1.31	1	1	1	Above Mod	
Amador County	032090017000	R1		R-S	Vacant	1.51	1	1	1	Above Mod	
Amador County	032090019000	R1		R-S	Vacant	1.58	1	1	1	Above Mod	
Amador County	032100031000	R1		R-S	Vacant	15.05	1	15	12	Above Mod	
Amador County	032110008000	R1		A-T	Vacant	4.93	1	1	1	Above Mod	
Amador County	032110017000	R1		A-T	Vacant	0.74	1	1	1	Above Mod	
Amador County	032110030000	R1		A-T	Vacant	1.29	1	1	1	Above Mod	
Amador County	032120005000	R1		R-S	Vacant	5.98	1	5	4	Above Mod	
Amador County	032120019000	R1		R-S	Vacant	1.37	1	1	1	Above Mod	
Amador County	032120022000	R1		R-S	Vacant	4.07	1	4	3	Above Mod	
Amador County	032120035000	R1		R-S	Vacant	1.57	1	1	1	Above Mod	
Amador County	032120036000	R1		R-S	Vacant	1.26	1	1	1	Above Mod	
Amador County	032120046000	R1		R-S	Vacant	0.57	1	1	1	Above Mod	
Amador County	032130001000	R1		R-S	Vacant	4.55	1	4	3	Above Mod	
Amador County	032130014000	R1		R-S	Vacant	1.51	1	1	1	Above Mod	
Amador County	032130033000	R1		R-S	Vacant	1.29	1	1	1	Above Mod	
Amador County	032130039000	R1		R-S	Vacant	1.94	1	1	1	Above Mod	
Amador County	032130041000	R1		R-S	Vacant	1.41	1	1	1	Above Mod	
Amador County	032130043000	R1		R-S	Vacant	1.39	1	1	1	Above Mod	
Amador County	032130050000	R1		R-S	Vacant	1.21	1	1	1	Above Mod	
Amador County	032130051000	R1		R-S	Vacant	1.87	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032130053000	R1		R-S	Vacant	1.28	1	1	1	Above Mod	
Amador County	032130054000	R1		R-S	Vacant	1.27	1	1	1	Above Mod	
Amador County	032140001000	R1		R-S	Vacant	1.36	1	1	1	Above Mod	
Amador County	032140009000	R1		R-S	Vacant	1.34	1	1	1	Above Mod	
Amador County	032140010000	R1		R-S	Vacant	1.38	1	1	1	Above Mod	
Amador County	032150002000	R1		A-T	Vacant	1.38	1	1	1	Above Mod	
Amador County	032150004000	R1		A-T	Vacant	1.19	1	1	1	Above Mod	
Amador County	032150005000	R1		A-T	Vacant	1.28	1	1	1	Above Mod	
Amador County	032150010000	R1		A-T	Vacant	1.23	1	1	1	Above Mod	
Amador County	032150012000	R1		A-T	Vacant	1.75	1	1	1	Above Mod	
Amador County	032150019000	R1		A-T	Vacant	1.09	1	1	1	Above Mod	
Amador County	032150023000	R1		A-T	Vacant	1.09	1	1	1	Above Mod	
Amador County	032150024000	R1		A-T	Vacant	1.06	1	1	1	Above Mod	
Amador County	032150025000	R1		A-T	Vacant	1.49	1	1	1	Above Mod	
Amador County	032150027000	R1		A-T	Vacant	1.30	1	1	1	Above Mod	
Amador County	032150030000	R1		A-T	Vacant	2.44	1	1	1	Above Mod	
Amador County	032150034000	R1		A-T	Vacant	0.94	1	1	1	Above Mod	
Amador County	032160006000	R1		R-S	Vacant	7.40	1	7	5	Above Mod	
Amador County	032160015000	R1		R-S	Vacant	2.31	1	2	1	Above Mod	
Amador County	032170013000	R1		R-S	Vacant	1.71	1	1	1	Above Mod	
Amador County	032170018000	R1		R-S	Vacant	1.55	1	1	1	Above Mod	
Amador County	032170022000	R1		R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	032170023000	R1		R-S	Vacant	1.01	1	1	1	Above Mod	
Amador County	032170034000	R1		R-S	Vacant	1.24	1	1	1	Above Mod	
Amador County	032180012000	R1		R-S	Vacant	2.10	1	2	1	Above Mod	
Amador County	032180013000	R1		R-S	Vacant	3.73	1	3	2	Above Mod	
Amador County	032180024000	R1		R-S	Vacant	1.47	1	1	1	Above Mod	
Amador County	032180028000	R1		R-S	Vacant	1.20	1	1	1	Above Mod	
Amador County	032180031000	R1		R-S	Vacant	1.01	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032180036000	R1		R-S	Vacant	1.26	1	1	1	Above Mod	
Amador County	032180040000	R1		R-S	Vacant	1.42	1	1	1	Above Mod	
Amador County	032180045000	R1		R-S	Vacant	0.95	1	1	1	Above Mod	
Amador County	032190009000	R1		A-T	Vacant	11.07	1	1	1	Above Mod	
Amador County	032190011000	R1		A-T	Vacant	1.36	1	1	1	Above Mod	
Amador County	032190012000	R1		A-T	Vacant	1.47	1	1	1	Above Mod	
Amador County	032200010000	R1		A-T	Vacant	2.24	1	1	1	Above Mod	
Amador County	032200011000	R1		A-T	Vacant	3.07	1	1	1	Above Mod	
Amador County	032200012000	R1		A-T	Vacant	1.92	1	1	1	Above Mod	
Amador County	032200014000	R1		A-T	Vacant	3.14	1	1	1	Above Mod	
Amador County	032200016000	R1		A-T	Vacant	3.46	1	1	1	Above Mod	
Amador County	032200017000	R1		A-T	Vacant	1.18	1	1	1	Above Mod	
Amador County	032210003000	R1		R-S	Vacant	2.98	1	2	1	Above Mod	
Amador County	032210005000	R1		R-S	Vacant	2.26	1	2	1	Above Mod	
Amador County	032210021000	R1		R-S	Vacant	2.12	1	2	1	Above Mod	
Amador County	032210023000	R1		R-S	Vacant	1.95	1	1	1	Above Mod	
Amador County	032220007000	R1		R-S	Vacant	2.08	1	2	1	Above Mod	
Amador County	032220024000	R1		R-S	Vacant	1.02	1	1	1	Above Mod	
Amador County	032220031000	R1		R-S	Vacant	1.08	1	1	1	Above Mod	
Amador County	032230005000	R1		R-S	Vacant	1.08	1	1	1	Above Mod	
Amador County	032230010000	R1		R-S	Vacant	2.02	1	2	1	Above Mod	
Amador County	032230011000	R1		R-S	Vacant	2.12	1	2	1	Above Mod	
Amador County	032230012000	R1		R-S	Vacant	2.01	1	2	1	Above Mod	
Amador County	032230013000	R1		R-S	Vacant	1.51	1	1	1	Above Mod	
Amador County	032230018000	R1		R-S	Vacant	2.56	1	2	1	Above Mod	
Amador County	032230019000	R1		R-S	Vacant	2.24	1	2	1	Above Mod	
Amador County	032230021000	R1		R-S	Vacant	1.02	1	1	1	Above Mod	
Amador County	032230022000	R1		R-S	Vacant	1.24	1	1	1	Above Mod	
Amador County	032240001000	R1		R-S	Vacant	1.29	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032240002000	R1		R-S	Vacant	1.24	1	1	1	Above Mod	
Amador County	032240003000	R1		R-S	Vacant	2.65	1	2	1	Above Mod	
Amador County	032250031000	R1		R-S	Vacant	3.04	1	3	2	Above Mod	
Amador County	032250033000	R1		R-S	Vacant	1.06	1	1	1	Above Mod	
Amador County	032250035000	R1		R-S	Vacant	1.80	1	1	1	Above Mod	
Amador County	032250036000	R1		R-S	Vacant	1.32	1	1	1	Above Mod	
Amador County	032250042000	R1		R-S	Vacant	1.60	1	1	1	Above Mod	
Amador County	032250043000	R1		R-S	Vacant	1.57	1	1	1	Above Mod	
Amador County	032250044000	R1		R-S	Vacant	1.68	1	1	1	Above Mod	
Amador County	032260001000	R1		R-S	Vacant	2.91	1	2	1	Above Mod	
Amador County	032260008000	R1		R-S	Vacant	5.13	1	5	4	Above Mod	
Amador County	032260009000	R1		R-S	Vacant	3.93	1	3	2	Above Mod	
Amador County	032260010000	R1		R-S	Vacant	1.27	1	1	1	Above Mod	
Amador County	032260018000	R1		R-S	Vacant	1.97	1	1	1	Above Mod	
Amador County	032260026000	R1		R-S	Vacant	1.93	1	1	1	Above Mod	
Amador County	032260034000	R1		R-S	Vacant	0.93	1	1	1	Above Mod	
Amador County	032270012000	R1		A-T	Vacant	1.24	1	1	1	Above Mod	
Amador County	032270015000	R1		A-T	Vacant	4.95	1	1	1	Above Mod	
Amador County	032270017000	R1		A-T	Vacant	2.69	1	1	1	Above Mod	
Amador County	032270019000	R1		A-T	Vacant	1.28	1	1	1	Above Mod	
Amador County	032270020000	R1		A-T	Vacant	1.33	1	1	1	Above Mod	
Amador County	032280007000	R1		R-S	Vacant	5.59	1	5	4	Above Mod	
Amador County	032280019000	R1		R-S	Vacant	1.84	1	1	1	Above Mod	
Amador County	032280021000	R1		R-S	Vacant	1.87	1	1	1	Above Mod	
Amador County	032280028000	R1		A-T	Vacant	1.19	1	1	1	Above Mod	
Amador County	032280029000	R1		A-T	Vacant	1.14	1	1	1	Above Mod	
Amador County	032280030000	R1		A-T	Vacant	1.23	1	1	1	Above Mod	
Amador County	032290002000	R1		R-S	Vacant	1.31	1	1	1	Above Mod	
Amador County	032300005000	R1		R-S	Vacant	2.21	1	2	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032300028000	R1		R-S	Vacant	2.16	1	2	1	Above Mod	
Amador County	032300038000	R1		R-S	Vacant	1.15	1	1	1	Above Mod	
Amador County	032310005000	R1		R-S	Vacant	1.69	1	1	1	Above Mod	
Amador County	032310006000	R1		R-S	Vacant	1.65	1	1	1	Above Mod	
Amador County	032330010000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	032340002000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	032340003000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	032340009000	R1		R-S	Vacant	0.38	1	1	1	Above Mod	
Amador County	032340011000	R1		R-S	Vacant	0.43	1	1	1	Above Mod	
Amador County	032340017000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	032360004000	R1		R-S	Vacant	2.67	1	2	1	Above Mod	
Amador County	032360005000	R1		R-S	Vacant	1.85	1	1	1	Above Mod	
Amador County	032360006000	R1		R-S	Vacant	2.17	1	2	1	Above Mod	
Amador County	032370004000	R1		R-S	Vacant	2.32	1	2	1	Above Mod	
Amador County	032370010000	R1		R-S	Vacant	2.34	1	2	1	Above Mod	
Amador County	032370011000	R1		R-S	Vacant	2.30	1	2	1	Above Mod	
Amador County	032370013000	R1		R-S	Vacant	2.85	1	2	1	Above Mod	
Amador County	032370014000	R1		R-S	Vacant	3.23	1	3	2	Above Mod	
Amador County	032370017000	R1		R-S	Vacant	2.41	1	2	1	Above Mod	
Amador County	032370019000	R1		R-S	Vacant	2.11	1	2	1	Above Mod	
Amador County	032380001000	R1		R-S	Vacant	2.35	1	2	1	Above Mod	
Amador County	032380002000	R1		R-S	Vacant	2.28	1	2	1	Above Mod	
Amador County	032380004000	R1		R-S	Vacant	2.02	1	2	1	Above Mod	
Amador County	032380005000	R1		R-S	Vacant	2.09	1	2	1	Above Mod	
Amador County	032380009000	R1		R-S	Vacant	1.87	1	1	1	Above Mod	
Amador County	032380010000	R1		R-S	Vacant	1.74	1	1	1	Above Mod	
Amador County	032380011000	R1		R-S	Vacant	1.69	1	1	1	Above Mod	
Amador County	032380017000	R1		R-S	Vacant	3.78	1	3	2	Above Mod	
Amador County	032380019000	R1		R-S	Vacant	1.77	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032380020000	R1		R-S	Vacant	1.79	1	1	1	Above Mod	
Amador County	032380021000	R1		R-S	Vacant	2.34	1	2	1	Above Mod	
Amador County	032380022000	R1		R-S	Vacant	3.28	1	3	2	Above Mod	
Amador County	032380024000	R1		R-S	Vacant	1.73	1	1	1	Above Mod	
Amador County	032380031000	R1		R-S	Vacant	1.92	1	1	1	Above Mod	
Amador County	032380036000	R1		R-S	Vacant	2.99	1	2	1	Above Mod	
Amador County	032380037000	R1		R-S	Vacant	2.65	1	2	1	Above Mod	
Amador County	032380038000	R1		R-S	Vacant	1.20	1	1	1	Above Mod	
Amador County	032380039000	R1		R-S	Vacant	1.22	1	1	1	Above Mod	
Amador County	032390001000	R1		R-S	Vacant	2.17	1	2	1	Above Mod	
Amador County	032390002000	R1		R-S	Vacant	2.22	1	2	1	Above Mod	
Amador County	032390005000	R1		R-S	Vacant	3.10	1	3	2	Above Mod	
Amador County	032390012000	R1		R-S	Vacant	2.30	1	2	1	Above Mod	
Amador County	032390019000	R1		R-S	Vacant	1.87	1	1	1	Above Mod	
Amador County	032390020000	R1		R-S	Vacant	3.10	1	3	2	Above Mod	
Amador County	032390024000	R1		R-S	Vacant	2.19	1	2	1	Above Mod	
Amador County	032390028000	R1		R-S	Vacant	2.08	1	2	1	Above Mod	
Amador County	032390029000	R1		R-S	Vacant	3.41	1	3	2	Above Mod	
Amador County	032390030000	R1		R-S	Vacant	2.48	1	2	1	Above Mod	
Amador County	032390032000	R1		R-S	Vacant	2.34	1	2	1	Above Mod	
Amador County	032390033000	R1		R-S	Vacant	2.07	1	2	1	Above Mod	
Amador County	032390035000	R1		R-S	Vacant	2.27	1	2	1	Above Mod	
Amador County	032390039000	R1		R-S	Vacant	4.52	1	4	3	Above Mod	
Amador County	032400001000	R1		R-S	Vacant	2.17	1	2	1	Above Mod	
Amador County	032400004000	R1		R-S	Vacant	2.08	1	2	1	Above Mod	
Amador County	032400016000	R1		R-S	Vacant	1.51	1	1	1	Above Mod	
Amador County	032400017000	R1		R-S	Vacant	1.48	1	1	1	Above Mod	
Amador County	032400024000	R1		R-S	Vacant	2.24	1	2	1	Above Mod	
Amador County	032400027000	R1		R-S	Vacant	1.81	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032400028000	R1		R-S	Vacant	1.83	1	1	1	Above Mod	
Amador County	032400029000	R1		R-S	Vacant	2.06	1	2	1	Above Mod	
Amador County	032400031000	R1		R-S	Vacant	1.86	1	1	1	Above Mod	
Amador County	032410001000	R1		R-S	Vacant	4.14	1	4	3	Above Mod	
Amador County	032410013000	R1		R-S	Vacant	2.64	1	2	1	Above Mod	
Amador County	032410014000	R1		R-S	Vacant	3.67	1	3	2	Above Mod	
Amador County	032410016000	R1		R-S	Vacant	2.81	1	2	1	Above Mod	
Amador County	032410021000	R1		R-S	Vacant	2.15	1	2	1	Above Mod	
Amador County	032410023000	R1		R-S	Vacant	1.11	1	1	1	Above Mod	
Amador County	032410025000	R1		R-S	Vacant	0.96	1	1	1	Above Mod	
Amador County	032410026000	R1		R-S	Vacant	0.99	1	1	1	Above Mod	
Amador County	032410029000	R1		R-S	Vacant	0.97	1	1	1	Above Mod	
Amador County	032420002000	R1		R-S	Vacant	3.22	1	3	2	Above Mod	
Amador County	032420023000	R1		R-S	Vacant	2.69	1	2	1	Above Mod	
Amador County	032430001000	R1		R-S	Vacant	0.90	1	1	1	Above Mod	
Amador County	032430003000	R1		R-S	Vacant	0.66	1	1	1	Above Mod	
Amador County	032430010000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	032430013000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	032430014000	R1		R-S	Vacant	0.66	1	1	1	Above Mod	
Amador County	032430017000	R1		R-S	Vacant	0.35	1	1	1	Above Mod	
Amador County	032430032000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	032440004000	R1		R-S	Vacant	0.74	1	1	1	Above Mod	
Amador County	032440008000	R1		R-S	Vacant	3.61	1	3	2	Above Mod	
Amador County	032440009000	R1		R-S	Vacant	1.72	1	1	1	Above Mod	
Amador County	032440011000	R1		R-S	Vacant	1.01	1	1	1	Above Mod	
Amador County	032440013000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	032440018000	R1		R-S	Vacant	0.79	1	1	1	Above Mod	
Amador County	032440020000	R1		R-S	Vacant	0.52	1	1	1	Above Mod	
Amador County	032450003000	R1		R-S	Vacant	0.44	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	032450012000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	032450014000	R1		R-S	Vacant	0.59	1	1	1	Above Mod	
Amador County	032480010000	R1	B3	R-S	Vacant	0.92	1	1	1	Above Mod	
Amador County	032480016000	R1	B3	R-S	Vacant	0.89	1	1	1	Above Mod	
Amador County	032480021000	R1	B3	R-S	Vacant	1.54	1	1	1	Above Mod	
Amador County	033020002000	R1	B3	R-S	Vacant	1.48	1	1	1	Above Mod	
Amador County	033030003000	R1	B3	R-S	Vacant	1.09	1	1	1	Above Mod	
Amador County	033030005000	R1	B3	R-S	Vacant	1.10	1	1	1	Above Mod	
Amador County	033030007000	R1	B3	R-S	Vacant	1.01	1	1	1	Above Mod	
Amador County	033040001000	R1	B3	R-S	Vacant	1.03	1	1	1	Above Mod	
Amador County	033040002000	R1	B3	R-S	Vacant	2.20	1	2	1	Above Mod	
Amador County	033040005000	R1	B3	R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	033040009000	R1	B3	R-S	Vacant	1.90	1	1	1	Above Mod	
Amador County	033050003000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	033050004000	R1	B3	R-S	Vacant	1.08	1	1	1	Above Mod	
Amador County	033060001000	R1	B3	R-S	Vacant	1.26	1	1	1	Above Mod	
Amador County	033060002000	R1	B3	R-S	Vacant	1.21	1	1	1	Above Mod	
Amador County	033060004000	R1	B3	R-S	Vacant	1.02	1	1	1	Above Mod	
Amador County	033060009000	R1	B3	R-S	Vacant	0.94	1	1	1	Above Mod	
Amador County	033060010000	R1	B3	R-S	Vacant	0.91	1	1	1	Above Mod	
Amador County	033060012000	R1	B3	R-S	Vacant	1.10	1	1	1	Above Mod	
Amador County	033060014000	R1	B3	R-S	Vacant	1.24	1	1	1	Above Mod	
Amador County	033060015000	R1	B3	R-S	Vacant	0.63	1	1	1	Above Mod	
Amador County	033070001000	R1	B3	R-S	Vacant	1.36	1	1	1	Above Mod	
Amador County	033070005000	R1	B3	R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	033070006000	R1	B3	R-S	Vacant	1.17	1	1	1	Above Mod	
Amador County	033070007000	R1	B3	R-S	Vacant	1.17	1	1	1	Above Mod	
Amador County	033080002000	R1	B3	R-S	Vacant	1.19	1	1	1	Above Mod	
Amador County	033080003000	R1	B3	R-S	Vacant	1.11	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033080005000	R1	B3	R-S	Vacant	0.96	1	1	1	Above Mod	
Amador County	033080006000	R1	B3	R-S	Vacant	1.22	1	1	1	Above Mod	
Amador County	033080007000	R1	B3	R-S	Vacant	1.09	1	1	1	Above Mod	
Amador County	033080008000	R1	B3	R-S	Vacant	1.06	1	1	1	Above Mod	
Amador County	033080010000	R1	B3	R-S	Vacant	1.62	1	1	1	Above Mod	
Amador County	033080011000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	033090005000	R1	B3	R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	033100001000	R1	B3	R-S	Vacant	1.09	1	1	1	Above Mod	
Amador County	033100002000	R1	B3	R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	033100003000	R1	B3	R-S	Vacant	1.07	1	1	1	Above Mod	
Amador County	033100004000	R1	B3	R-S	Vacant	1.46	1	1	1	Above Mod	
Amador County	033110004000	R1	B3	R-S	Vacant	2.99	1	2	1	Above Mod	
Amador County	033120002000	R1	B3	R-S	Vacant	1.34	1	1	1	Above Mod	
Amador County	033120006000	R1	B3	R-S	Vacant	1.72	1	1	1	Above Mod	
Amador County	033120007000	R1	B3	R-S	Vacant	1.27	1	1	1	Above Mod	
Amador County	033120008000	R1	B3	R-S	Vacant	1.11	1	1	1	Above Mod	
Amador County	033120009000	R1	B3	R-S	Vacant	1.22	1	1	1	Above Mod	
Amador County	033120010000	R1	B3	R-S	Vacant	2.20	1	2	1	Above Mod	
Amador County	033120011000	R1	B3	R-S	Vacant	1.15	1	1	1	Above Mod	
Amador County	033120012000	R1	B3	R-S	Vacant	0.46	1	1	1	Above Mod	
Amador County	033140009000	R1		R-S	Vacant	0.71	1	1	1	Above Mod	
Amador County	033140013000	R1		R-S	Vacant	0.94	1	1	1	Above Mod	
Amador County	033200007000	R1	B2	R-S	Vacant	0.39	1	1	1	Above Mod	
Amador County	033200010000	R1	B2	R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	033200019000	R1	B2	R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	033200027000	R1	B2	R-S	Vacant	0.49	1	1	1	Above Mod	
Amador County	033210001000	R1	B2	R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033210009000	R1	B2	R-S	Vacant	0.61	1	1	1	Above Mod	
Amador County	033220005000	R1	B2	R-S	Vacant	0.54	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033220006000	R1	B2	R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	033220008000	R1	B2	R-S	Vacant	0.62	1	1	1	Above Mod	
Amador County	033220012000	R1	B2	R-S	Vacant	0.33	1	1	1	Above Mod	
Amador County	033220016000	R1	B2	R-S	Vacant	0.52	1	1	1	Above Mod	
Amador County	033230018000	R1	B2	R-S	Vacant	0.49	1	1	1	Above Mod	
Amador County	033230019000	R1	B2	R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	033240011000	R1		R-S	Vacant	0.58	1	1	1	Above Mod	
Amador County	033250012000	R1		R-S	Vacant	0.44	1	1	1	Above Mod	
Amador County	033250022000	R1		R-S	Vacant	0.60	1	1	1	Above Mod	
Amador County	033300003000	R1		R-S	Vacant	1.84	1	1	1	Above Mod	
Amador County	033310001000	R1		R-S	Vacant	1.32	1	1	1	Above Mod	
Amador County	033320008000	R1		R-S	Vacant	1.12	1	1	1	Above Mod	
Amador County	033330004000	R1		R-S	Vacant	4.12	1	4	3	Above Mod	
Amador County	033340001000	R1		R-S	Vacant	4.28	1	4	3	Above Mod	
Amador County	033340011000	R1		R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	033350002000	R1		R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	033350004000	R1		R-S	Vacant	0.58	1	1	1	Above Mod	
Amador County	033350006000	R1		R-S	Vacant	0.90	1	1	1	Above Mod	
Amador County	033350009000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	033350012000	R1		R-S	Vacant	0.95	1	1	1	Above Mod	
Amador County	033360001000	R1		R-S	Vacant	0.63	1	1	1	Above Mod	
Amador County	033360012000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	033370002000	R1		R-S	Vacant	0.43	1	1	1	Above Mod	
Amador County	033370004000	R1		R-S	Vacant	0.52	1	1	1	Above Mod	
Amador County	033370005000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	033370011000	R1		R-S	Vacant	0.36	1	1	1	Above Mod	
Amador County	033370016000	R1		R-S	Vacant	0.36	1	1	1	Above Mod	
Amador County	033380016000	R1		R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	033390010000	R1		R-S	Vacant	0.34	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033390013000	R1		R-S	Vacant	0.35	1	1	1	Above Mod	
Amador County	033390024000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	033400012000	R1		R-S	Vacant	0.58	1	1	1	Above Mod	
Amador County	033400018000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033400022000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033410007000	R1	B3	R-S	Vacant	2.97	1	2	1	Above Mod	
Amador County	033420007000	R1		R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	033420011000	R1		R-S	Vacant	0.52	1	1	1	Above Mod	
Amador County	033420018000	R1		R-S	Vacant	0.72	1	1	1	Above Mod	
Amador County	033420019000	R1		R-S	Vacant	0.83	1	1	1	Above Mod	
Amador County	033420020000	R1		R-S	Vacant	0.58	1	1	1	Above Mod	
Amador County	033420024000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	033440003000	R1	B3	R-S	Vacant	0.46	1	1	1	Above Mod	
Amador County	033440005000	R1	B3	R-S	Vacant	0.52	1	1	1	Above Mod	
Amador County	033440007000	R1	B3	R-S	Vacant	0.95	1	1	1	Above Mod	
Amador County	033440009000	R1	B3	R-S	Vacant	0.96	1	1	1	Above Mod	
Amador County	033440010000	R1	B3	R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	033450001000	R1	B3	R-S	Vacant	1.37	1	1	1	Above Mod	
Amador County	033450003000	R1	B3	R-S	Vacant	1.02	1	1	1	Above Mod	
Amador County	033450004000	R1	B3	R-S	Vacant	0.74	1	1	1	Above Mod	
Amador County	033450005000	R1	B3	R-S	Vacant	0.69	1	1	1	Above Mod	
Amador County	033450006000	R1	B3	R-S	Vacant	0.68	1	1	1	Above Mod	
Amador County	033450007000	R1		R-S	Vacant	0.65	1	1	1	Above Mod	
Amador County	033460003000	R1	B3	R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	033460008000	R1	B3	R-S	Vacant	0.59	1	1	1	Above Mod	
Amador County	033460011000	R1	B3	R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	033460019000	R1	B3	R-S	Vacant	0.88	1	1	1	Above Mod	
Amador County	033470008000	R1	B3	R-S	Vacant	1.00	1	1	1	Above Mod	
Amador County	033470024000	R1	B3	R-S	Vacant	0.36	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033480009000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033480010000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033480042000	R1		R-S	Vacant	0.23	1	1	1	Above Mod	
Amador County	033491001000	R1		R-S	Vacant	0.54	1	1	1	Above Mod	
Amador County	033492001000	R1		R-S	Vacant	0.62	1	1	1	Above Mod	
Amador County	033493006000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033493008000	R1		R-S	Vacant	0.54	1	1	1	Above Mod	
Amador County	033502001000	R1		R-S	Vacant	1.23	1	1	1	Above Mod	
Amador County	033502004000	R1		R-S	Vacant	0.73	1	1	1	Above Mod	
Amador County	033502009000	R1		R-S	Vacant	1.42	1	1	1	Above Mod	
Amador County	033510009000	R1		R-S	Vacant	0.71	1	1	1	Above Mod	
Amador County	033520003000	R1		R-S	Vacant	0.44	1	1	1	Above Mod	
Amador County	033520009000	R1		R-S	Vacant	0.36	1	1	1	Above Mod	
Amador County	033520010000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	033520013000	R1		R-S	Vacant	0.27	1	1	1	Above Mod	
Amador County	033520026000	R1		R-S	Vacant	0.33	1	1	1	Above Mod	
Amador County	033520034000	R1		R-S	Vacant	0.23	1	1	1	Above Mod	
Amador County	033530023000	R1		R-S	Vacant	2.02	1	2	1	Above Mod	
Amador County	033541002000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	033551005000	R1		R-S	Vacant	0.48	1	1	1	Above Mod	
Amador County	033552002000	R1		R-S	Vacant	0.44	1	1	1	Above Mod	
Amador County	033552009000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	033552010000	R1		R-S	Vacant	0.36	1	1	1	Above Mod	
Amador County	033561002000	R1		R-S	Vacant	0.38	1	1	1	Above Mod	
Amador County	033561005000	R1		R-S	Vacant	0.39	1	1	1	Above Mod	
Amador County	033561006000	R1		R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	033562002000	R1		R-S	Vacant	0.71	1	1	1	Above Mod	
Amador County	033562003000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033562005000	R1		R-S	Vacant	0.44	1	1	1	Above Mod	



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033563002000	R1		R-S	Vacant	0.65	1	1	1	Above Mod	
Amador County	033563003000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033563007000	R1		R-S	Vacant	0.75	1	1	1	Above Mod	
Amador County	033571006000	R1		R-S	Vacant	0.96	1	1	1	Above Mod	
Amador County	033572002000	R1		R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	033572004000	R1		R-S	Vacant	0.69	1	1	1	Above Mod	
Amador County	033583001000	R1		R-S	Vacant	0.36	1	1	1	Above Mod	
Amador County	033583008000	R1		R-S	Vacant	0.47	1	1	1	Above Mod	
Amador County	033590019000	R1		R-S	Vacant	0.13	1	1	1	Above Mod	
Amador County	033590020000	R1		R-S	Vacant	0.82	1	1	1	Above Mod	
Amador County	033601005000	R1		R-S	Vacant	0.33	1	1	1	Above Mod	
Amador County	033612010000	R1		R-S	Vacant	0.48	1	1	1	Above Mod	
Amador County	033621007000	R1		R-S	Vacant	1.55	1	1	1	Above Mod	
Amador County	033631001000	R1		R-S	Vacant	0.36	1	1	1	Above Mod	
Amador County	033631003000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033631007000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	033632002000	R1		R-S	Vacant	0.50	1	1	1	Above Mod	
Amador County	033632005000	R1		R-S	Vacant	0.75	1	1	1	Above Mod	
Amador County	033640020000	R1	B3	R-S	Vacant	19.10	1	19	15	Above Mod	
Amador County	033640026000	R1	B3	R-S	Vacant	0.24	1	1	1	Above Mod	
Amador County	033651003000	R1		R-S	Vacant	0.73	1	1	1	Above Mod	
Amador County	033651004000	R1		R-S	Vacant	0.73	1	1	1	Above Mod	
Amador County	033652006000	R1		R-S	Vacant	0.49	1	1	1	Above Mod	
Amador County	033653003000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033661002000	R1		R-S	Vacant	0.68	1	1	1	Above Mod	
Amador County	033662002000	R1		R-S	Vacant	0.38	1	1	1	Above Mod	
Amador County	033662005000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033662015000	R1		R-S	Vacant	0.48	1	1	1	Above Mod	
Amador County	033662016000	R1		R-S	Vacant	0.63	1	1	1	Above Mod	

APPENDIX C: RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033671001000	R1		R-S	Vacant	0.45	1	1	1	Above Mod	
Amador County	033671003000	R1		R-S	Vacant	0.34	1	1	1	Above Mod	
Amador County	033671004000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	033671005000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033671006000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033671008000	R1		R-S	Vacant	2.83	1	2	1	Above Mod	
Amador County	033671009000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033671011000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033672005000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	033672006000	R1		R-S	Vacant	0.46	1	1	1	Above Mod	
Amador County	033672008000	R1		R-S	Vacant	0.39	1	1	1	Above Mod	
Amador County	033681001000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	033682001000	R1		R-S	Vacant	0.53	1	1	1	Above Mod	
Amador County	033682003000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033682005000	R1		R-S	Vacant	0.48	1	1	1	Above Mod	
Amador County	033683001000	R1		R-S	Vacant	0.53	1	1	1	Above Mod	
Amador County	033683006000	R1		R-S	Vacant	0.42	1	1	1	Above Mod	
Amador County	033683014000	R1		R-S	Vacant	0.64	1	1	1	Above Mod	
Amador County	033693001000	R1		R-S	Vacant	0.63	1	1	1	Above Mod	
Amador County	033693003000	R1		R-S	Vacant	0.44	1	1	1	Above Mod	
Amador County	033702010000	R1		R-S	Vacant	0.41	1	1	1	Above Mod	
Amador County	033702019000	R1		R-S	Vacant	0.68	1	1	1	Above Mod	
Amador County	033713002000	R1	B3	R-S	Vacant	1.71	1	1	1	Above Mod	
Amador County	033713004000	R1	B3	R-S	Vacant	1.08	1	1	1	Above Mod	
Amador County	033730023000	R1		R-S	Vacant	0.61	1	1	1	Above Mod	
Amador County	033750013000	R1	B4	R-S	Vacant	2.10	1	1	1	Above Mod	
Amador County	033760007000	R1	B4	R-S	Vacant	0.91	1	1	1	Above Mod	
Amador County	033760016000	R1	B4	R-S	Vacant	2.69	1	1	1	Above Mod	
Amador County	033770001000	PD - R1		SP	Vacant	0.27	18	1	1	Above Mod	



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033770006000	PD - R1		SP	Vacant	0.20	18	1	1	Above Mod	
Amador County	033770007000	PD - R1		SP	Vacant	0.26	18	1	1	Above Mod	
Amador County	033770008000	PD - R1		SP	Vacant	0.27	18	1	1	Above Mod	
Amador County	033770009000	PD - R1		SP	Vacant	0.21	18	1	1	Above Mod	
Amador County	033770010000	PD - R1		SP	Vacant	0.22	18	1	1	Above Mod	
Amador County	033770012000	PD - R1		SP	Vacant	0.20	18	1	1	Above Mod	
Amador County	033770017000	PD - R1		SP	Vacant	0.30	18	2	1	Above Mod	
Amador County	033770019000	PD - R1		SP	Vacant	0.31	18	2	1	Above Mod	
Amador County	033770023000	PD - R1		SP	Vacant	0.24	18	1	1	Above Mod	
Amador County	033770024000	PD - R1		SP	Vacant	0.32	18	2	1	Above Mod	
Amador County	033770025000	PD - R1		SP	Vacant	0.30	18	2	1	Above Mod	
Amador County	033770026000	PD - R1		SP	Vacant	0.49	18	3	2	Above Mod	
Amador County	033770027000	PD - R1		SP	Vacant	0.41	18	2	1	Above Mod	
Amador County	033770031000	PD - R1		SP	Vacant	0.28	18	1	1	Above Mod	
Amador County	033780001000	PD - R1		SP	Vacant	0.25	18	1	1	Above Mod	
Amador County	033780006000	PD - R1		SP	Vacant	0.36	18	2	1	Above Mod	
Amador County	033780011000	PD - R1		SP	Vacant	0.30	18	2	1	Above Mod	
Amador County	033780013000	PD - R1		SP	Vacant	0.29	18	2	1	Above Mod	
Amador County	033790004000	PD - R1		SP	Vacant	0.21	18	1	1	Above Mod	
Amador County	033790007000	PD - R1		SP	Vacant	0.24	18	1	1	Above Mod	
Amador County	033790017000	PD - R1		SP	Vacant	0.69	18	4	3	Above Mod	
Amador County	033790019000	PD - R1		SP	Vacant	0.84	18	6	4	Above Mod	
Amador County	033790022000	PD - R1		SP	Vacant	0.32	18	2	1	Above Mod	
Amador County	033790026000	PD - R1		SP	Vacant	1.14	18	8	6	Above Mod	
Amador County	033790028000	PD - R1		SP	Vacant	0.33	18	2	1	Above Mod	
Amador County	033790029000	PD - R1		SP	Vacant	0.27	18	1	1	Above Mod	
Amador County	033790030000	PD - R1		SP	Vacant	0.27	18	1	1	Above Mod	
Amador County	033790036000	PD - R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	033800007000	R1	B5	R-S	Vacant	3.97	1	1	1	Above Mod	

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	033800008000	R1	B5	R-S	Vacant	4.30	1	1	1	Above Mod	
Amador County	033800009000	R1	B5	R-S	Vacant	4.44	1	1	1	Above Mod	
Amador County	033800010000	R1	B5	R-S	Vacant	3.89	1	1	1	Above Mod	
Amador County	033800011000	R1	B5	R-S	Vacant	5.36	1	1	1	Above Mod	
Amador County	033800012000	R1	B5	R-S	Vacant	5.10	1	1	1	Above Mod	
Amador County	033800013000	R1	B5	R-S	Vacant	5.27	1	1	1	Above Mod	
Amador County	033800014000	R1	B5	R-S	Vacant	5.26	1	1	1	Above Mod	
Amador County	033800015000	R1	B5	R-S	Vacant	4.35	1	1	1	Above Mod	
Amador County	033800016000	R1	B5	R-S	Vacant	4.34	1	1	1	Above Mod	
Amador County	033800017000	R1	B5	R-S	Vacant	3.61	1	1	1	Above Mod	
Amador County	033800018000	R1	B5	R-S	Vacant	5.27	1	1	1	Above Mod	
Amador County	033800019000	R1	B5	R-S	Vacant	4.42	1	1	1	Above Mod	
Amador County	033800020000	R1	B5	R-S	Vacant	5.95	1	1	1	Above Mod	
Amador County	033800021000	R1	B5	R-S	Vacant	146.68	1	1	1	Above Mod	
Amador County	033810003000	PD - R1		SP	Vacant	0.36	18	2	1	Above Mod	
Amador County	033810007000	PD - R1		SP	Vacant	0.25	18	1	1	Above Mod	
Amador County	033810009000	PD - R1		SP	Vacant	0.29	18	2	1	Above Mod	
Amador County	033810012000	PD - R1		SP	Vacant	0.34	18	2	1	Above Mod	
Amador County	033810015000	PD - R1		SP	Vacant	0.35	18	2	1	Above Mod	
Amador County	033810017000	PD - R1		SP	Vacant	0.59	18	4	3	Above Mod	
Amador County	033810018000	PD - R1		SP	Vacant	0.52	18	3	2	Above Mod	
Amador County	033810019000	PD - R1		SP	Vacant	0.51	18	3	2	Above Mod	
Amador County	033810021000	PD - R1		SP	Vacant	0.39	18	2	1	Above Mod	
Amador County	033810022000	PD - R1		SP	Vacant	0.59	18	4	3	Above Mod	
Amador County	033810024000	PD - R1		SP	Vacant	0.59	18	4	3	Above Mod	
Amador County	033810025000	PD - R1		SP	Vacant	0.46	18	3	2	Above Mod	
Amador County	033810027000	PD - R1		SP	Vacant	0.68	18	4	3	Above Mod	
Amador County	036090037000	R1	B3	R-S	Vacant	1.08	1	1	1	Above Mod	
Amador County	036130010000	R1	B3	R-S	Vacant	1.07	1	1	1	Above Mod	



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	036260001000	R1	B3	R-S	Vacant	0.74	1	1	1	Above Mod	
Amador County	036260005000	R1	B3	R-S	Vacant	1.26	1	1	1	Above Mod	
Amador County	036260017000	R1	B3	R-S	Vacant	0.54	1	1	1	Above Mod	
Amador County	036270007000	R1	B3	R-S	Vacant	0.53	1	1	1	Above Mod	
Amador County	036270011000	R1	B3	R-S	Vacant	0.86	1	1	1	Above Mod	
Amador County	038010014000	R1		R-S	Vacant	5.06	1	5	4	Above Mod	
Amador County	038010084000	R1		R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	038150031000	R1		R-S	Vacant	0.29	1	1	1	Above Mod	
Amador County	038150033000	R1	B3	R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	038190019000	R1		R-S	Vacant	1.10	1	1	1	Above Mod	
Amador County	038210068000	R1		R-S	Vacant	147.39	1	147	117	Above Mod	
Amador County	038270011000	R1		R-S	Vacant	4.81	1	4	3	Above Mod	
Amador County	038270026000	R1		R-S	Vacant	0.56	1	1	1	Above Mod	
Amador County	038270060000	R1		R-S	Vacant	1.18	1	1	1	Above Mod	
Amador County	038280007000	R1		R-S	Vacant	0.63	1	1	1	Above Mod	
Amador County	038280010000	R1		R-S	Vacant	1.25	1	1	1	Above Mod	
Amador County	038280018000	R1		R-S	Vacant	1.48	1	1	1	Above Mod	
Amador County	038280019000	R1		R-S	Vacant	0.53	1	1	1	Above Mod	
Amador County	038280021000	R1		R-S	Vacant	0.97	1	1	1	Above Mod	
Amador County	038280027000	R1		R-S	Vacant	1.10	1	1	1	Above Mod	
Amador County	038300011000	R1		R-S	Vacant	2.03	1	2	1	Above Mod	
Amador County	038310005000	R1		R-S	Vacant	1.04	1	2	1	Above Mod	
Amador County	038320002000	R1		R-S	Vacant	1.04	1	1	1	Above Mod	
Amador County	038320026000	R1		R-S	Vacant	0.53	1	1	1	Above Mod	
Amador County	038330010000	R1		R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	038330017000	R1		R-S	Vacant	0.57	1	1	1	Above Mod	
Amador County	038330020000	R1		R-S	Vacant	0.51	1	1	1	Above Mod	
Amador County	038360013000	R1		R-S	Vacant	0.37	1	1	1	Above Mod	
Amador County	038370001000	R1		R-S	Vacant	0.59	1	1	1	Above Mod	

APPENDIX C: RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	038370002000	R1		R-S	Vacant	0.63	1	1	1	Above Mod	
Amador County	038380018000	R1		R-S	Vacant	0.98	1	1	1	Above Mod	
Amador County	038390016000	R1		R-S	Vacant	0.72	1	1	1	Above Mod	
Amador County	038400002000	R1	B3	R-S	Vacant	0.40	1	1	1	Above Mod	
Amador County	038400003000	R1	B3	R-S	Vacant	0.39	1	1	1	Above Mod	
Amador County	038480006000	R1	B3	R-S	Vacant	0.74	1	1	1	Above Mod	
Amador County	038490037000	R1		A-T	Vacant	4.98	1	1	1	Above Mod	
Amador County	038500003000	R1		A-T	Vacant	4.96	1	1	1	Above Mod	
Amador County	038500021501	R1		A-T	Vacant	1.80	1	1	1	Above Mod	
Amador County	038500047000	R1		R-S	Vacant	3.23	1	3	2	Above Mod	
Amador County	038500048000	R1		R-S	Vacant	2.24	1	2	1	Above Mod	
Amador County	038580028000	R1		A-T	Vacant	4.97	1	1	1	Above Mod	
Amador County	038600008000	R1	B5	R-S	Vacant	1.59	1	1	1	Above Mod	
Amador County	038600028000	R1	B5	R-S	Vacant	1.34	1	1	1	Above Mod	
Amador County	038630005000	R1		R-S	Vacant	0.65	1	1	1	Above Mod	
Amador County	038630027000	R1		R-S	Vacant	0.40	1	1	1	Above Mod	
Amador County	038630033000	R1		R-S	Vacant	0.65	1	1	1	Above Mod	
Amador County	038630040000	R1		R-S	Vacant	4.39	1	4	3	Above Mod	
Amador County	038630046000	R1		R-S	Vacant	7.34	1	7	5	Above Mod	
Amador County	038640001000	R1	B5	A-T	Vacant	4.82	1	1	1	Above Mod	
Amador County	038640002000	R1	B5	A-T	Vacant	0.78	1	1	1	Above Mod	
Amador County	038670003000	R1	B3	R-S	Vacant	1.18	1	1	1	Above Mod	
Amador County	038670005000	R1	B3	R-S	Vacant	2.20	1	2	1	Above Mod	
Amador County	038670006000	R1	B3	R-S	Vacant	2.09	1	2	1	Above Mod	
Amador County	038670007000	R1	B3	R-S	Vacant	3.54	1	3	2	Above Mod	
Amador County	038670010000	R1	B3	R-S	Vacant	1.67	1	1	1	Above Mod	
Amador County	038670011000	R1	B3	R-S	Vacant	1.00	1	1	1	Above Mod	
Amador County	038670012000	R1	B3	R-S	Vacant	1.75	1	1	1	Above Mod	
Amador County	038670013000	R1	B3	R-S	Vacant	1.80	1	1	1	Above Mod	



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	038670014000	R1	B3	R-S	Vacant	2.52	1	2	1	Above Mod	
Amador County	038670015000	R1	B3	R-S	Vacant	2.98	1	2	1	Above Mod	
Amador County	038670016000	R1	B3	R-S	Vacant	3.64	1	3	2	Above Mod	
Amador County	038670017000	R1	B3	R-S	Vacant	9.28	1	9	7	Above Mod	
Amador County	038670018000	R1	B3	R-S	Vacant	4.65	1	4	3	Above Mod	
Amador County	038670019000	R1	B3	R-S	Vacant	1.97	1	1	1	Above Mod	
Amador County	038670020000	R1	B3	R-S	Vacant	1.84	1	1	1	Above Mod	
Amador County	038670021000	R1	B3	R-S	Vacant	3.05	1	3	2	Above Mod	
Amador County	038670022000	R1	B3	R-S	Vacant	1.94	1	1	1	Above Mod	
Amador County	038670023000	R1	B3	R-S	Vacant	2.12	1	2	1	Above Mod	
Amador County	038670024000	R1	B3	R-S	Vacant	3.68	1	3	2	Above Mod	
Amador County	038670025000	R1	B3	R-S	Vacant	1.68	1	1	1	Above Mod	
Amador County	038670026000	R1	B3	R-S	Vacant	2.62	1	2	1	Above Mod	
Amador County	038690001000	R1	B3	R-S	Vacant	2.08	1	2	1	Above Mod	
Amador County	038690002000	R1	B3	R-S	Vacant	1.05	1	1	1	Above Mod	
Amador County	038690003000	R1	B3	R-S	Vacant	1.89	1	1	1	Above Mod	
Amador County	038690004000	R1	B3	R-S	Vacant	0.06	1	1	1	Above Mod	
Amador County	038690005000	R1	B3	R-S	Vacant	1.78	1	1	1	Above Mod	
Amador County	038690006000	R1	B3	R-S	Vacant	2.14	1	2	1	Above Mod	
Amador County	038690007000	R1	B3	R-S	Vacant	2.47	1	2	1	Above Mod	
Amador County	038690008000	R1	B3	R-S	Vacant	2.65	1	2	1	Above Mod	
Amador County	038690009000	R1	B3	R-S	Vacant	1.71	1	1	1	Above Mod	
Amador County	038690010000	R1	B3	R-S	Vacant	1.88	1	1	1	Above Mod	
Amador County	038690011000	R1	B3	R-S	Vacant	3.62	1	3	2	Above Mod	
Amador County	038690012000	R1	B3	R-S	Vacant	4.67	1	4	3	Above Mod	
Amador County	038690013000	R1	B3	R-S	Vacant	1.89	1	1	1	Above Mod	
Amador County	038690014000	R1	B3	R-S	Vacant	2.54	1	2	1	Above Mod	
Amador County	038690015000	R1	B3	R-S	Vacant	1.81	1	1	1	Above Mod	
Amador County	038690016000	R1	B3	R-S	Vacant	2.58	1	2	1	Above Mod	

APPENDIX C: RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Notes
Amador County	038690017000	R1	B3	R-S	Vacant	2.26	1	2	1	Above Mod	
Amador County	038690018000	R1	B3	R-S	Vacant	2.15	1	2	1	Above Mod	
Amador County	042120006000	R1		R-S	Vacant	1.28	1	1	1	Above Mod	
Amador County	044040033000	R1		R-S	Vacant	0.29	1	1	1	Above Mod	
Amador County	044100027000	R1		SP	Vacant	139.86	18	1,015	812	Above Mod	
Above Moderate Subtotal						3267.43		7,620	5,814		
Grand Total						3340.41		8,856	6,793		

Notes: * Maximum units based on maximum density and allowed lot size

Sites Where Redesignation and Rezoning will be pursued (See Program H-15)

Jurisdiction	APN	Zone	Proposed Zone	General Plan Land Use	Proposed GP Land Use	Use Status	Acreage	Infrastructure Available
Amador County	044100027000	C1	R3	SP	RM	Vacant	23.16	W & S
Amador County	044100027000	R1	R3	SP	RM	Vacant	15.6	W & S
Amador County	44100011000	T1	R3	C	RM	Vacant	9.83	W & S
Amador County	44100011000	C1	R3	C	RM	Vacant	5.56	W & S



**TABLE HE-60B
LAND INVENTORY**

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	011270013000	R3		SP	Vacant	5.22	no W or S	lack of utilities	N	N	Y	Y
Amador County	011270015000	R3		SP	Vacant	5.14	no W or S	lack of utilities	N	N	Y	Y
Amador County	011270016000	R3		SP	Vacant	5.23	no W or S	lack of utilities	N	N	Y	Y
Amador County	011270017000	R3		SP	Vacant	4.97	no W or S	lack of utilities	N	N	Y	Y
Amador County	011270018000	R3		SP	Vacant	5.33	no W or S	lack of utilities	N	N	Y	Y
Amador County	044100027000	R3		SP	Vacant	31.00	W		N	N	N	N
						56.90						
Amador County	003681027000	R2		SP	Vacant	0.27	W&S	no new sewer connections	N	N	N	N
Amador County	003691002000	R2		SP	Vacant	0.41	W&S	no new sewer connections	N	N	N	N
Amador County	003691004000	R2		SP	Vacant	0.42	W&S	no new sewer connections	N	N	N	N
Amador County	003691007000	R2		SP	Vacant	0.41	W&S	no new sewer connections	N	N	N	N
Amador County	003691008000	R2		SP	Vacant	0.40	W&S	no new sewer connections	N	N	N	N
Amador County	003691009000	R2		SP	Vacant	0.39	W&S	no new sewer connections	N	N	N	N
Amador County	003691012000	R2		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003691013000	R2		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003691041000	R2		SP	Vacant	0.52	W&S	no new sewer connections	N	N	N	N
Amador County	003701009000	R2		SP	Vacant	0.31	W&S	no new sewer connections	N	N	N	N
Amador County	003702006000	R2		SP	Vacant	0.30	W&S	no new sewer connections	N	N	N	N
Amador County	003702027000	R2		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003711001000	R2		SP	Vacant	0.51	W&S	no new sewer connections	N	N	N	N
Amador County	003711003000	R2		SP	Vacant	0.50	W&S	no new sewer connections	N	N	N	N
Amador County	003711007000	R2		SP	Vacant	0.38	W&S	no new sewer connections	N	N	N	N
Amador County	003711010000	R2		SP	Vacant	0.38	W&S	no new sewer connections	N	N	N	N
Amador County	003711018000	R2		SP	Vacant	0.42	W&S	no new sewer connections	N	N	N	N
Amador County	003711022000	R2		SP	Vacant	0.47	W&S	no new sewer connections	N	N	N	N
Amador County	003712004000	R2		SP	Vacant	0.29	W&S	no new sewer connections	N	N	N	N

APPENDIX C: RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003712006000	R2		SP	Vacant	0.28	W&S	no new sewer connections	N	N	N	N
Amador County	003712007000	R2		SP	Vacant	0.27	W&S	no new sewer connections	N	N	N	N
Amador County	003712011000	R2		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003721003000	R2		SP	Vacant	0.51	W&S	no new sewer connections	N	N	N	N
Amador County	003721009000	R2		SP	Vacant	0.25	W&S	no new sewer connections	N	N	N	N
Amador County	003721026000	R2		SP	Vacant	0.93	W&S	no new sewer connections	N	N	N	N
Amador County	003721028000	R2		SP	Vacant	0.46	W&S	no new sewer connections	N	N	N	N
Amador County	003722005000	R2		SP	Vacant	0.29	W&S	no new sewer connections	N	N	N	N
Amador County	003722006000	R2		SP	Vacant	0.24	W&S	no new sewer connections	N	N	N	N
Amador County	003730005000	R2		SP	Vacant	0.68	W&S	no new sewer connections	N	N	N	N
Amador County	003730020000	R2		SP	Vacant	0.51	W&S	no new sewer connections	N	N	N	N
Amador County	014053012000	R2		R-L	Vacant	0.18	W & S		N	Y	Y	Y
Amador County	033480046000	R3		R-L	Vacant	1.60	W	topography	N	N	Y	Y
Amador County	033480047000	R3		R-L	Vacant	2.44	W	topography	N	N	Y	Y
						16.08						
Amador County	003011001000	R1		SP	Vacant	1.42	W	poor soils for septic	N	Y	N	N
Amador County	003011002000	R1		SP	Vacant	1.06	W	poor soils for septic	N	Y	N	N
Amador County	003011004000	R1		SP	Vacant	1.80	W	poor soils for septic	N	Y	N	N
Amador County	003011005000	R1		SP	Vacant	1.42	W	poor soils for septic	N	Y	N	N
Amador County	003011006000	R1		SP	Vacant	1.31	W	poor soils for septic	N	Y	N	N
Amador County	003011009000	R1		SP	Vacant	1.35	W	poor soils for septic	N	Y	N	N
Amador County	003012001000	R1		SP	Vacant	0.64	W	poor soils for septic	N	Y	N	N
Amador County	003012002000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003012003000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003012004000	R1		SP	Vacant	0.56	W	poor soils for septic	N	Y	N	N
Amador County	003012005000	R1		SP	Vacant	1.12	W	poor soils for septic	N	Y	N	N
Amador County	003012006000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003022001000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003022002000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003022004000	R1		SP	Vacant	0.65	W	poor soils for septic	N	Y	N	N
Amador County	003022007000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003022008000	R1		SP	Vacant	0.47	W	poor soils for septic	N	Y	N	N
Amador County	003031002000	R1		SP	Vacant	9.38	W	poor soils for septic	N	Y	N	N
Amador County	003032001000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003032003000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003032004000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003032005000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003032006000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003040001000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003040002000	R1		SP	Vacant	0.58	W	poor soils for septic	N	Y	N	N
Amador County	003040005000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003040011000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003040012000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003040013000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003040016000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003040017000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003040018000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003050001000	R1		SP	Vacant	0.88	W	poor soils for septic	N	Y	N	N
Amador County	003050002000	R1		SP	Vacant	0.69	W	poor soils for septic	N	Y	N	N
Amador County	003050003000	R1		SP	Vacant	0.62	W	poor soils for septic	N	Y	N	N
Amador County	003050004000	R1		SP	Vacant	0.58	W	poor soils for septic	N	Y	N	N
Amador County	003050008000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003050015000	R1		SP	Vacant	0.56	W	poor soils for septic	N	Y	N	N
Amador County	003050020000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003050021000	R1		SP	Vacant	0.58	W	poor soils for septic	N	Y	N	N
Amador County	003050023000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003050026000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003050027000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003050028000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003061004000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003061018000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003061019000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003062003000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003062006000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003062007000	R1		SP	Vacant	0.64	W	poor soils for septic	N	Y	N	N
Amador County	003062010000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003062011000	R1		SP	Vacant	1.16	W	poor soils for septic	N	Y	N	N
Amador County	003071002000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003071003000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003071005000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003071012000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003071016000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003071017000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003071018000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003071019000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003071020000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003071021000	R1		SP	Vacant	0.61	W	poor soils for septic	N	Y	N	N
Amador County	003071022000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003071023000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003071024000	R1		SP	Vacant	0.64	W	poor soils for septic	N	Y	N	N
Amador County	003072003000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003072004000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003072008000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003081001000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003081006000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003081007000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003081008000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003081010000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003081011000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003081012000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003082002000	R1		SP	Vacant	0.48	W	poor soils for septic	N	Y	N	N
Amador County	003082005000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003082006000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003082013000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003082017000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003082019000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003082020000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003090002000	R1		SP	Vacant	2.41	W	poor soils for septic	N	Y	N	N
Amador County	003090003000	R1		SP	Vacant	0.56	W	poor soils for septic	N	Y	N	N
Amador County	003090007000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003100001000	R1		SP	Vacant	16.53	W	poor soils for septic	N	Y	N	N
Amador County	003111002000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003111003000	R1		SP	Vacant	0.60	W	poor soils for septic	N	Y	N	N
Amador County	003111005000	R1		SP	Vacant	0.66	W	poor soils for septic	N	Y	N	N
Amador County	003112001000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003112002000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003112003000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003112004000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003112005000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003112006000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003112007000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003112008000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003112009000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003112010000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003112011000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003112012000	R1		SP	Vacant	0.60	W	poor soils for septic	N	Y	N	N
Amador County	003112013000	R1		SP	Vacant	0.58	W	poor soils for septic	N	Y	N	N
Amador County	003112015000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003112017000	R1		SP	Vacant	0.57	W	poor soils for septic	N	Y	N	N
Amador County	003112018000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003112019000	R1		SP	Vacant	0.84	W	poor soils for septic	N	Y	N	N
Amador County	003121001000	R1		SP	Vacant	3.86	W	poor soils for septic	N	Y	N	N
Amador County	003122002000	R1		SP	Vacant	1.16	W	poor soils for septic	N	Y	N	N
Amador County	003122004000	R1		SP	Vacant	1.08	W	poor soils for septic	N	Y	N	N
Amador County	003130003000	R1		SP	Vacant	2.61	W	poor soils for septic	N	Y	N	N
Amador County	003130004000	R1		SP	Vacant	2.42	W	poor soils for septic	N	Y	N	N
Amador County	003130005000	R1		SP	Vacant	2.40	W	poor soils for septic	N	Y	N	N
Amador County	003130006000	R1		SP	Vacant	2.61	W	poor soils for septic	N	Y	N	N
Amador County	003140002000	R1		SP	Vacant	1.93	W	poor soils for septic	N	Y	N	N
Amador County	003140003000	R1		SP	Vacant	2.12	W	poor soils for septic	N	Y	N	N
Amador County	003140005000	R1		SP	Vacant	2.57	W	poor soils for septic	N	Y	N	N
Amador County	003150004000	R1		SP	Vacant	2.73	W	poor soils for septic	N	Y	N	N
Amador County	003150005000	R1		SP	Vacant	2.61	W	poor soils for septic	N	Y	N	N
Amador County	003160001000	R1		SP	Vacant	2.50	W	poor soils for septic	N	Y	N	N
Amador County	003160002000	R1		SP	Vacant	2.48	W	poor soils for septic	N	Y	N	N
Amador County	003170001000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003170003000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003170005000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003170006000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003170010000	R1		SP	Vacant	3.15	W	poor soils for septic	N	Y	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003170012000	R1		SP	Vacant	3.00	W	poor soils for septic	N	Y	N	N
Amador County	003181001000	R1		SP	Vacant	0.86	W	poor soils for septic	N	Y	N	N
Amador County	003181004000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003181005000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003181006000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003181007000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003181010000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003182001000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003182003000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003183001000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003183002000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003190001000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003190003000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190004000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190006000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003190007000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190008000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190011000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190012000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190013000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190014000	R1		SP	Vacant	0.49	W	poor soils for septic	N	Y	N	N
Amador County	003190015000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003190016000	R1		SP	Vacant	0.48	W	poor soils for septic	N	Y	N	N
Amador County	003201001000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003201002000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003202001000	R1		SP	Vacant	0.48	W	poor soils for septic	N	Y	N	N
Amador County	003202003000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003202004000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003202009000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003202017000	R1		SP	Vacant	0.64	W	poor soils for septic	N	Y	N	N
Amador County	003202018000	R1		SP	Vacant	0.67	W	poor soils for septic	N	Y	N	N
Amador County	003202019000	R1		SP	Vacant	0.61	W	poor soils for septic	N	Y	N	N
Amador County	003211001000	R1		SP	Vacant	0.75	W	poor soils for septic	N	Y	N	N
Amador County	003211002000	R1		SP	Vacant	0.62	W	poor soils for septic	N	Y	N	N
Amador County	003211003000	R1		SP	Vacant	0.60	W	poor soils for septic	N	Y	N	N
Amador County	003211004000	R1		SP	Vacant	0.59	W	poor soils for septic	N	Y	N	N
Amador County	003211006000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003211008000	R1		SP	Vacant	0.56	W	poor soils for septic	N	Y	N	N
Amador County	003211012000	R1		SP	Vacant	0.66	W	poor soils for septic	N	Y	N	N
Amador County	003211015000	R1		SP	Vacant	0.47	W	poor soils for septic	N	Y	N	N
Amador County	003212001000	R1		SP	Vacant	0.67	W	poor soils for septic	N	Y	N	N
Amador County	003212004000	R1		SP	Vacant	0.76	W	poor soils for septic	N	Y	N	N
Amador County	003212005000	R1		SP	Vacant	1.09	W	poor soils for septic	N	Y	N	N
Amador County	003212007000	R1		SP	Vacant	0.80	W	poor soils for septic	N	Y	N	N
Amador County	003212008000	R1		SP	Vacant	1.04	W	poor soils for septic	N	Y	N	N
Amador County	003221001000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003221002000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003221004000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003221005000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003221006000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003221008000	R1		SP	Vacant	0.58	W	poor soils for septic	N	Y	N	N
Amador County	003222006000	R1		SP	Vacant	0.64	W	poor soils for septic	N	Y	N	N
Amador County	003222007000	R1		SP	Vacant	0.62	W	poor soils for septic	N	Y	N	N
Amador County	003222008000	R1		SP	Vacant	0.68	W	poor soils for septic	N	Y	N	N
Amador County	003222009000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003222010000	R1		SP	Vacant	0.60	W	poor soils for septic	N	Y	N	N



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003222011000	R1		SP	Vacant	0.56	W	poor soils for septic	N	Y	N	N
Amador County	003222012000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003222013000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003222014000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003222015000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003222016000	R1		SP	Vacant	1.16	W	poor soils for septic	N	Y	N	N
Amador County	003230001000	R1		SP	Vacant	2.59	W	poor soils for septic	N	Y	N	N
Amador County	003230002000	R1		SP	Vacant	3.17	W	poor soils for septic	N	Y	N	N
Amador County	003230003000	R1		SP	Vacant	2.59	W	poor soils for septic	N	Y	N	N
Amador County	003251001000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003251002000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003251003000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003251004000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003251005000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003251006000	R1		SP	Vacant	0.60	W	poor soils for septic	N	Y	N	N
Amador County	003251007000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003252001000	R1		SP	Vacant	0.60	W	poor soils for septic	N	Y	N	N
Amador County	003252002000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003252003000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003252005000	R1		SP	Vacant	0.52	W	poor soils for septic	N	Y	N	N
Amador County	003253001000	R1		SP	Vacant	0.59	W	poor soils for septic	N	Y	N	N
Amador County	003253003000	R1		SP	Vacant	0.45	W	poor soils for septic	N	Y	N	N
Amador County	003253005000	R1		SP	Vacant	0.46	W	poor soils for septic	N	Y	N	N
Amador County	003260002000	R1		SP	Vacant	0.81	W	poor soils for septic	N	Y	N	N
Amador County	003260004000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003260005000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003260007000	R1		SP	Vacant	0.51	W	poor soils for septic	N	Y	N	N
Amador County	003260008000	R1		SP	Vacant	1.17	W	poor soils for septic	N	Y	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003260009000	R1		SP	Vacant	1.15	W	poor soils for septic	N	Y	N	N
Amador County	003260011000	R1		SP	Vacant	1.00	W	poor soils for septic	N	Y	N	N
Amador County	003260012000	R1		SP	Vacant	1.06	W	poor soils for septic	N	Y	N	N
Amador County	003260014000	R1		SP	Vacant	1.04	W	poor soils for septic	N	Y	N	N
Amador County	003260016000	R1		SP	Vacant	1.11	W	poor soils for septic	N	Y	N	N
Amador County	003271002000	R1		SP	Vacant	1.07	W	poor soils for septic	N	Y	N	N
Amador County	003271003000	R1		SP	Vacant	1.12	W	poor soils for septic	N	Y	N	N
Amador County	003272003000	R1		SP	Vacant	1.09	W	poor soils for septic	N	Y	N	N
Amador County	003272006000	R1		SP	Vacant	1.23	W	poor soils for septic	N	Y	N	N
Amador County	003282001000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003282003000	R1		SP	Vacant	1.11	W	poor soils for septic	N	Y	N	N
Amador County	003282004000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003282006000	R1		SP	Vacant	1.17	W	poor soils for septic	N	Y	N	N
Amador County	003282007000	R1		SP	Vacant	1.11	W	poor soils for septic	N	Y	N	N
Amador County	003290004000	R1		SP	Vacant	2.50	W	poor soils for septic	N	Y	N	N
Amador County	003300001000	R1		SP	Vacant	1.24	W	poor soils for septic	N	Y	N	N
Amador County	003300002000	R1		SP	Vacant	2.74	W	poor soils for septic	N	Y	N	N
Amador County	003300005000	R1		SP	Vacant	5.07	W	poor soils for septic	N	Y	N	N
Amador County	003300006000	R1		SP	Vacant	3.57	W	poor soils for septic	N	Y	N	N
Amador County	003310004000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003310008000	R1		SP	Vacant	1.52	W	poor soils for septic	N	Y	N	N
Amador County	003320001000	R1		SP	Vacant	1.14	W	poor soils for septic	N	Y	N	N
Amador County	003320003000	R1		SP	Vacant	1.15	W	poor soils for septic	N	Y	N	N
Amador County	003320004000	R1		SP	Vacant	1.49	W	poor soils for septic	N	Y	N	N
Amador County	003330002000	R1		SP	Vacant	1.09	W	poor soils for septic	N	Y	N	N
Amador County	003330003000	R1		SP	Vacant	1.07	W	poor soils for septic	N	Y	N	N
Amador County	003330004000	R1		SP	Vacant	1.20	W	poor soils for septic	N	Y	N	N
Amador County	003330005000	R1		SP	Vacant	1.13	W	poor soils for septic	N	Y	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003330006000	R1		SP	Vacant	1.10	W	poor soils for septic	N	Y	N	N
Amador County	003341001000	R1		SP	Vacant	0.98	W	poor soils for septic	N	Y	N	N
Amador County	003341003000	R1		SP	Vacant	1.05	W	poor soils for septic	N	Y	N	N
Amador County	003342005000	R1		SP	Vacant	1.18	W	poor soils for septic	N	Y	N	N
Amador County	003351002000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003351005000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N
Amador County	003352003000	R1		SP	Vacant	0.98	W	poor soils for septic	N	Y	N	N
Amador County	003360003000	R1		SP	Vacant	1.03	W	poor soils for septic	N	Y	N	N
Amador County	003360005000	R1		SP	Vacant	1.22	W	poor soils for septic	N	Y	N	N
Amador County	003360009000	R1		SP	Vacant	1.28	W	poor soils for septic	N	Y	N	N
Amador County	003370001000	R1		SP	Vacant	1.13	W	poor soils for septic	N	Y	N	N
Amador County	003370004000	R1		SP	Vacant	1.11	W	poor soils for septic	N	Y	N	N
Amador County	003370007000	R1		SP	Vacant	1.68	W	poor soils for septic	N	Y	N	N
Amador County	003370008000	R1		SP	Vacant	1.75	W	poor soils for septic	N	Y	N	N
Amador County	003370009000	R1		SP	Vacant	1.36	W	poor soils for septic	N	Y	N	N
Amador County	003370010000	R1		SP	Vacant	0.99	W	poor soils for septic	N	Y	N	N
Amador County	003380001000	R1		SP	Vacant	1.14	W	poor soils for septic	N	Y	N	N
Amador County	003380003000	R1		SP	Vacant	1.09	W	poor soils for septic	N	Y	N	N
Amador County	003380004000	R1		SP	Vacant	1.10	W	poor soils for septic	N	Y	N	N
Amador County	003380005000	R1		SP	Vacant	1.17	W	poor soils for septic	N	Y	N	N
Amador County	003380006000	R1		SP	Vacant	1.09	W	poor soils for septic	N	Y	N	N
Amador County	003380007000	R1		SP	Vacant	1.45	W	poor soils for septic	N	Y	N	N
Amador County	003380008000	R1		SP	Vacant	1.03	W	poor soils for septic	N	Y	N	N
Amador County	003380009000	R1		SP	Vacant	1.03	W	poor soils for septic	N	Y	N	N
Amador County	003390003000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N
Amador County	003390004000	R1		SP	Vacant	1.07	W	poor soils for septic	N	Y	N	N
Amador County	003390008000	R1		SP	Vacant	1.11	W	poor soils for septic	N	Y	N	N
Amador County	003390009000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003390011000	R1		SP	Vacant	1.14	W	poor soils for septic	N	Y	N	N
Amador County	003390015000	R1		SP	Vacant	1.07	W	poor soils for septic	N	Y	N	N
Amador County	003400002000	R1		SP	Vacant	1.10	W	poor soils for septic	N	Y	N	N
Amador County	003400003000	R1		SP	Vacant	1.41	W	poor soils for septic	N	Y	N	N
Amador County	003400008000	R1		SP	Vacant	0.99	W	poor soils for septic	N	Y	N	N
Amador County	003491002000	R1		SP	Vacant	1.88	W	poor soils for septic	N	Y	N	N
Amador County	003491004000	R1		SP	Vacant	1.47	W	poor soils for septic	N	Y	N	N
Amador County	003491005000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N
Amador County	003491006000	R1		SP	Vacant	1.08	W	poor soils for septic	N	Y	N	N
Amador County	003491007000	R1		SP	Vacant	1.18	W	poor soils for septic	N	Y	N	N
Amador County	003492001000	R1		SP	Vacant	1.06	W	poor soils for septic	N	Y	N	N
Amador County	003492002000	R1		SP	Vacant	1.03	W	poor soils for septic	N	Y	N	N
Amador County	003492004000	R1		SP	Vacant	1.04	W	poor soils for septic	N	Y	N	N
Amador County	003500002000	R1		SP	Vacant	0.84	W	poor soils for septic	N	Y	N	N
Amador County	003500004000	R1		SP	Vacant	0.67	W	poor soils for septic	N	Y	N	N
Amador County	003500005000	R1		SP	Vacant	0.53	W	poor soils for septic	N	Y	N	N
Amador County	003500006000	R1		SP	Vacant	0.69	W	poor soils for septic	N	Y	N	N
Amador County	003500007000	R1		SP	Vacant	0.65	W	poor soils for septic	N	Y	N	N
Amador County	003500008000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003500009000	R1		SP	Vacant	0.62	W	poor soils for septic	N	Y	N	N
Amador County	003500016000	R1		SP	Vacant	2.52	W	poor soils for septic	N	Y	N	N
Amador County	003511001000	R1		SP	Vacant	1.03	W	poor soils for septic	N	Y	N	N
Amador County	003511002000	R1		SP	Vacant	1.06	W	poor soils for septic	N	Y	N	N
Amador County	003511003000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N
Amador County	003511004000	R1		SP	Vacant	1.12	W	poor soils for septic	N	Y	N	N
Amador County	003511005000	R1		SP	Vacant	0.66	W	poor soils for septic	N	Y	N	N
Amador County	003511006000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003511007000	R1		SP	Vacant	0.58	W	poor soils for septic	N	Y	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003512001000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003512002000	R1		SP	Vacant	0.50	W	poor soils for septic	N	Y	N	N
Amador County	003512003000	R1		SP	Vacant	0.60	W	poor soils for septic	N	Y	N	N
Amador County	003512004000	R1		SP	Vacant	1.00	W	poor soils for septic	N	Y	N	N
Amador County	003512005000	R1		SP	Vacant	1.07	W	poor soils for septic	N	Y	N	N
Amador County	003521002000	R1		SP	Vacant	1.21	W	poor soils for septic	N	Y	N	N
Amador County	003521003000	R1		SP	Vacant	1.00	W	poor soils for septic	N	Y	N	N
Amador County	003522001000	R1		SP	Vacant	1.00	W	poor soils for septic	N	Y	N	N
Amador County	003522002000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003524001000	R1		SP	Vacant	0.55	W	poor soils for septic	N	Y	N	N
Amador County	003524002000	R1		SP	Vacant	0.57	W	poor soils for septic	N	Y	N	N
Amador County	003524003000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003524007000	R1		SP	Vacant	1.80	W	poor soils for septic	N	Y	N	N
Amador County	003530005000	R1		SP	Vacant	2.92	W	poor soils for septic	N	Y	N	N
Amador County	003530007000	R1		SP	Vacant	2.18	W	poor soils for septic	N	Y	N	N
Amador County	003530008000	R1		SP	Vacant	2.28	W	poor soils for septic	N	Y	N	N
Amador County	003540006000	R1		SP	Vacant	2.53	W	poor soils for septic	N	Y	N	N
Amador County	003550004000	R1		SP	Vacant	1.10	W	poor soils for septic	N	Y	N	N
Amador County	003550006000	R1		SP	Vacant	2.54	W	poor soils for septic	N	Y	N	N
Amador County	003550007000	R1		SP	Vacant	2.10	W	poor soils for septic	N	Y	N	N
Amador County	003561002000	R1		SP	Vacant	1.13	W	poor soils for septic	N	Y	N	N
Amador County	003561006000	R1		SP	Vacant	1.15	W	poor soils for septic	N	Y	N	N
Amador County	003562001000	R1		SP	Vacant	1.05	W	poor soils for septic	N	Y	N	N
Amador County	003562002000	R1		SP	Vacant	1.08	W	poor soils for septic	N	Y	N	N
Amador County	003562004000	R1		SP	Vacant	1.07	W	poor soils for septic	N	Y	N	N
Amador County	003562005000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003571005000	R1		SP	Vacant	0.56	W	poor soils for septic	N	Y	N	N
Amador County	003572001000	R1		SP	Vacant	0.72	W	poor soils for septic	N	Y	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003572005000	R1		SP	Vacant	0.54	W	poor soils for septic	N	Y	N	N
Amador County	003573002000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003582002000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N
Amador County	003582003000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N
Amador County	003582004000	R1		SP	Vacant	1.00	W	poor soils for septic	N	Y	N	N
Amador County	003582005000	R1		SP	Vacant	1.03	W	poor soils for septic	N	Y	N	N
Amador County	003583002000	R1		SP	Vacant	1.02	W	poor soils for septic	N	Y	N	N
Amador County	003583005000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003583006000	R1		SP	Vacant	1.08	W	poor soils for septic	N	Y	N	N
Amador County	003591001000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003593002000	R1		SP	Vacant	0.58	W	poor soils for septic	N	Y	N	N
Amador County	003593003000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003593004000	R1		SP	Vacant	1.05	W	poor soils for septic	N	Y	N	N
Amador County	003593006000	R1		SP	Vacant	0.98	W	poor soils for septic	N	Y	N	N
Amador County	003593008000	R1		SP	Vacant	1.01	W	poor soils for septic	N	Y	N	N
Amador County	003601002000	R1		SP	Vacant	3.31	W	poor soils for septic	N	Y	N	N
Amador County	003602001000	R1		SP	Vacant	1.14	W	poor soils for septic	N	Y	N	N
Amador County	003611002000	R1		SP	Vacant	2.92	W	poor soils for septic	N	Y	N	N
Amador County	003611003000	R1		SP	Vacant	2.33	W	poor soils for septic	N	Y	N	N
Amador County	003612001000	R1		SP	Vacant	1.03	W	poor soils for septic	N	Y	N	N
Amador County	003620002000	R1		SP	Vacant	6.85	W	poor soils for septic	N	Y	N	N
Amador County	003620003000	R1		SP	Vacant	7.91	W	poor soils for septic	N	Y	N	N
Amador County	003620004000	R1		SP	Vacant	12.17	W	poor soils for septic	N	Y	N	N
Amador County	003661006000	R1		SP	Vacant	0.63	W&S	no new sewer connections	N	N	N	N
Amador County	003661011000	R1		SP	Vacant	0.95	W&S	no new sewer connections	N	N	N	N
Amador County	003662004000	R1		SP	Vacant	0.72	W&S	no new sewer connections	N	N	N	N
Amador County	003662007000	R1		SP	Vacant	0.45	W&S	no new sewer connections	N	N	N	N
Amador County	003662017000	R1		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003670014000	R1		SP	Vacant	0.57	W&S	no new sewer connections	N	N	N	N
Amador County	003670015000	R1		SP	Vacant	0.38	W&S	no new sewer connections	N	N	N	N
Amador County	003681005000	R1		SP	Vacant	0.40	W&S	no new sewer connections	N	N	N	N
Amador County	003681008000	R1		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003681010000	R1		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003681013000	R1		SP	Vacant	0.24	W&S	no new sewer connections	N	N	N	N
Amador County	003681015000	R1		SP	Vacant	0.24	W&S	no new sewer connections	N	N	N	N
Amador County	003681019000	R1		SP	Vacant	0.42	W&S	no new sewer connections	N	N	N	N
Amador County	003682014000	R1		SP	Vacant	0.32	W&S	no new sewer connections	N	N	N	N
Amador County	003682016000	R1		SP	Vacant	0.27	W&S	no new sewer connections	N	N	N	N
Amador County	003691017000	R1		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003691019000	R1		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003691021000	R1		SP	Vacant	0.25	W&S	no new sewer connections	N	N	N	N
Amador County	003691023000	R1		SP	Vacant	0.33	W&S	no new sewer connections	N	N	N	N
Amador County	003691024000	R1		SP	Vacant	0.35	W&S	no new sewer connections	N	N	N	N
Amador County	003691030000	R1		SP	Vacant	0.36	W&S	no new sewer connections	N	N	N	N
Amador County	003701003000	R1		SP	Vacant	0.51	W&S	no new sewer connections	N	N	N	N
Amador County	003702015000	R1		SP	Vacant	0.54	W&S	no new sewer connections	N	N	N	N
Amador County	003702016000	R1		SP	Vacant	0.28	W&S	no new sewer connections	N	N	N	N
Amador County	003740007000	R1		SP	Vacant	25.19	W	poor soils for septic	N	N	N	N
Amador County	003761008000	R1		SP	Vacant	0.29	W&S	no new sewer connections	N	N	N	N
Amador County	003762006000	R1		SP	Vacant	0.28	W&S	no new sewer connections	N	N	N	N
Amador County	003762016000	R1		SP	Vacant	0.26	W&S	no new sewer connections	N	N	N	N
Amador County	003762020000	R1		SP	Vacant	0.29	W&S	no new sewer connections	N	N	N	N
Amador County	003772018000	R1		SP	Vacant	0.30	W&S	no new sewer connections	N	N	N	N
Amador County	003772022000	R1		SP	Vacant	0.43	W&S	no new sewer connections	N	N	N	N
Amador County	003773003000	R1		SP	Vacant	0.27	W&S	no new sewer connections	N	N	N	N
Amador County	003774002000	R1		SP	Vacant	0.35	W&S	no new sewer connections	N	N	N	N

APPENDIX C: RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003781001000	R1		SP	Vacant	1.10	no W or S	lack of utilities	N	N	N	N
Amador County	003781002000	R1		SP	Vacant	1.23	no W or S	lack of utilities	N	N	N	N
Amador County	003781003000	R1		SP	Vacant	0.99	no W or S	lack of utilities	N	N	N	N
Amador County	003781004000	R1		SP	Vacant	1.38	no W or S	lack of utilities	N	N	N	N
Amador County	003781005000	R1		SP	Vacant	1.51	no W or S	lack of utilities	N	N	N	N
Amador County	003781006000	R1		SP	Vacant	1.28	no W or S	lack of utilities	N	N	N	N
Amador County	003781007000	R1		SP	Vacant	1.32	no W or S	lack of utilities	N	N	N	N
Amador County	003781008000	R1		SP	Vacant	1.10	no W or S	lack of utilities	N	N	N	N
Amador County	003781009000	R1		SP	Vacant	1.08	no W or S	lack of utilities	N	N	N	N
Amador County	003782001000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003782002000	R1		SP	Vacant	0.99	no W or S	lack of utilities	N	N	N	N
Amador County	003782003000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003782004000	R1		SP	Vacant	0.63	no W or S	lack of utilities	N	N	N	N
Amador County	003782005000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003782006000	R1		SP	Vacant	0.55	no W or S	lack of utilities	N	N	N	N
Amador County	003782007000	R1		SP	Vacant	0.58	no W or S	lack of utilities	N	N	N	N
Amador County	003782008000	R1		SP	Vacant	0.80	no W or S	lack of utilities	N	N	N	N
Amador County	003782009000	R1		SP	Vacant	0.56	no W or S	lack of utilities	N	N	N	N
Amador County	003782010000	R1		SP	Vacant	0.55	no W or S	lack of utilities	N	N	N	N
Amador County	003782011000	R1		SP	Vacant	0.56	no W or S	lack of utilities	N	N	N	N
Amador County	003782012000	R1		SP	Vacant	0.71	no W or S	lack of utilities	N	N	N	N
Amador County	003782013000	R1		SP	Vacant	0.71	no W or S	lack of utilities	N	N	N	N
Amador County	003782014000	R1		SP	Vacant	0.57	no W or S	lack of utilities	N	N	N	N
Amador County	003782015000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N
Amador County	003782016000	R1		SP	Vacant	0.53	no W or S	lack of utilities	N	N	N	N
Amador County	003782017000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003783001000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003783002000	R1		SP	Vacant	0.98	no W or S	lack of utilities	N	N	N	N



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003783003000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003783004000	R1		SP	Vacant	0.58	no W or S	lack of utilities	N	N	N	N
Amador County	003783005000	R1		SP	Vacant	0.56	no W or S	lack of utilities	N	N	N	N
Amador County	003783006000	R1		SP	Vacant	0.60	no W or S	lack of utilities	N	N	N	N
Amador County	003783007000	R1		SP	Vacant	0.56	no W or S	lack of utilities	N	N	N	N
Amador County	003783008000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003783009000	R1		SP	Vacant	0.72	no W or S	lack of utilities	N	N	N	N
Amador County	003783010000	R1		SP	Vacant	0.59	no W or S	lack of utilities	N	N	N	N
Amador County	003783011000	R1		SP	Vacant	0.68	no W or S	lack of utilities	N	N	N	N
Amador County	003783012000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003783013000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N
Amador County	003783014000	R1		SP	Vacant	0.58	no W or S	lack of utilities	N	N	N	N
Amador County	003783015000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N
Amador County	003783016000	R1		SP	Vacant	0.55	no W or S	lack of utilities	N	N	N	N
Amador County	003783017000	R1		SP	Vacant	0.53	no W or S	lack of utilities	N	N	N	N
Amador County	003783018000	R1		SP	Vacant	0.58	no W or S	lack of utilities	N	N	N	N
Amador County	003783019000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N
Amador County	003783020000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003783021000	R1		SP	Vacant	0.83	no W or S	lack of utilities	N	N	N	N
Amador County	003783022000	R1		SP	Vacant	0.62	no W or S	lack of utilities	N	N	N	N
Amador County	003783023000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003783024000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003784001000	R1		SP	Vacant	0.53	no W or S	lack of utilities	N	N	N	N
Amador County	003784002000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N
Amador County	003784003000	R1		SP	Vacant	1.16	no W or S	lack of utilities	N	N	N	N
Amador County	003784004000	R1		SP	Vacant	0.99	no W or S	lack of utilities	N	N	N	N
Amador County	003784005000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003784006000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003784007000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003784008000	R1		SP	Vacant	1.25	no W or S	lack of utilities	N	N	N	N
Amador County	003784009000	R1		SP	Vacant	1.18	no W or S	lack of utilities	N	N	N	N
Amador County	003784010000	R1		SP	Vacant	1.23	no W or S	lack of utilities	N	N	N	N
Amador County	003784011000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003784012000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003791001000	R1		SP	Vacant	1.14	no W or S	lack of utilities	N	N	N	N
Amador County	003791002000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003791003000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003791004000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003792001000	R1		SP	Vacant	2.11	no W or S	lack of utilities	N	N	N	N
Amador County	003792002000	R1		SP	Vacant	1.46	no W or S	lack of utilities	N	N	N	N
Amador County	003792003000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003792004000	R1		SP	Vacant	1.10	no W or S	lack of utilities	N	N	N	N
Amador County	003792005000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003792006000	R1		SP	Vacant	1.14	no W or S	lack of utilities	N	N	N	N
Amador County	003793001000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003793002000	R1		SP	Vacant	0.58	no W or S	lack of utilities	N	N	N	N
Amador County	003793003000	R1		SP	Vacant	0.82	no W or S	lack of utilities	N	N	N	N
Amador County	003793004000	R1		SP	Vacant	0.84	no W or S	lack of utilities	N	N	N	N
Amador County	003793005000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003793006000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N
Amador County	003793007000	R1		SP	Vacant	0.56	no W or S	lack of utilities	N	N	N	N
Amador County	003793008000	R1		SP	Vacant	0.71	no W or S	lack of utilities	N	N	N	N
Amador County	003793009000	R1		SP	Vacant	0.61	no W or S	lack of utilities	N	N	N	N
Amador County	003793010000	R1		SP	Vacant	0.60	no W or S	lack of utilities	N	N	N	N
Amador County	003793011000	R1		SP	Vacant	0.61	no W or S	lack of utilities	N	N	N	N
Amador County	003793012000	R1		SP	Vacant	0.98	no W or S	lack of utilities	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003793013000	R1		SP	Vacant	1.35	no W or S	lack of utilities	N	N	N	N
Amador County	003793014000	R1		SP	Vacant	1.41	no W or S	lack of utilities	N	N	N	N
Amador County	003793015000	R1		SP	Vacant	1.26	no W or S	lack of utilities	N	N	N	N
Amador County	003793016000	R1		SP	Vacant	0.60	no W or S	lack of utilities	N	N	N	N
Amador County	003793017000	R1		SP	Vacant	0.63	no W or S	lack of utilities	N	N	N	N
Amador County	003793018000	R1		SP	Vacant	1.39	no W or S	lack of utilities	N	N	N	N
Amador County	003793019000	R1		SP	Vacant	0.62	no W or S	lack of utilities	N	N	N	N
Amador County	003793020000	R1		SP	Vacant	1.11	no W or S	lack of utilities	N	N	N	N
Amador County	003793021000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003793022000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003793023000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003793024000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003793025000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003793026000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003793027000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003793028000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003793029000	R1		SP	Vacant	0.53	no W or S	lack of utilities	N	N	N	N
Amador County	003793030000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003793031000	R1		SP	Vacant	0.56	no W or S	lack of utilities	N	N	N	N
Amador County	003793032000	R1		SP	Vacant	0.49	no W or S	lack of utilities	N	N	N	N
Amador County	003793033000	R1		SP	Vacant	0.59	no W or S	lack of utilities	N	N	N	N
Amador County	003793034000	R1		SP	Vacant	0.74	no W or S	lack of utilities	N	N	N	N
Amador County	003793035000	R1		SP	Vacant	0.81	no W or S	lack of utilities	N	N	N	N
Amador County	003793036000	R1		SP	Vacant	0.70	no W or S	lack of utilities	N	N	N	N
Amador County	003793037000	R1		SP	Vacant	0.79	no W or S	lack of utilities	N	N	N	N
Amador County	003793038000	R1		SP	Vacant	0.68	no W or S	lack of utilities	N	N	N	N
Amador County	003793039000	R1		SP	Vacant	0.60	no W or S	lack of utilities	N	N	N	N
Amador County	003793040000	R1		SP	Vacant	0.57	no W or S	lack of utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003793041000	R1		SP	Vacant	0.55	no W or S	lack of utilities	N	N	N	N
Amador County	003793042000	R1		SP	Vacant	0.60	no W or S	lack of utilities	N	N	N	N
Amador County	003793043000	R1		SP	Vacant	0.67	no W or S	lack of utilities	N	N	N	N
Amador County	003793044000	R1		SP	Vacant	0.78	no W or S	lack of utilities	N	N	N	N
Amador County	003793045000	R1		SP	Vacant	0.85	no W or S	lack of utilities	N	N	N	N
Amador County	003794001000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003794002000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003794003000	R1		SP	Vacant	1.26	no W or S	lack of utilities	N	N	N	N
Amador County	003794004000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003794005000	R1		SP	Vacant	0.55	no W or S	lack of utilities	N	N	N	N
Amador County	003794006000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003794007000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003794008000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003801001000	R1		SP	Vacant	1.09	no W or S	lack of utilities	N	N	N	N
Amador County	003801002000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003801003000	R1		SP	Vacant	1.13	no W or S	lack of utilities	N	N	N	N
Amador County	003801004000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003801005000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003801006000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003801007000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003801008000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003801009000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003801010000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003801011000	R1		SP	Vacant	0.57	no W or S	lack of utilities	N	N	N	N
Amador County	003801012000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003801013000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N
Amador County	003801014000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003801015000	R1		SP	Vacant	0.50	no W or S	lack of utilities	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003801016000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003801017000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003801018000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003801019000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003801020000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003801021000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003801022000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003801023000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003801024000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003801025000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003801026000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003801027000	R1		SP	Vacant	1.15	no W or S	lack of utilities	N	N	N	N
Amador County	003801028000	R1		SP	Vacant	1.14	no W or S	lack of utilities	N	N	N	N
Amador County	003801029000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003801030000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N
Amador County	003802001000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003802002000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003802003000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003802004000	R1		SP	Vacant	0.97	no W or S	lack of utilities	N	N	N	N
Amador County	003802005000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003802006000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003802007000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003802008000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N
Amador County	003802009000	R1		SP	Vacant	1.16	no W or S	lack of utilities	N	N	N	N
Amador County	003802010000	R1		SP	Vacant	1.24	no W or S	lack of utilities	N	N	N	N
Amador County	003802011000	R1		SP	Vacant	1.28	no W or S	lack of utilities	N	N	N	N
Amador County	003802012000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003802013000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003802014000	R1		SP	Vacant	1.10	no W or S	lack of utilities	N	N	N	N
Amador County	003802015000	R1		SP	Vacant	1.31	no W or S	lack of utilities	N	N	N	N
Amador County	003802016000	R1		SP	Vacant	1.39	no W or S	lack of utilities	N	N	N	N
Amador County	003802017000	R1		SP	Vacant	1.13	no W or S	lack of utilities	N	N	N	N
Amador County	003802018000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N
Amador County	003802019000	R1		SP	Vacant	1.16	no W or S	lack of utilities	N	N	N	N
Amador County	003802020000	R1		SP	Vacant	1.12	no W or S	lack of utilities	N	N	N	N
Amador County	003802021000	R1		SP	Vacant	1.19	no W or S	lack of utilities	N	N	N	N
Amador County	003802022000	R1		SP	Vacant	1.23	no W or S	lack of utilities	N	N	N	N
Amador County	003802023000	R1		SP	Vacant	1.24	no W or S	lack of utilities	N	N	N	N
Amador County	003802024000	R1		SP	Vacant	1.16	no W or S	lack of utilities	N	N	N	N
Amador County	003802025000	R1		SP	Vacant	1.71	no W or S	lack of utilities	N	N	N	N
Amador County	003802026000	R1		SP	Vacant	1.94	no W or S	lack of utilities	N	N	N	N
Amador County	003802027000	R1		SP	Vacant	1.50	no W or S	lack of utilities	N	N	N	N
Amador County	003802028000	R1		SP	Vacant	2.44	no W or S	lack of utilities	N	N	N	N
Amador County	003802029000	R1		SP	Vacant	2.10	no W or S	lack of utilities	N	N	N	N
Amador County	003802030000	R1		SP	Vacant	1.54	no W or S	lack of utilities	N	N	N	N
Amador County	003802031000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N
Amador County	003802032000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003802033000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003802034000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003802035000	R1		SP	Vacant	0.58	no W or S	lack of utilities	N	N	N	N
Amador County	003802036000	R1		SP	Vacant	0.57	no W or S	lack of utilities	N	N	N	N
Amador County	003811001000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003811002000	R1		SP	Vacant	1.18	no W or S	lack of utilities	N	N	N	N
Amador County	003811003000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N
Amador County	003811004000	R1		SP	Vacant	1.28	no W or S	lack of utilities	N	N	N	N
Amador County	003811005000	R1		SP	Vacant	1.63	no W or S	lack of utilities	N	N	N	N



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003811006000	R1		SP	Vacant	1.15	no W or S	lack of utilities	N	N	N	N
Amador County	003811007000	R1		SP	Vacant	1.13	no W or S	lack of utilities	N	N	N	N
Amador County	003811008000	R1		SP	Vacant	1.52	no W or S	lack of utilities	N	N	N	N
Amador County	003811009000	R1		SP	Vacant	1.09	no W or S	lack of utilities	N	N	N	N
Amador County	003811010000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003811011000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003811012000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003811013000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003811014000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003811015000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003811016000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003811017000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003812001000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003812002000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003812003000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003812004000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003812005000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003812006000	R1		SP	Vacant	1.16	no W or S	lack of utilities	N	N	N	N
Amador County	003812007000	R1		SP	Vacant	1.45	no W or S	lack of utilities	N	N	N	N
Amador County	003812008000	R1		SP	Vacant	1.10	no W or S	lack of utilities	N	N	N	N
Amador County	003812009000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003812010000	R1		SP	Vacant	1.65	no W or S	lack of utilities	N	N	N	N
Amador County	003812011000	R1		SP	Vacant	1.18	no W or S	lack of utilities	N	N	N	N
Amador County	003812012000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003812013000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003812014000	R1		SP	Vacant	1.14	no W or S	lack of utilities	N	N	N	N
Amador County	003812015000	R1		SP	Vacant	1.10	no W or S	lack of utilities	N	N	N	N
Amador County	003812016000	R1		SP	Vacant	1.09	no W or S	lack of utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003812017000	R1		SP	Vacant	1.12	no W or S	lack of utilities	N	N	N	N
Amador County	003812018000	R1		SP	Vacant	1.45	no W or S	lack of utilities	N	N	N	N
Amador County	003812019000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003812020000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003812021000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003812022000	R1		SP	Vacant	1.08	no W or S	lack of utilities	N	N	N	N
Amador County	003812023000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003812024000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N
Amador County	003812025000	R1		SP	Vacant	1.14	no W or S	lack of utilities	N	N	N	N
Amador County	003812026000	R1		SP	Vacant	1.15	no W or S	lack of utilities	N	N	N	N
Amador County	003821001000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003821002000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003821003000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003821004000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003821005000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003821006000	R1		SP	Vacant	0.51	no W or S	lack of utilities	N	N	N	N
Amador County	003821007000	R1		SP	Vacant	0.52	no W or S	lack of utilities	N	N	N	N
Amador County	003822001000	R1		SP	Vacant	0.70	no W or S	lack of utilities	N	N	N	N
Amador County	003822002000	R1		SP	Vacant	0.63	no W or S	lack of utilities	N	N	N	N
Amador County	003822003000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003822004000	R1		SP	Vacant	0.56	no W or S	lack of utilities	N	N	N	N
Amador County	003822005000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003822006000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003822007000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003822008000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003822009000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003822010000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003822011000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003822012000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003822013000	R1		SP	Vacant	1.17	no W or S	lack of utilities	N	N	N	N
Amador County	003822014000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003822015000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003822016000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003822017000	R1		SP	Vacant	0.53	no W or S	lack of utilities	N	N	N	N
Amador County	003822018000	R1		SP	Vacant	0.54	no W or S	lack of utilities	N	N	N	N
Amador County	003822019000	R1		SP	Vacant	1.08	no W or S	lack of utilities	N	N	N	N
Amador County	003822020000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003822021000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003822022000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003822023000	R1		SP	Vacant	1.18	no W or S	lack of utilities	N	N	N	N
Amador County	003822024000	R1		SP	Vacant	1.15	no W or S	lack of utilities	N	N	N	N
Amador County	003822025000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	003822026000	R1		SP	Vacant	1.07	no W or S	lack of utilities	N	N	N	N
Amador County	003822027000	R1		SP	Vacant	0.97	no W or S	lack of utilities	N	N	N	N
Amador County	003822028000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003822029000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003822030000	R1		SP	Vacant	0.99	no W or S	lack of utilities	N	N	N	N
Amador County	003822031000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003823001000	R1		SP	Vacant	1.03	no W or S	lack of utilities	N	N	N	N
Amador County	003823002000	R1		SP	Vacant	0.98	no W or S	lack of utilities	N	N	N	N
Amador County	003823003000	R1		SP	Vacant	1.02	no W or S	lack of utilities	N	N	N	N
Amador County	003823004000	R1		SP	Vacant	1.05	no W or S	lack of utilities	N	N	N	N
Amador County	003823005000	R1		SP	Vacant	1.00	no W or S	lack of utilities	N	N	N	N
Amador County	003823006000	R1		SP	Vacant	1.01	no W or S	lack of utilities	N	N	N	N
Amador County	003823007000	R1		SP	Vacant	1.06	no W or S	lack of utilities	N	N	N	N
Amador County	003824001000	R1		SP	Vacant	1.08	no W or S	lack of utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	003824002000	R1		SP	Vacant	1.04	no W or S	lack of utilities	N	N	N	N
Amador County	015330008000	R1		A-T	Vacant	9.28	no W or S	lack of utilities	N	N	N	N
Amador County	015330027000	R1		A-T	Vacant	2.45	no W or S	lack of utilities	N	N	N	N
Amador County	015330031000	R1		A-T	Vacant	2.49	no W or S	lack of utilities	N	N	N	N
Amador County	015330032000	R1		A-T	Vacant	2.98	no W or S	lack of utilities	N	N	N	N
Amador County	015330033000	R1		A-T	Vacant	2.51	no W or S	lack of utilities	N	N	N	N
Amador County	015330039000	R1		A-T	Vacant	2.56	no W or S	lack of utilities	N	N	N	N
Amador County	015330040000	R1		A-T	Vacant	2.10	no W or S	lack of utilities	N	N	N	N
Amador County	015330043000	R1		A-T	Vacant	2.08	no W or S	lack of utilities	N	N	N	N
Amador County	015330044000	R1		A-T	Vacant	2.98	no W or S	lack of utilities	N	N	N	N
Amador County	015330045000	R1		A-T	Vacant	3.66	no W or S	lack of utilities	N	N	N	N
Amador County	015330053000	R1		A-T	Vacant	6.91	no W or S	lack of utilities	N	N	N	N
Amador County	015330054000	R1		A-T	Vacant	6.27	no W or S	lack of utilities	N	N	N	N
Amador County	015330055000	R1		A-T	Vacant	4.63	no W or S	lack of utilities	N	N	N	N
Amador County	015330062000	R1		A-T	Vacant	1.55	no W or S	lack of utilities	N	N	N	N
Amador County	015330063000	R1		A-T	Vacant	1.61	no W or S	lack of utilities	N	N	N	N
Amador County	015330065000	R1		A-T	Vacant	5.19	no W or S	lack of utilities	N	N	N	N
Amador County	015330068000	R1		A-T	Vacant	2.30	no W or S	lack of utilities	N	N	N	N
Amador County	015330069000	R1		A-T	Vacant	1.32	no W or S	lack of utilities	N	N	N	N
Amador County	015330070000	R1		A-T	Vacant	1.37	no W or S	lack of utilities	N	N	N	N
Amador County	015330071000	R1		A-T	Vacant	1.51	no W or S	lack of utilities	N	N	N	N
Amador County	015330072000	R1		A-T	Vacant	5.22	no W or S	lack of utilities	N	N	N	N
Amador County	015330073000	R1		A-T	Vacant	4.80	no W or S	lack of utilities	N	N	N	N
Amador County	015330074000	R1		A-T	Vacant	4.65	no W or S	lack of utilities	N	N	N	N
Amador County	015330077000	R1		A-T	Vacant	5.63	no W or S	lack of utilities	N	N	N	N
Amador County	015330079000	R1		A-T	Vacant	2.12	no W or S	lack of utilities	N	N	N	N
Amador County	015330080000	R1		A-T	Vacant	1.91	no W or S	lack of utilities	N	N	N	N
Amador County	015330081000	R1		A-T	Vacant	4.23	no W or S	lack of utilities	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	015330083000	R1		A-T	Vacant	2.35	no W or S	lack of utilities	N	N	N	N
Amador County	015330084000	R1		A-T	Vacant	1.48	no W or S	lack of utilities	N	N	N	N
Amador County	015330086000	R1		A-T	Vacant	1.60	no W or S	lack of utilities	N	N	N	N
Amador County	021230005000	R1	B2	R-S	Vacant	0.59	W	water agency tanks	N	N	N	N
Amador County	023040014000	R1		A-T	Vacant	1.49	no W or S	up-country, remote	N	N	N	N
Amador County	023040019000	R1		A-T	Vacant	1.51	no W or S	up-country, remote	N	N	N	N
Amador County	023040027000	R1		A-T	Vacant	1.00	no W or S	up-country, remote	N	N	N	N
Amador County	023040030000	R1		A-T	Vacant	1.43	no W or S	up-country, remote	N	N	N	N
Amador County	023040032000	R1		A-T	Vacant	1.27	no W or S	up-country, remote	N	N	N	N
Amador County	023040034000	R1		A-T	Vacant	2.02	no W or S	up-country, remote	N	N	N	N
Amador County	023050020000	R1		A-T	Vacant	4.40	no W or S	up-country, remote	N	N	N	N
Amador County	023060016000	R1		A-T	Vacant	5.00	no W or S	up-country, remote	N	N	N	N
Amador County	023060017000	R1		A-T	Vacant	4.67	no W or S	up-country, remote	N	N	N	N
Amador County	023060019000	R1		A-T	Vacant	1.36	no W or S	up-country, remote	N	N	N	N
Amador County	023060020000	R1		A-T	Vacant	1.12	no W or S	up-country, remote	N	N	N	N
Amador County	023060022000	R1		A-T	Vacant	1.42	no W or S	up-country, remote	N	N	N	N
Amador County	023060023000	R1		A-T	Vacant	1.45	no W or S	up-country, remote	N	N	N	N
Amador County	023060027000	R1		A-T	Vacant	1.54	no W or S	up-country, remote	N	N	N	N
Amador County	023070027000	R1	B3	R-S	Vacant	5.65	W		N	N	N	N
Amador County	023070073000	R1	B3	R-S	Vacant	2.91	W		N	N	N	N
Amador County	023080010000	R1	B3	R-S	Vacant	1.05	W		N	N	N	N
Amador County	023090003000	R1	B3	R-S	Vacant	0.53	W		N	N	N	N
Amador County	023090004000	R1	B3	R-S	Vacant	1.04	W		N	N	N	N
Amador County	023090005000	R1	B3	R-S	Vacant	1.02	W		N	N	N	N
Amador County	023090009000	R1	B3	R-S	Vacant	1.13	W		N	N	N	N
Amador County	023090010000	R1	B3	R-S	Vacant	1.00	W		N	N	N	N
Amador County	023090011000	R1	B3	R-S	Vacant	1.11	W		N	N	N	N
Amador County	023100001000	R1	B3	R-S	Vacant	1.72	W		N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	023100002000	R1	B3	R-S	Vacant	1.92	W		N	N	N	N
Amador County	023100003000	R1	B3	R-S	Vacant	2.63	W		N	N	N	N
Amador County	023100004000	R1	B3	R-S	Vacant	2.68	W		N	N	N	N
Amador County	023100006000	R1	B3	R-S	Vacant	0.35	W		N	N	N	N
Amador County	023110001000	R1	B3	R-S	Vacant	6.98	W		N	N	N	N
Amador County	023120008000	R1	B3	R-S	Vacant	1.35	W		N	N	N	N
Amador County	023130003000	R1	B3	R-S	Vacant	2.61	W		N	N	N	N
Amador County	023130004000	R1	B3	R-S	Vacant	4.51	W		N	N	N	N
Amador County	023130007000	R1	B3	R-S	Vacant	1.33	W		N	N	N	N
Amador County	023140006000	R1	B3	R-S	Vacant	1.13	W		N	N	N	N
Amador County	023140010000	R1	B3	R-S	Vacant	1.05	W		N	N	N	N
Amador County	023140012000	R1	B3	R-S	Vacant	1.57	W		N	N	N	N
Amador County	023150004000	R1	B3	R-S	Vacant	1.20	W		N	N	N	N
Amador County	023150007000	R1	B3	R-S	Vacant	1.12	W		N	N	N	N
Amador County	023150009000	R1		R-S	Vacant	1.05	W		N	N	N	N
Amador County	023150010000	R1	B3	R-S	Vacant	1.17	W		N	N	N	N
Amador County	023160027000	R1		R-S	Vacant	0.69	W		N	N	N	N
Amador County	023160028000	R1		R-S	Vacant	0.48	W		N	N	N	N
Amador County	023200014000	R1	B3	R-S	Vacant	1.07	W		N	N	N	N
Amador County	023230017000	R1	B3	R-S	Vacant	1.12	W		N	N	N	N
Amador County	023230018000	R1	B3	R-S	Vacant	1.00	W		N	N	N	N
Amador County	023260014000	R1	B3	R-S	Vacant	0.48	W		N	N	N	N
Amador County	023260016000	R1	B3	R-S	Vacant	0.98	W		N	N	N	N
Amador County	023260017000	R1	B3	R-S	Vacant	1.05	W		N	N	N	N
Amador County	023280005000	R1		R-S	Vacant	2.72	no W or S	up-country, remote	N	N	N	N
Amador County	023280009000	R1		R-S	Vacant	3.75	no W or S	up-country, remote	N	N	N	N
Amador County	023280010000	R1		R-S	Vacant	4.06	no W or S	up-country, remote	N	N	N	N
Amador County	023280012000	R1		R-S	Vacant	3.65	no W or S	up-country, remote	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	023280015000	R1		R-S	Vacant	2.33	no W or S	up-country, remote	N	N	N	N
Amador County	023280016000	R1		R-S	Vacant	2.05	no W or S	up-country, remote	N	N	N	N
Amador County	023290002000	R1		R-S	Vacant	2.53	no W or S	up-country, remote	N	N	N	N
Amador County	023290008000	R1		R-S	Vacant	1.84	no W or S	up-country, remote	N	N	N	N
Amador County	023290010000	R1		R-S	Vacant	1.95	no W or S	up-country, remote	N	N	N	N
Amador County	023290012000	R1		R-S	Vacant	1.88	no W or S	up-country, remote	N	N	N	N
Amador County	023290014000	R1		R-S	Vacant	2.48	no W or S	up-country, remote	N	N	N	N
Amador County	023300010000	R1		R-S	Vacant	1.85	no W or S	up-country, remote	N	N	N	N
Amador County	023300014000	R1		R-S	Vacant	2.01	no W or S	up-country, remote	N	N	N	N
Amador County	023310012000	R1		R-S	Vacant	3.92	no W or S	up-country, remote	N	N	N	N
Amador County	023320001000	R1		R-S	Vacant	2.57	no W or S	up-country, remote	N	N	N	N
Amador County	023320004000	R1		R-S	Vacant	1.68	no W or S	up-country, remote	N	N	N	N
Amador County	023320005000	R1		R-S	Vacant	2.22	no W or S	up-country, remote	N	N	N	N
Amador County	023320006000	R1		R-S	Vacant	2.01	no W or S	up-country, remote	N	N	N	N
Amador County	023320007000	R1		R-S	Vacant	2.32	no W or S	up-country, remote	N	N	N	N
Amador County	023320009000	R1		R-S	Vacant	2.26	no W or S	up-country, remote	N	N	N	N
Amador County	023320010000	R1		R-S	Vacant	2.50	no W or S	up-country, remote	N	N	N	N
Amador County	023320013000	R1		R-S	Vacant	3.14	no W or S	up-country, remote	N	N	N	N
Amador County	023320017000	R1		R-S	Vacant	2.41	no W or S	up-country, remote	N	N	N	N
Amador County	023320019000	R1		R-S	Vacant	4.40	no W or S	up-country, remote	N	N	N	N
Amador County	023330001000	R1		R-S	Vacant	2.36	no W or S	up-country, remote	N	N	N	N
Amador County	023330009000	R1		R-S	Vacant	2.51	no W or S	up-country, remote	N	N	N	N
Amador County	023330016000	R1		R-S	Vacant	2.89	no W or S	up-country, remote	N	N	N	N
Amador County	023340002000	R1		R-S	Vacant	2.85	no W or S	up-country, remote	N	N	N	N
Amador County	023340003000	R1		R-S	Vacant	2.62	no W or S	up-country, remote	N	N	N	N
Amador County	023340012000	R1		R-S	Vacant	2.24	no W or S	up-country, remote	N	N	N	N
Amador County	023340015000	R1		R-S	Vacant	4.39	no W or S	up-country, remote	N	N	N	N
Amador County	023340022000	R1		R-S	Vacant	3.57	no W or S	up-country, remote	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	023340025000	R1		R-S	Vacant	2.44	no W or S	up-country, remote	N	N	N	N
Amador County	023340028000	R1		R-S	Vacant	1.89	no W or S	up-country, remote	N	N	N	N
Amador County	023340029000	R1		R-S	Vacant	1.01	no W or S	up-country, remote	N	N	N	N
Amador County	023350002000	R1		R-S	Vacant	1.80	no W or S	up-country, remote	N	N	N	N
Amador County	023350003000	R1		R-S	Vacant	2.89	no W or S	up-country, remote	N	N	N	N
Amador County	023350004000	R1		R-S	Vacant	3.00	no W or S	up-country, remote	N	N	N	N
Amador County	023350005000	R1		R-S	Vacant	2.52	no W or S	up-country, remote	N	N	N	N
Amador County	023350006000	R1		R-S	Vacant	2.26	no W or S	up-country, remote	N	N	N	N
Amador County	023350007000	R1		R-S	Vacant	2.15	no W or S	up-country, remote	N	N	N	N
Amador County	023360001000	R1		R-S	Vacant	3.81	no W or S	up-country, remote	N	N	N	N
Amador County	023360002000	R1		R-S	Vacant	4.31	no W or S	up-country, remote	N	N	N	N
Amador County	023360003000	R1		R-S	Vacant	4.63	no W or S	up-country, remote	N	N	N	N
Amador County	023360005000	R1		R-S	Vacant	4.73	no W or S	up-country, remote	N	N	N	N
Amador County	023370001000	R1		R-S	Vacant	2.32	no W or S	up-country, remote	N	N	N	N
Amador County	023370003000	R1		R-S	Vacant	2.20	no W or S	up-country, remote	N	N	N	N
Amador County	023370008510	R1		R-S	Vacant	2.02	no W or S	up-country, remote	N	N	N	N
Amador County	023370009510	R1		R-S	Vacant	2.61	no W or S	up-country, remote	N	N	N	N
Amador County	023370015000	R1		R-S	Vacant	2.55	no W or S	up-country, remote	N	N	N	N
Amador County	023370017000	R1		R-S	Vacant	2.61	no W or S	up-country, remote	N	N	N	N
Amador County	023380004000	R1		R-S	Vacant	2.29	no W or S	up-country, remote	N	N	N	N
Amador County	023380005000	R1		R-S	Vacant	2.27	no W or S	up-country, remote	N	N	N	N
Amador County	023380010000	R1		R-S	Vacant	2.11	no W or S	up-country, remote	N	N	N	N
Amador County	023380012000	R1		R-S	Vacant	3.46	no W or S	up-country, remote	N	N	N	N
Amador County	023390003000	R1		R-S	Vacant	3.93	no W or S	up-country, remote	N	N	N	N
Amador County	023390004000	R1		R-S	Vacant	2.87	no W or S	up-country, remote	N	N	N	N
Amador County	023390008000	R1		R-S	Vacant	3.59	no W or S	up-country, remote	N	N	N	N
Amador County	023390017000	R1		R-S	Vacant	3.86	no W or S	up-country, remote	N	N	N	N
Amador County	023400003000	R1		R-S	Vacant	0.53	W	up-country, remote	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	023400005000	R1		R-S	Vacant	1.30	W	up-country, remote	N	N	N	N
Amador County	023400011000	R1		R-S	Vacant	8.60	W	up-country, remote	N	N	N	N
Amador County	023400021000	R1		R-S	Vacant	2.29	W	up-country, remote	N	N	N	N
Amador County	023400042000	R1		R-S	Vacant	0.75	W	up-country, remote	N	N	N	N
Amador County	023400050000	R1		R-S	Vacant	2.42	W	up-country, remote	N	N	N	N
Amador County	023400057000	R1		R-S	Vacant	1.58	W	up-country, remote	N	N	N	N
Amador County	023410001000	R1		R-S	Vacant	0.29	W	up-country, remote	N	N	N	N
Amador County	023410021000	R1		R-S	Vacant	0.55	W	up-country, remote	N	N	N	N
Amador County	023410024000	R1		R-S	Vacant	5.63	W	up-country, remote	N	N	N	N
Amador County	023410031000	R1		R-S	Vacant	0.51	W	up-country, remote	N	N	N	N
Amador County	023410034000	R1		R-S	Vacant	1.88	W	up-country, remote	N	N	N	N
Amador County	023410040000	R1		R-S	Vacant	1.35	W	up-country, remote	N	N	N	N
Amador County	023410048000	R1		R-S	Vacant	0.41	W	up-country, remote	N	N	N	N
Amador County	023410050000	R1		R-S	Vacant	0.37	W	up-country, remote	N	N	N	N
Amador County	023410051000	R1		R-S	Vacant	0.75	W	up-country, remote	N	N	N	N
Amador County	023410052000	R1		R-S	Vacant	0.60	W	up-country, remote	N	N	N	N
Amador County	023410056000	R1		R-S	Vacant	0.25	W	up-country, remote	N	N	N	N
Amador County	023420005000	R1	B3	R-S	Vacant	1.35	W	up-country, remote	N	N	N	N
Amador County	023420008000	R1	B3	R-S	Vacant	1.78	W	up-country, remote	N	N	N	N
Amador County	023440001000	R1	B3	R-S	Vacant	3.77	W	up-country, remote	N	N	N	N
Amador County	023440003000	R1	B3	R-S	Vacant	3.76	W	up-country, remote	N	N	N	N
Amador County	023440007000	R1	B3	R-S	Vacant	1.70	W	up-country, remote	N	N	N	N
Amador County	023440008000	R1	B3	R-S	Vacant	1.03	W	up-country, remote	N	N	N	N
Amador County	023440009000	R1	B3	R-S	Vacant	1.04	W	up-country, remote	N	N	N	N
Amador County	023440013000	R1	B3	R-S	Vacant	1.14	W	up-country, remote	N	N	N	N
Amador County	023450012000	R1		R-S	Vacant	1.29	W	up-country, remote	N	N	N	N
Amador County	023450013000	R1		R-S	Vacant	0.41	W	up-country, remote	N	N	N	N
Amador County	023450016000	R1		R-S	Vacant	0.32	W	up-country, remote	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	023450019000	R1		R-S	Vacant	0.42	W	up-country, remote	N	N	N	N
Amador County	023450024000	R1		R-S	Vacant	0.51	W	up-country, remote	N	N	N	N
Amador County	023450029000	R1		R-S	Vacant	0.33	W	up-country, remote	N	N	N	N
Amador County	023460002000	R1		R-S	Vacant	0.41	W	up-country, remote	N	N	N	N
Amador County	023460006000	R1		R-S	Vacant	0.36	W	up-country, remote	N	N	N	N
Amador County	023460009000	R1		R-S	Vacant	0.51	W	up-country, remote	N	N	N	N
Amador County	023460024000	R1		R-S	Vacant	0.46	W	up-country, remote	N	N	N	N
Amador County	023460026000	R1		R-S	Vacant	0.42	W	up-country, remote	N	N	N	N
Amador County	023460032000	R1		R-S	Vacant	0.49	W	up-country, remote	N	N	N	N
Amador County	023470013000	R1		R-S	Vacant	0.42	W	up-country, remote	N	N	N	N
Amador County	023470019000	R1		R-S	Vacant	0.88	W	up-country, remote	N	N	N	N
Amador County	023470021000	R1		R-S	Vacant	0.51	W	up-country, remote	N	N	N	N
Amador County	023480003000	R1		R-S	Vacant	1.08	W	up-country, remote	N	N	N	N
Amador County	023480004000	R1		R-S	Vacant	0.45	W	up-country, remote	N	N	N	N
Amador County	023480008000	R1		R-S	Vacant	0.73	W	up-country, remote	N	N	N	N
Amador County	023480011000	R1		R-S	Vacant	0.49	W	up-country, remote	N	N	N	N
Amador County	023480016000	R1		R-S	Vacant	0.99	W	up-country, remote	N	N	N	N
Amador County	023490002000	R1	B3	R-S	Vacant	4.75	W	up-country, remote	N	N	N	N
Amador County	023490004000	R1	B3	R-S	Vacant	4.49	W	up-country, remote	N	N	N	N
Amador County	023490005000	R1	B3	R-S	Vacant	4.32	W	up-country, remote	N	N	N	N
Amador County	023490006000	R1	B3	R-S	Vacant	4.14	W	up-country, remote	N	N	N	N
Amador County	023490008000	R1	B3	R-S	Vacant	2.03	W	up-country, remote	N	N	N	N
Amador County	023520009000	R1		R-S	Vacant	3.98	W	up-country, remote	N	N	N	N
Amador County	023530014000	R1		R-S	Vacant	0.38	W	up-country, remote	N	N	N	N
Amador County	023530018000	R1		R-S	Vacant	0.74	W	up-country, remote	N	N	N	N
Amador County	023540002000	R1		R-S	Vacant	0.43	W	up-country, remote	N	N	N	N
Amador County	023540004000	R1		R-S	Vacant	0.39	W	up-country, remote	N	N	N	N
Amador County	023540005000	R1		R-S	Vacant	0.68	W	up-country, remote	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	023540009000	R1		R-S	Vacant	0.35	W	up-country, remote	N	N	N	N
Amador County	023540011000	R1		R-S	Vacant	0.28	W	up-country, remote	N	N	N	N
Amador County	023540013000	R1		R-S	Vacant	0.28	W	up-country, remote	N	N	N	N
Amador County	023550006000	R1		R-S	Vacant	0.45	W	up-country, remote	N	N	N	N
Amador County	023550018000	R1		R-S	Vacant	0.98	W	up-country, remote	N	N	N	N
Amador County	023550019000	R1		R-S	Vacant	0.90	W	up-country, remote	N	N	N	N
Amador County	023550020000	R1		R-S	Vacant	1.18	W	up-country, remote	N	N	N	N
Amador County	023560001000	R1		R-S	Vacant	0.47	W	up-country, remote	N	N	N	N
Amador County	023560002000	R1		R-S	Vacant	0.41	W	up-country, remote	N	N	N	N
Amador County	023560003000	R1		R-S	Vacant	0.63	W	up-country, remote	N	N	N	N
Amador County	023560004000	R1		R-S	Vacant	0.68	W	up-country, remote	N	N	N	N
Amador County	023560008000	R1		R-S	Vacant	0.80	W	up-country, remote	N	N	N	N
Amador County	023560009000	R1		R-S	Vacant	0.79	W	up-country, remote	N	N	N	N
Amador County	023560012000	R1		R-S	Vacant	0.70	W	up-country, remote	N	N	N	N
Amador County	023570004000	R1		R-S	Vacant	0.73	W	up-country, remote	N	N	N	N
Amador County	023570006000	R1		R-S	Vacant	0.62	W	up-country, remote	N	N	N	N
Amador County	023570007000	R1		R-S	Vacant	0.57	W	up-country, remote	N	N	N	N
Amador County	023570008000	R1		R-S	Vacant	0.58	W	up-country, remote	N	N	N	N
Amador County	023570009000	R1		R-S	Vacant	0.57	W	up-country, remote	N	N	N	N
Amador County	023570019000	R1		R-S	Vacant	0.51	W	up-country, remote	N	N	N	N
Amador County	023580010000	R1		R-S	Vacant	1.37	no W or S	up-country, remote	N	N	N	N
Amador County	023580013000	R1		R-S	Vacant	1.12	no W or S	up-country, remote	N	N	N	N
Amador County	023580014000	R1		R-S	Vacant	1.16	no W or S	up-country, remote	N	N	N	N
Amador County	023580015000	R1		R-S	Vacant	1.22	no W or S	up-country, remote	N	N	N	N
Amador County	023580016000	R1		R-S	Vacant	1.10	no W or S	up-country, remote	N	N	N	N
Amador County	023620008000	R1	B5	A-T	Vacant	0.52	W	up-country, remote	N	N	N	N
Amador County	023620017000	R1	B5	A-T	Vacant	0.06	W	up-country, remote	N	N	N	N
Amador County	023640002000	R1	B3	R-S	Vacant	0.91	no W or S	up-country, remote	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	023640005000	R1	B3	R-S	Vacant	16.60	no W or S	up-country, remote	N	N	N	N
Amador County	023640006000	R1		R-S	Vacant	2.52	no W or S	up-country, remote	N	N	N	N
Amador County	023651003000	R1		R-S	Vacant	1.01	no W or S	up-country, remote	N	N	N	N
Amador County	023651004000	R1		R-S	Vacant	1.03	no W or S	up-country, remote	N	N	N	N
Amador County	023651025000	R1		R-S	Vacant	1.05	no W or S	up-country, remote	N	N	N	N
Amador County	023652006000	R1		R-S	Vacant	1.32	no W or S	up-country, remote	N	N	N	N
Amador County	023652007000	R1		R-S	Vacant	1.01	no W or S	up-country, remote	N	N	N	N
Amador County	023652010000	R1		R-S	Vacant	0.97	no W or S	up-country, remote	N	N	N	N
Amador County	023652024000	R1		R-S	Vacant	1.05	no W or S	up-country, remote	N	N	N	N
Amador County	023652029000	R1		R-S	Vacant	1.04	no W or S	up-country, remote	N	N	N	N
Amador County	023652031000	R1		R-S	Vacant	1.03	no W or S	up-country, remote	N	N	N	N
Amador County	023652037000	R1		R-S	Vacant	1.04	no W or S	up-country, remote	N	N	N	N
Amador County	023682003000	R1		R-S	Vacant	1.00	no W or S	up-country, remote	N	N	N	N
Amador County	023682018000	R1		R-S	Vacant	2.03	no W or S	up-country, remote	N	N	N	N
Amador County	023683008000	R1		R-S	Vacant	1.04	no W or S	up-country, remote	N	N	N	N
Amador County	023710011000	R1	B3	R-S	Vacant	1.03	W	up-country, remote	N	N	N	N
Amador County	026143001000	PD - R1		SP	Vacant	0.42	W & S	up-country, remote	N	N	Y	N
Amador County	026143004000	PD - R1		SP	Vacant	0.32	W & S	up-country, remote	N	N	Y	N
Amador County	026143007000	PD - R1		SP	Vacant	0.39	W & S	up-country, remote	N	N	Y	N
Amador County	026152002000	PD - R1		SP	Vacant	0.30	W & S	up-country, remote	N	N	Y	N
Amador County	026153008000	PD - R1		SP	Vacant	0.37	W & S	up-country, remote	N	N	Y	N
Amador County	026153009000	PD - R1		SP	Vacant	0.28	W & S	up-country, remote	N	N	Y	N
Amador County	026153011000	PD - R1		SP	Vacant	0.28	W & S	up-country, remote	N	N	Y	N
Amador County	026164005000	PD - R1		SP	Vacant	0.37	W & S	up-country, remote	N	N	Y	N
Amador County	026164007000	PD - R1		SP	Vacant	0.24	W & S	up-country, remote	N	N	Y	N
Amador County	029010013000	R1		A-T	Vacant	0.68	no W or S	up-country, remote	N	Y	Y	N
Amador County	029022006000	R1		R-S	Vacant	0.30	no W or S	up-country, remote	N	Y	Y	N
Amador County	029022013000	R1		R-S	Vacant	0.09	no W or S	up-country, remote	N	Y	Y	N



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	029022014000	R1		R-S	Vacant	0.05	no W or S	up-country, remote	N	Y	Y	N
Amador County	029022025000	R1		R-S	Vacant	1.39	no W or S	up-country, remote	N	Y	Y	N
Amador County	029022026000	R1		R-S	Vacant	1.76	no W or S	up-country, remote	N	Y	Y	N
Amador County	029022037000	R1		R-S	Vacant	0.37	no W or S	up-country, remote	N	Y	Y	N
Amador County	029032002000	R1		R-S	Vacant	0.26	no W or S	up-country, remote	N	Y	Y	N
Amador County	029032004000	R1		R-S	Vacant	0.16	no W or S	up-country, remote	N	Y	Y	N
Amador County	029033002000	R1		R-S	Vacant	0.15	no W or S	up-country, remote	N	Y	Y	N
Amador County	029033005000	R1		R-S	Vacant	0.17	no W or S	up-country, remote	N	Y	Y	N
Amador County	029034006000	R1		R-S	Vacant	0.24	no W or S	up-country, remote	N	Y	Y	N
Amador County	029035008000	R1		R-S	Vacant	0.23	no W or S	up-country, remote	N	Y	Y	N
Amador County	029035010000	R1		R-S	Vacant	0.30	no W or S	up-country, remote	N	Y	Y	N
Amador County	029035013000	R1		R-S	Vacant	0.15	no W or S	up-country, remote	N	Y	Y	N
Amador County	029045001000	R1		R-S	Vacant	0.14	no W or S	up-country, remote	N	Y	Y	N
Amador County	029052004000	R1		R-S	Vacant	0.07	no W or S	up-country, remote	N	Y	Y	N
Amador County	029052014000	R1		R-S	Vacant	0.24	no W or S	up-country, remote	N	Y	Y	N
Amador County	030080119000	R1	B3	A-T	Vacant	2.72	W & S		N	Y	N	N
Amador County	030100014000	R1	B3	A-T	Vacant	0.35	no W or S		N	N	N	N
Amador County	030110023000	R1	B3	A-T	Vacant	27.79	W		N	N	N	N
Amador County	030140032000	R1		R-S	Vacant	10.90	W		N	N	N	N
Amador County	030140070000	R1		R-L, C	Vacant	9.26	W & S		Y	Y	Y	Y
Amador County	030140080000	R1		R-L	Vacant	15.91	W & S		Y	Y	Y	Y
Amador County	030151007000	R1	B3	R-S	Vacant	2.11	W & S		N	Y	Y	Y
Amador County	030154004000	R1		R-L	Vacant	2.44	W & S		N	Y	Y	Y
Amador County	030180015000	R1		R-S	Vacant	0.07	W & S		Y	Y	Y	Y
Amador County	030180016000	R1		R-S	Vacant	0.18	W & S		Y	Y	Y	Y
Amador County	030200053000	R1		A-T	Vacant	1.27	W & S		Y	Y	Y	Y
Amador County	030210004000	R1	B3	A-T	Vacant	1.02	no W or S	no utilities	N	N	N	N
Amador County	030210011000	R1	B3	A-T	Vacant	1.06	no W or S	no utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	030210018000	R1	B3	A-T	Vacant	1.10	no W or S	no utilities	N	N	N	N
Amador County	030210029000	R1	B3	A-T	Vacant	1.01	no W or S	no utilities	N	N	N	N
Amador County	030210035000	R1	B3	A-T	Vacant	0.99	no W or S	no utilities	N	N	N	N
Amador County	030210054000	R1	B3	A-T	Vacant	1.01	no W or S	no utilities	N	N	N	N
Amador County	030210058000	R1	B3	A-T	Vacant	0.98	no W or S	no utilities	N	N	N	N
Amador County	030210061000	R1	B3	A-T	Vacant	0.96	no W or S	no utilities	N	N	N	N
Amador County	030230002000	R1	B3	R-S	Vacant	5.35	W	topography	N	N	Y	Y
Amador County	030230010000	R1	B3	R-S	Vacant	5.56	W	topography	N	N	N	N
Amador County	030230016000	R1	B3	R-S	Vacant	0.98	W	topography	N	N	N	N
Amador County	030230019000	R1	B3	R-S	Vacant	11.18	W	topography	N	N	N	N
Amador County	030230020000	R1	B3	R-S	Vacant	2.10	W	topography	N	N	N	N
Amador County	030230022000	R1	B3	R-S	Vacant	1.07	W	topography	N	N	N	N
Amador County	030250042000	R1	B3	R-S	Vacant	1.15	W	topography	N	N	N	N
Amador County	030250046000	R1	B3	R-S	Vacant	1.29	W	topography	N	N	N	N
Amador County	030250049000	R1	B3	R-S	Vacant	1.01	W	topography	N	N	N	N
Amador County	030260055000	R1	B3	R-S	Vacant	2.38	W	topography	N	N	Y	Y
Amador County	030260057000	R1	B3	R-S	Vacant	1.70	W	topography	N	N	Y	Y
Amador County	030290004000	R1	B3	R-S	Vacant	1.39	W	topography	N	N	Y	Y
Amador County	030290022000	R1	B3	R-S	Vacant	1.16	W	topography	N	N	Y	Y
Amador County	030290028000	R1	B3	R-S	Vacant	1.73	W	topography	N	N	Y	Y
Amador County	030320014000	R1	B3	R-S	Vacant	1.55	W	topography	N	N	Y	Y
Amador County	030370043000	R1	B3	R-S	Vacant	1.05	no W or S	topography	N	N	Y	Y
Amador County	030390024000	R1	B2	R-S	Vacant	0.38	W & S	topography	Y	Y	Y	Y
Amador County	030410016000	R1		A-T	Vacant	2.81	W	topography	Y	Y	Y	Y
Amador County	030520038000	R1	B3	R-S	Vacant	1.24	W	topography	N	Y	N	Y
Amador County	030620023000	R1		R-S	Vacant	1.02	W	topography	Y	Y	Y	Y
Amador County	030650034000	R1		A-T	Vacant	1.49	W & S	topography	Y	Y	Y	Y
Amador County	030670035000	R1	B3	R-S	Vacant	2.80	W	topography	N	Y	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	030720002000	R1	B3	R-S	Vacant	0.93	W	topography	N	N	N	N
Amador County	030720005000	R1	B3	R-S	Vacant	0.89	W	topography	N	N	N	N
Amador County	030720009000	R1	B3	R-S	Vacant	0.94	W	topography	N	N	N	N
Amador County	030730022000	R1		R-S	Vacant	1.00	W	topography	Y	Y	Y	Y
Amador County	030740001000	R1	B3	R-L	Vacant	1.70	W	topography	N	Y	Y	Y
Amador County	030740002000	R1	B3	R-L	Vacant	1.37	W	topography	N	N	N	N
Amador County	030740003000	R1	B3	R-L	Vacant	0.88	W	topography	N	N	N	N
Amador County	030740004000	R1	B3	R-L	Vacant	0.86	W	topography	N	N	N	N
Amador County	030740005000	R1	B3	R-L	Vacant	3.12	W	topography	N	N	N	N
Amador County	030740006000	R1	B3	R-L	Vacant	1.01	W	topography	N	N	N	N
Amador County	030740007000	R1	B3	R-L	Vacant	1.09	W	topography	N	N	N	N
Amador County	030740008000	R1	B3	R-L	Vacant	0.82	W	topography	N	N	N	N
Amador County	030740009000	R1	B3	R-L	Vacant	0.73	W	topography	N	N	N	N
Amador County	030740010000	R1	B3	R-L	Vacant	0.72	W	topography	N	N	N	N
Amador County	030740011000	R1	B3	R-L	Vacant	0.74	W	topography	N	N	N	N
Amador County	030740012000	R1	B3	R-L	Vacant	1.68	W	topography	N	N	N	N
Amador County	030740013000	R1	B3	R-L	Vacant	1.68	W	topography	N	N	N	N
Amador County	030740014000	R1	B3	R-L	Vacant	2.95	W	topography	N	N	N	N
Amador County	030740017000	R1	B3	R-L	Vacant	9.54	W	topography	N	N	N	N
Amador County	030740018000	R1	B3	R-L	Vacant	8.20	W	topography	N	N	N	N
Amador County	031010065000	R1	B3	R-S	Vacant	20.02	W	topography	Y	Y	Y	Y
Amador County	031010095000	R1	B3	R-S	Vacant	8.06	W	topography	Y	Y	Y	Y
Amador County	031010104000	R1	B3	R-S	Vacant	29.12	W	topography	Y	Y	Y	Y
Amador County	031020002000	R1	B3	R-S	Vacant	1.71	W	topography	N	Y	N	Y
Amador County	031020008000	R1	B3	R-S	Vacant	2.70	W	topography	N	Y	N	Y
Amador County	031020014000	R1	B3	R-S	Vacant	1.33	W	topography	N	Y	N	Y
Amador County	031020017000	R1	B3	R-S	Vacant	1.38	W	topography	N	Y	N	Y
Amador County	031020022000	R1	B3	R-S	Vacant	2.60	W	topography	N	Y	N	Y

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	031020024000	R1	B3	R-S	Vacant	1.79	W	topography	N	Y	N	Y
Amador County	031020025000	R1	B3	R-S	Vacant	1.75	W	topography	N	Y	N	Y
Amador County	031020028000	R1	B3	R-S	Vacant	0.46	W	topography	N	Y	N	Y
Amador County	031020033000	R1	B3	R-S	Vacant	4.57	W	topography	N	Y	N	Y
Amador County	031030041000	R1	B3	R-S	Vacant	1.13	W	topography	Y	Y	Y	Y
Amador County	031030047000	R1	B3	R-S	Vacant	1.36	W	topography	Y	Y	Y	Y
Amador County	031030048000	R1	B3	R-S	Vacant	1.00	W	topography	N	Y	N	N
Amador County	031040013000	R1	B3	R-S	Vacant	1.24	W	topography	N	Y	N	N
Amador County	031040028000	R1	B3	R-S	Vacant	0.50	W	topography	N	Y	N	N
Amador County	031040042000	R1	B3	R-S	Vacant	1.13	W	topography	N	Y	N	N
Amador County	031040065000	R1	B3	R-S	Vacant	14.52	W	topography	N	Y	N	N
Amador County	031040071000	R1	B3	R-S	Vacant	0.87	W	topography	N	Y	N	N
Amador County	031050016000	R1	B3	R-S	Vacant	0.21	W	topography	Y	Y	Y	Y
Amador County	031050043000	R1	B3	R-S	Vacant	6.14	W	topography	N	N	N	N
Amador County	031060006000	R1	B3	R-S	Vacant	1.26	W	topography	N	N	N	N
Amador County	031080008000	R1	B3	R-S, C	Vacant	1.92	W	topography	N	N	N	N
Amador County	031080021000	R1	B3	R-S	Vacant	0.73	W	topography	N	N	N	N
Amador County	031080022000	R1	B3	R-S, C	Vacant	2.95	W	topography	N	N	N	N
Amador County	031120010000	R1	B3	R-S	Vacant	4.39	no W or S	topography	N	N	N	N
Amador County	031120015000	R1	B3	R-S	Vacant	1.23	no W or S	topography	N	N	N	N
Amador County	031120018000	R1	B3	R-S	Vacant	1.07	no W or S	topography	N	N	N	N
Amador County	031130010000	R1	B3	R-S	Vacant	1.05	W	topography	N	N	N	N
Amador County	031130012000	R1	B3	R-S	Vacant	1.06	W	topography	N	N	N	N
Amador County	031130025000	R1	B3	R-S	Vacant	1.08	W	topography	N	N	N	N
Amador County	031150005000	R1	B3	R-S	Vacant	2.05	W	topography	N	N	N	N
Amador County	031150039000	R1	B3	R-S	Vacant	1.62	W	topography	N	N	N	N
Amador County	031190002000	R1	B3	R-S	Vacant	1.05	W	topography	N	N	N	N
Amador County	031190014000	R1	B3	R-S	Vacant	1.01	W	topography	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	031200018000	R1	B3	R-S	Vacant	1.04	no W or S	topography	N	N	N	N
Amador County	031210002000	R1	B3	R-S	Vacant	1.05	W	topography	N	N	N	N
Amador County	031210005000	R1	B3	R-S	Vacant	2.33	W	topography	N	N	N	N
Amador County	031220005000	R1	B3	R-S	Vacant	1.04	W	topography	N	N	N	N
Amador County	031220010000	R1	B3	R-S	Vacant	3.40	W	topography	N	N	N	N
Amador County	031230004000	R1	B3	R-S	Vacant	1.23	no W or S	topography	N	N	N	N
Amador County	031230008000	R1	B3	R-S	Vacant	1.28	no W or S	topography	N	N	N	N
Amador County	031230031000	R1	B3	R-S	Vacant	1.34	no W or S	topography	N	N	N	N
Amador County	031240013000	R1	B3	R-S	Vacant	1.00	W	topography	N	N	N	N
Amador County	031250026000	R1	B3	R-S	Vacant	1.35	W	topography	N	N	N	N
Amador County	031270003000	R1	B3	R-S	Vacant	1.20	W	topography	N	N	N	N
Amador County	031270008000	R1	B3	R-S	Vacant	1.10	W	topography	N	N	N	N
Amador County	031270011000	R1	B3	R-S	Vacant	0.47	W	topography	N	N	N	N
Amador County	031270016000	R1	B3	R-S	Vacant	0.46	W	topography	N	N	N	N
Amador County	031270017000	R1	B3	R-S	Vacant	0.59	W	topography	N	N	N	N
Amador County	031270018000	R1	B3	R-S	Vacant	1.05	W	topography	N	N	N	N
Amador County	031270020000	R1	B3	R-S	Vacant	0.84	W	topography	N	N	N	N
Amador County	031270021000	R1	B3	R-S	Vacant	1.03	W	topography	N	N	N	N
Amador County	031290001000	R1	B3	R-S	Vacant	0.37	W	topography	N	N	N	N
Amador County	031290007000	R1	B3	R-S	Vacant	0.56	W	topography	N	N	N	N
Amador County	031290009000	R1	B3	R-S	Vacant	0.59	W	topography	N	N	N	N
Amador County	031300015000	R1	B3	R-S	Vacant	0.98	W	topography	N	N	N	N
Amador County	031300016000	R1	B3	R-S	Vacant	0.88	W	topography	N	N	N	N
Amador County	031300017000	R1	B3	R-S	Vacant	0.54	W	topography	N	N	N	N
Amador County	031300021000	R1	B3	R-S	Vacant	0.40	W	topography	N	N	N	N
Amador County	031310009000	R1	B3	R-S	Vacant	2.65	no W or S	topography	N	N	N	N
Amador County	031310015000	R1	B3	R-S	Vacant	6.48	no W or S	topography	N	N	N	N
Amador County	031310021000	R1	B3	R-S, C	Vacant	12.22	no W or S	topography	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	031310024000	R1	B3	R-S	Vacant	67.12	no W or S	topography	N	N	N	N
Amador County	031310030000	R1	B3	R-S	Vacant	8.07	no W or S	topography	N	N	N	N
Amador County	031323006000	R1		R-S	Vacant	0.28	no W or S	topography	N	N	N	N
Amador County	031323008000	R1		R-S	Vacant	0.45	no W or S	topography	N	N	N	N
Amador County	031323009000	R1		R-S	Vacant	0.48	W	topography	N	Y	N	Y
Amador County	031330002000	R1	B3	R-S	Vacant	14.07	W	topography	N	Y	N	Y
Amador County	031330004000	R1	B3	R-S	Vacant	6.46	W	topography	N	Y	N	Y
Amador County	031341007000	R1	B3	R-S	Vacant	0.38	W	topography	N	Y	N	Y
Amador County	031341015000	R1	B3	R-S	Vacant	0.32	W	topography	N	Y	N	Y
Amador County	031342003000	R1		R-S	Vacant	0.29	W	topography	N	Y	N	Y
Amador County	031342013000	R1		R-S	Vacant	0.37	W	topography	N	Y	N	Y
Amador County	031343010000	R1		R-S	Vacant	0.50	W	topography	N	Y	N	Y
Amador County	031344001000	R1		R-S	Vacant	0.38	W	topography	N	Y	N	Y
Amador County	031344002000	R1		R-S	Vacant	0.52	W	topography	N	Y	N	Y
Amador County	031360034000	R1	B3	R-S	Vacant	0.26	W	topography	N	Y	N	Y
Amador County	031360048000	R1	B5	R-S	Vacant	2.49	W	topography	N	Y	N	Y
Amador County	031360063000	R1	B3	R-S	Vacant	1.04	W	topography	N	Y	N	Y
Amador County	031360064000	R1	B3	R-S	Vacant	1.14	W	topography	N	Y	N	Y
Amador County	031360071000	R1	B3	R-S	Vacant	0.87	W	topography	N	Y	N	Y
Amador County	031360087000	R1	B3	R-S	Vacant	1.36	W	topography	N	Y	N	Y
Amador County	032020006000	R1	B3	R-S	Vacant	1.22	no W or S	no utilities	N	N	N	N
Amador County	032020022000	R1	B3	R-S	Vacant	1.14	no W or S	no utilities	N	N	N	N
Amador County	032020024000	R1	B3	R-S	Vacant	1.26	no W or S	no utilities	N	N	N	N
Amador County	032030005000	R1		R-S	Vacant	1.22	no W or S	no utilities	N	N	N	N
Amador County	032030006000	R1		R-S	Vacant	1.24	no W or S	no utilities	N	N	N	N
Amador County	032030007000	R1		R-S	Vacant	0.93	no W or S	no utilities	N	N	N	N
Amador County	032030011000	R1		R-S	Vacant	1.07	no W or S	no utilities	N	N	N	N
Amador County	032030013000	R1		R-S	Vacant	1.17	no W or S	no utilities	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032040013000	R1	B3	R-S	Vacant	1.09	no W or S	no utilities	N	N	N	N
Amador County	032040014000	R1	B3	R-S	Vacant	1.21	no W or S	no utilities	N	N	N	N
Amador County	032040015000	R1	B3	R-S	Vacant	1.37	no W or S	no utilities	N	N	N	N
Amador County	032040026000	R1	B3	R-S	Vacant	1.39	no W or S	no utilities	N	N	N	N
Amador County	032040029000	R1	B3	R-S	Vacant	1.12	no W or S	no utilities	N	N	N	N
Amador County	032050016000	R1	B3	R-S	Vacant	1.10	no W or S	no utilities	N	N	N	N
Amador County	032050017000	R1	B3	R-S	Vacant	0.99	no W or S	no utilities	N	N	N	N
Amador County	032050019000	R1	B3	R-S	Vacant	1.41	no W or S	no utilities	N	N	N	N
Amador County	032050020000	R1	B3	R-S	Vacant	1.86	no W or S	no utilities	N	N	N	N
Amador County	032050025000	R1	B3	R-S	Vacant	1.90	no W or S	no utilities	N	N	N	N
Amador County	032060005000	R1		R-S	Vacant	1.77	no W or S	no utilities	N	N	N	N
Amador County	032060011000	R1		R-S	Vacant	1.74	no W or S	no utilities	N	N	N	N
Amador County	032060018000	R1		R-S	Vacant	0.70	no W or S	no utilities	N	N	N	N
Amador County	032080001000	R1		R-S	Vacant	1.99	no W or S	no utilities	N	N	N	N
Amador County	032080002000	R1		R-S	Vacant	2.13	no W or S	no utilities	N	N	N	N
Amador County	032080013000	R1		R-S	Vacant	1.69	no W or S	no utilities	N	N	N	N
Amador County	032090008000	R1		R-S	Vacant	1.42	no W or S	no utilities	N	N	Y	Y
Amador County	032090015000	R1		R-S	Vacant	1.37	no W or S	no utilities	N	N	Y	Y
Amador County	032090016000	R1		R-S	Vacant	1.31	no W or S	no utilities	N	N	Y	Y
Amador County	032090017000	R1		R-S	Vacant	1.51	no W or S	no utilities	N	N	Y	Y
Amador County	032090019000	R1		R-S	Vacant	1.58	no W or S	no utilities	N	N	Y	Y
Amador County	032100031000	R1		R-S	Vacant	15.05	no W or S	no utilities	N	N	N	Y
Amador County	032110008000	R1		A-T	Vacant	4.93	no W or S	no utilities	N	N	N	N
Amador County	032110017000	R1		A-T	Vacant	0.74	no W or S	no utilities	N	N	N	N
Amador County	032110030000	R1		A-T	Vacant	1.29	no W or S	no utilities	N	N	N	N
Amador County	032120005000	R1		R-S	Vacant	5.98	no W or S	no utilities	N	N	N	N
Amador County	032120019000	R1		R-S	Vacant	1.37	no W or S	no utilities	N	N	N	N
Amador County	032120022000	R1		R-S	Vacant	4.07	no W or S	no utilities	N	N	N	N

APPENDIX C: RESOURCES



Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032120035000	R1		R-S	Vacant	1.57	no W or S	no utilities	N	N	N	N
Amador County	032120036000	R1		R-S	Vacant	1.26	no W or S	no utilities	N	N	N	N
Amador County	032120046000	R1		R-S	Vacant	0.57	no W or S	no utilities	N	N	N	N
Amador County	032130001000	R1		R-S	Vacant	4.55	no W or S	no utilities	N	N	Y	Y
Amador County	032130014000	R1		R-S	Vacant	1.51	no W or S	no utilities	N	N	Y	Y
Amador County	032130033000	R1		R-S	Vacant	1.29	no W or S	no utilities	N	N	Y	Y
Amador County	032130039000	R1		R-S	Vacant	1.94	no W or S	no utilities	N	N	Y	Y
Amador County	032130041000	R1		R-S	Vacant	1.41	no W or S	no utilities	N	N	Y	Y
Amador County	032130043000	R1		R-S	Vacant	1.39	no W or S	no utilities	N	N	Y	Y
Amador County	032130050000	R1		R-S	Vacant	1.21	no W or S	no utilities	N	N	Y	Y
Amador County	032130051000	R1		R-S	Vacant	1.87	no W or S	no utilities	N	N	Y	Y
Amador County	032130053000	R1		R-S	Vacant	1.28	no W or S	no utilities	N	N	Y	Y
Amador County	032130054000	R1		R-S	Vacant	1.27	no W or S	no utilities	N	N	Y	Y
Amador County	032140001000	R1		R-S	Vacant	1.36	no W or S	no utilities	N	N	Y	Y
Amador County	032140009000	R1		R-S	Vacant	1.34	no W or S	no utilities	N	N	Y	Y
Amador County	032140010000	R1		R-S	Vacant	1.38	no W or S	no utilities	N	N	Y	Y
Amador County	032150002000	R1		A-T	Vacant	1.38	no W or S	no utilities	N	N	Y	N
Amador County	032150004000	R1		A-T	Vacant	1.19	no W or S	no utilities	N	N	Y	N
Amador County	032150005000	R1		A-T	Vacant	1.28	no W or S	no utilities	N	N	Y	N
Amador County	032150010000	R1		A-T	Vacant	1.23	no W or S	no utilities	N	N	Y	Y
Amador County	032150012000	R1		A-T	Vacant	1.75	no W or S	no utilities	N	N	Y	Y
Amador County	032150019000	R1		A-T	Vacant	1.09	no W or S	no utilities	N	N	Y	Y
Amador County	032150023000	R1		A-T	Vacant	1.09	no W or S	no utilities	N	N	Y	Y
Amador County	032150024000	R1		A-T	Vacant	1.06	no W or S	no utilities	N	N	Y	Y
Amador County	032150025000	R1		A-T	Vacant	1.49	no W or S	no utilities	N	N	Y	Y
Amador County	032150027000	R1		A-T	Vacant	1.30	no W or S	no utilities	N	N	Y	Y
Amador County	032150030000	R1		A-T	Vacant	2.44	no W or S	no utilities	N	N	Y	Y
Amador County	032150034000	R1		A-T	Vacant	0.94	no W or S	no utilities	N	N	Y	Y



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032160006000	R1		R-S	Vacant	7.40	no W or S	no utilities	N	N	Y	Y
Amador County	032160015000	R1		R-S	Vacant	2.31	no W or S	no utilities	N	N	Y	Y
Amador County	032170013000	R1		R-S	Vacant	1.71	no W or S	no utilities	N	N	Y	Y
Amador County	032170018000	R1		R-S	Vacant	1.55	no W or S	no utilities	N	N	Y	Y
Amador County	032170022000	R1		R-S	Vacant	0.98	no W or S	no utilities	N	N	Y	Y
Amador County	032170023000	R1		R-S	Vacant	1.01	no W or S	no utilities	N	N	Y	Y
Amador County	032170034000	R1		R-S	Vacant	1.24	no W or S	no utilities	N	N	Y	Y
Amador County	032180012000	R1		R-S	Vacant	2.10	no W or S	no utilities	N	N	Y	Y
Amador County	032180013000	R1		R-S	Vacant	3.73	no W or S	no utilities	N	N	Y	Y
Amador County	032180024000	R1		R-S	Vacant	1.47	no W or S	no utilities	N	N	Y	Y
Amador County	032180028000	R1		R-S	Vacant	1.20	no W or S	no utilities	N	N	Y	Y
Amador County	032180031000	R1		R-S	Vacant	1.01	no W or S	no utilities	N	N	Y	Y
Amador County	032180036000	R1		R-S	Vacant	1.26	no W or S	no utilities	N	N	Y	Y
Amador County	032180040000	R1		R-S	Vacant	1.42	no W or S	no utilities	N	N	Y	Y
Amador County	032180045000	R1		R-S	Vacant	0.95	no W or S	no utilities	N	N	Y	Y
Amador County	032190009000	R1		A-T	Vacant	11.07	no W or S	no utilities	N	N	Y	N
Amador County	032190011000	R1		A-T	Vacant	1.36	no W or S	no utilities	N	N	N	N
Amador County	032190012000	R1		A-T	Vacant	1.47	no W or S	no utilities	N	N	N	N
Amador County	032200010000	R1		A-T	Vacant	2.24	no W or S	no utilities	N	N	N	N
Amador County	032200011000	R1		A-T	Vacant	3.07	no W or S	no utilities	N	N	N	N
Amador County	032200012000	R1		A-T	Vacant	1.92	no W or S	no utilities	N	N	N	N
Amador County	032200014000	R1		A-T	Vacant	3.14	no W or S	no utilities	N	N	N	N
Amador County	032200016000	R1		A-T	Vacant	3.46	no W or S	no utilities	N	N	N	N
Amador County	032200017000	R1		A-T	Vacant	1.18	no W or S	no utilities	N	N	N	N
Amador County	032210003000	R1		R-S	Vacant	2.98	no W or S	no utilities	N	N	N	N
Amador County	032210005000	R1		R-S	Vacant	2.26	no W or S	no utilities	N	N	N	N
Amador County	032210021000	R1		R-S	Vacant	2.12	no W or S	no utilities	N	N	N	N
Amador County	032210023000	R1		R-S	Vacant	1.95	no W or S	no utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032220007000	R1		R-S	Vacant	2.08	no W or S	no utilities	N	N	N	Y
Amador County	032220024000	R1		R-S	Vacant	1.02	no W or S	no utilities	N	N	N	Y
Amador County	032220031000	R1		R-S	Vacant	1.08	no W or S	no utilities	N	N	N	Y
Amador County	032230005000	R1		R-S	Vacant	1.08	no W or S	no utilities	N	N	Y	Y
Amador County	032230010000	R1		R-S	Vacant	2.02	no W or S	no utilities	N	N	Y	Y
Amador County	032230011000	R1		R-S	Vacant	2.12	no W or S	no utilities	N	N	Y	Y
Amador County	032230012000	R1		R-S	Vacant	2.01	no W or S	no utilities	N	N	Y	Y
Amador County	032230013000	R1		R-S	Vacant	1.51	no W or S	no utilities	N	N	Y	Y
Amador County	032230018000	R1		R-S	Vacant	2.56	no W or S	no utilities	N	N	N	Y
Amador County	032230019000	R1		R-S	Vacant	2.24	no W or S	no utilities	N	N	N	Y
Amador County	032230021000	R1		R-S	Vacant	1.02	no W or S	no utilities	N	N	N	Y
Amador County	032230022000	R1		R-S	Vacant	1.24	no W or S	no utilities	N	N	N	Y
Amador County	032240001000	R1		R-S	Vacant	1.29	no W or S	no utilities	N	N	Y	Y
Amador County	032240002000	R1		R-S	Vacant	1.24	no W or S	no utilities	N	N	Y	Y
Amador County	032240003000	R1		R-S	Vacant	2.65	no W or S	no utilities	N	N	Y	Y
Amador County	032250031000	R1		R-S	Vacant	3.04	no W or S	no utilities	N	N	N	N
Amador County	032250033000	R1		R-S	Vacant	1.06	no W or S	no utilities	N	N	N	N
Amador County	032250035000	R1		R-S	Vacant	1.80	no W or S	no utilities	N	N	N	N
Amador County	032250036000	R1		R-S	Vacant	1.32	no W or S	no utilities	N	N	N	N
Amador County	032250042000	R1		R-S	Vacant	1.60	no W or S	no utilities	N	N	N	N
Amador County	032250043000	R1		R-S	Vacant	1.57	no W or S	no utilities	N	N	N	N
Amador County	032250044000	R1		R-S	Vacant	1.68	no W or S	no utilities	N	N	N	N
Amador County	032260001000	R1		R-S	Vacant	2.91	no W or S	no utilities	N	N	N	Y
Amador County	032260008000	R1		R-S	Vacant	5.13	no W or S	no utilities	N	N	N	Y
Amador County	032260009000	R1		R-S	Vacant	3.93	no W or S	no utilities	N	N	N	Y
Amador County	032260010000	R1		R-S	Vacant	1.27	no W or S	no utilities	N	N	N	Y
Amador County	032260018000	R1		R-S	Vacant	1.97	no W or S	no utilities	N	N	N	Y
Amador County	032260026000	R1		R-S	Vacant	1.93	no W or S	no utilities	N	N	N	Y



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032260034000	R1		R-S	Vacant	0.93	no W or S	no utilities	N	N	N	Y
Amador County	032270012000	R1		A-T	Vacant	1.24	no W or S	no utilities	N	N	N	N
Amador County	032270015000	R1		A-T	Vacant	4.95	no W or S	no utilities	N	N	N	N
Amador County	032270017000	R1		A-T	Vacant	2.69	no W or S	no utilities	N	N	N	N
Amador County	032270019000	R1		A-T	Vacant	1.28	no W or S	no utilities	N	N	N	N
Amador County	032270020000	R1		A-T	Vacant	1.33	no W or S	no utilities	N	N	N	Y
Amador County	032280007000	R1		R-S	Vacant	5.59	no W or S	no utilities	N	N	N	N
Amador County	032280019000	R1		R-S	Vacant	1.84	no W or S	no utilities	N	N	N	Y
Amador County	032280021000	R1		R-S	Vacant	1.87	no W or S	no utilities	N	N	N	Y
Amador County	032280028000	R1		A-T	Vacant	1.19	no W or S	no utilities	N	N	N	Y
Amador County	032280029000	R1		A-T	Vacant	1.14	no W or S	no utilities	N	N	N	Y
Amador County	032280030000	R1		A-T	Vacant	1.23	no W or S	no utilities	N	N	N	Y
Amador County	032290002000	R1		R-S	Vacant	1.31	no W or S	no utilities	N	N	N	Y
Amador County	032300005000	R1		R-S	Vacant	2.21	no W or S	no utilities	N	N	N	Y
Amador County	032300028000	R1		R-S	Vacant	2.16	no W or S	no utilities	N	N	N	Y
Amador County	032300038000	R1		R-S	Vacant	1.15	no W or S	no utilities	N	N	N	Y
Amador County	032310005000	R1		R-S	Vacant	1.69	no W or S	no utilities	N	N	N	Y
Amador County	032310006000	R1		R-S	Vacant	1.65	no W or S	no utilities	N	N	N	Y
Amador County	032330010000	R1		R-S	Vacant	0.41	W	topography	N	N	N	Y
Amador County	032340002000	R1		R-S	Vacant	0.42	no W or S	no utilities	N	N	N	Y
Amador County	032340003000	R1		R-S	Vacant	0.42	no W or S	no utilities	N	N	N	Y
Amador County	032340009000	R1		R-S	Vacant	0.38	no W or S	no utilities	N	N	N	Y
Amador County	032340011000	R1		R-S	Vacant	0.43	no W or S	no utilities	N	N	N	Y
Amador County	032340017000	R1		R-S	Vacant	0.37	no W or S	no utilities	N	N	N	Y
Amador County	032360004000	R1		R-S	Vacant	2.67	no W or S	no utilities	N	N	N	N
Amador County	032360005000	R1		R-S	Vacant	1.85	no W or S	no utilities	N	N	N	N
Amador County	032360006000	R1		R-S	Vacant	2.17	no W or S	no utilities	N	N	N	N
Amador County	032370004000	R1		R-S	Vacant	2.32	no W or S	no utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032370010000	R1		R-S	Vacant	2.34	no W or S	no utilities	N	N	N	N
Amador County	032370011000	R1		R-S	Vacant	2.30	no W or S	no utilities	N	N	N	N
Amador County	032370013000	R1		R-S	Vacant	2.85	no W or S	no utilities	N	N	N	N
Amador County	032370014000	R1		R-S	Vacant	3.23	no W or S	no utilities	N	N	N	N
Amador County	032370017000	R1		R-S	Vacant	2.41	no W or S	no utilities	N	N	N	N
Amador County	032370019000	R1		R-S	Vacant	2.11	no W or S	no utilities	N	N	N	N
Amador County	032380001000	R1		R-S	Vacant	2.35	no W or S	no utilities	N	N	N	N
Amador County	032380002000	R1		R-S	Vacant	2.28	no W or S	no utilities	N	N	N	N
Amador County	032380004000	R1		R-S	Vacant	2.02	no W or S	no utilities	N	N	N	N
Amador County	032380005000	R1		R-S	Vacant	2.09	no W or S	no utilities	N	N	N	N
Amador County	032380009000	R1		R-S	Vacant	1.87	no W or S	no utilities	N	N	N	N
Amador County	032380010000	R1		R-S	Vacant	1.74	no W or S	no utilities	N	N	N	N
Amador County	032380011000	R1		R-S	Vacant	1.69	no W or S	no utilities	N	N	N	N
Amador County	032380017000	R1		R-S	Vacant	3.78	no W or S	no utilities	N	N	N	N
Amador County	032380019000	R1		R-S	Vacant	1.77	no W or S	no utilities	N	N	N	N
Amador County	032380020000	R1		R-S	Vacant	1.79	no W or S	no utilities	N	N	N	N
Amador County	032380021000	R1		R-S	Vacant	2.34	no W or S	no utilities	N	N	N	N
Amador County	032380022000	R1		R-S	Vacant	3.28	no W or S	no utilities	N	N	N	N
Amador County	032380024000	R1		R-S	Vacant	1.73	no W or S	no utilities	N	N	N	N
Amador County	032380031000	R1		R-S	Vacant	1.92	no W or S	no utilities	N	N	N	N
Amador County	032380036000	R1		R-S	Vacant	2.99	no W or S	no utilities	N	N	N	N
Amador County	032380037000	R1		R-S	Vacant	2.65	no W or S	no utilities	N	N	N	N
Amador County	032380038000	R1		R-S	Vacant	1.20	no W or S	no utilities	N	N	N	N
Amador County	032380039000	R1		R-S	Vacant	1.22	no W or S	no utilities	N	N	N	N
Amador County	032390001000	R1		R-S	Vacant	2.17	no W or S	no utilities	N	N	N	N
Amador County	032390002000	R1		R-S	Vacant	2.22	no W or S	no utilities	N	N	N	N
Amador County	032390005000	R1		R-S	Vacant	3.10	no W or S	no utilities	N	N	N	N
Amador County	032390012000	R1		R-S	Vacant	2.30	no W or S	no utilities	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032390019000	R1		R-S	Vacant	1.87	no W or S	no utilities	N	N	N	N
Amador County	032390020000	R1		R-S	Vacant	3.10	no W or S	no utilities	N	N	N	N
Amador County	032390024000	R1		R-S	Vacant	2.19	no W or S	no utilities	N	N	N	N
Amador County	032390028000	R1		R-S	Vacant	2.08	no W or S	no utilities	N	N	N	N
Amador County	032390029000	R1		R-S	Vacant	3.41	no W or S	no utilities	N	N	N	N
Amador County	032390030000	R1		R-S	Vacant	2.48	no W or S	no utilities	N	N	N	N
Amador County	032390032000	R1		R-S	Vacant	2.34	no W or S	no utilities	N	N	N	N
Amador County	032390033000	R1		R-S	Vacant	2.07	no W or S	no utilities	N	N	N	N
Amador County	032390035000	R1		R-S	Vacant	2.27	no W or S	no utilities	N	N	N	N
Amador County	032390039000	R1		R-S	Vacant	4.52	no W or S	no utilities	N	N	N	N
Amador County	032400001000	R1		R-S	Vacant	2.17	no W or S	no utilities	N	N	N	N
Amador County	032400004000	R1		R-S	Vacant	2.08	no W or S	no utilities	N	N	N	N
Amador County	032400016000	R1		R-S	Vacant	1.51	no W or S	no utilities	N	N	N	N
Amador County	032400017000	R1		R-S	Vacant	1.48	no W or S	no utilities	N	N	N	N
Amador County	032400024000	R1		R-S	Vacant	2.24	no W or S	no utilities	N	N	N	N
Amador County	032400027000	R1		R-S	Vacant	1.81	no W or S	no utilities	N	N	N	N
Amador County	032400028000	R1		R-S	Vacant	1.83	no W or S	no utilities	N	N	N	N
Amador County	032400029000	R1		R-S	Vacant	2.06	no W or S	no utilities	N	N	N	N
Amador County	032400031000	R1		R-S	Vacant	1.86	no W or S	no utilities	N	N	N	N
Amador County	032410001000	R1		R-S	Vacant	4.14	no W or S	no utilities	N	N	N	N
Amador County	032410013000	R1		R-S	Vacant	2.64	no W or S	no utilities	N	N	N	N
Amador County	032410014000	R1		R-S	Vacant	3.67	no W or S	no utilities	N	N	N	N
Amador County	032410016000	R1		R-S	Vacant	2.81	no W or S	no utilities	N	N	N	N
Amador County	032410021000	R1		R-S	Vacant	2.15	no W or S	no utilities	N	N	N	N
Amador County	032410023000	R1		R-S	Vacant	1.11	no W or S	no utilities	N	N	N	N
Amador County	032410025000	R1		R-S	Vacant	0.96	no W or S	no utilities	N	N	N	N
Amador County	032410026000	R1		R-S	Vacant	0.99	no W or S	no utilities	N	N	N	N
Amador County	032410029000	R1		R-S	Vacant	0.97	no W or S	no utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	032420002000	R1		R-S	Vacant	3.22	no W or S	no utilities	N	N	N	N
Amador County	032420023000	R1		R-S	Vacant	2.69	no W or S	no utilities	N	N	N	N
Amador County	032430001000	R1		R-S	Vacant	0.90	no W or S	no utilities	N	N	N	N
Amador County	032430003000	R1		R-S	Vacant	0.66	no W or S	no utilities	N	N	N	N
Amador County	032430010000	R1		R-S	Vacant	0.51	no W or S	no utilities	N	N	N	N
Amador County	032430013000	R1		R-S	Vacant	0.51	no W or S	no utilities	N	N	N	N
Amador County	032430014000	R1		R-S	Vacant	0.66	no W or S	no utilities	N	N	N	N
Amador County	032430017000	R1		R-S	Vacant	0.35	no W or S	no utilities	N	N	N	N
Amador County	032430032000	R1		R-S	Vacant	0.41	no W or S	no utilities	N	N	N	N
Amador County	032440004000	R1		R-S	Vacant	0.74	no W or S	no utilities	N	N	N	N
Amador County	032440008000	R1		R-S	Vacant	3.61	no W or S	no utilities	N	N	N	N
Amador County	032440009000	R1		R-S	Vacant	1.72	no W or S	no utilities	N	N	N	N
Amador County	032440011000	R1		R-S	Vacant	1.01	no W or S	no utilities	N	N	N	N
Amador County	032440013000	R1		R-S	Vacant	0.51	no W or S	no utilities	N	N	N	N
Amador County	032440018000	R1		R-S	Vacant	0.79	no W or S	no utilities	N	N	N	N
Amador County	032440020000	R1		R-S	Vacant	0.52	no W or S	no utilities	N	N	N	N
Amador County	032450003000	R1		R-S	Vacant	0.44	no W or S	no utilities	N	N	N	N
Amador County	032450012000	R1		R-S	Vacant	0.42	no W or S	no utilities	N	N	N	N
Amador County	032450014000	R1		R-S	Vacant	0.59	no W or S	no utilities	N	N	N	N
Amador County	032480010000	R1	B3	R-S	Vacant	0.92	no W or S	no utilities	N	N	N	N
Amador County	032480016000	R1	B3	R-S	Vacant	0.89	no W or S	no utilities	N	N	N	N
Amador County	032480021000	R1	B3	R-S	Vacant	1.54	no W or S	no utilities	N	N	N	N
Amador County	033020002000	R1	B3	R-S	Vacant	1.48	W	topography	N	N	N	Y
Amador County	033030003000	R1	B3	R-S	Vacant	1.09	no W or S	no utilities	N	N	N	Y
Amador County	033030005000	R1	B3	R-S	Vacant	1.10	no W or S	no utilities	N	N	N	Y
Amador County	033030007000	R1	B3	R-S	Vacant	1.01	no W or S	no utilities	N	N	N	Y
Amador County	033040001000	R1	B3	R-S	Vacant	1.03	no W or S	no utilities	N	N	N	Y
Amador County	033040002000	R1	B3	R-S	Vacant	2.20	no W or S	no utilities	N	N	N	Y



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033040005000	R1	B3	R-S	Vacant	0.98	no W or S	no utilities	N	N	N	Y
Amador County	033040009000	R1	B3	R-S	Vacant	1.90	no W or S	no utilities	N	N	N	Y
Amador County	033050003000	R1	B3	R-S	Vacant	1.05	no W or S	no utilities	N	N	N	Y
Amador County	033050004000	R1	B3	R-S	Vacant	1.08	no W or S	no utilities	N	N	N	Y
Amador County	033060001000	R1	B3	R-S	Vacant	1.26	no W or S	no utilities	N	N	N	N
Amador County	033060002000	R1	B3	R-S	Vacant	1.21	no W or S	no utilities	N	N	N	N
Amador County	033060004000	R1	B3	R-S	Vacant	1.02	no W or S	no utilities	N	N	N	N
Amador County	033060009000	R1	B3	R-S	Vacant	0.94	no W or S	no utilities	N	N	N	N
Amador County	033060010000	R1	B3	R-S	Vacant	0.91	no W or S	no utilities	N	N	N	N
Amador County	033060012000	R1	B3	R-S	Vacant	1.10	no W or S	no utilities	N	N	N	N
Amador County	033060014000	R1	B3	R-S	Vacant	1.24	no W or S	no utilities	N	N	N	N
Amador County	033060015000	R1	B3	R-S	Vacant	0.63	no W or S	no utilities	N	N	N	N
Amador County	033070001000	R1	B3	R-S	Vacant	1.36	no W or S	no utilities	N	N	N	N
Amador County	033070005000	R1	B3	R-S	Vacant	0.47	no W or S	no utilities	N	N	N	N
Amador County	033070006000	R1	B3	R-S	Vacant	1.17	no W or S	no utilities	N	N	N	N
Amador County	033070007000	R1	B3	R-S	Vacant	1.17	no W or S	no utilities	N	N	N	N
Amador County	033080002000	R1	B3	R-S	Vacant	1.19	no W or S	no utilities	N	N	N	N
Amador County	033080003000	R1	B3	R-S	Vacant	1.11	no W or S	no utilities	N	N	N	N
Amador County	033080005000	R1	B3	R-S	Vacant	0.96	no W or S	no utilities	N	N	N	N
Amador County	033080006000	R1	B3	R-S	Vacant	1.22	no W or S	no utilities	N	N	N	N
Amador County	033080007000	R1	B3	R-S	Vacant	1.09	no W or S	no utilities	N	N	N	N
Amador County	033080008000	R1	B3	R-S	Vacant	1.06	no W or S	no utilities	N	N	N	N
Amador County	033080010000	R1	B3	R-S	Vacant	1.62	no W or S	no utilities	N	N	N	N
Amador County	033080011000	R1	B3	R-S	Vacant	1.05	no W or S	no utilities	N	N	N	N
Amador County	033090005000	R1	B3	R-S	Vacant	1.04	no W or S	no utilities	N	N	N	N
Amador County	033100001000	R1	B3	R-S	Vacant	1.09	no W or S	no utilities	N	N	N	N
Amador County	033100002000	R1	B3	R-S	Vacant	0.98	no W or S	no utilities	N	N	N	N
Amador County	033100003000	R1	B3	R-S	Vacant	1.07	no W or S	no utilities	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033100004000	R1	B3	R-S	Vacant	1.46	no W or S	no utilities	N	N	N	N
Amador County	033110004000	R1	B3	R-S	Vacant	2.99	no W or S	no utilities	N	N	N	N
Amador County	033120002000	R1	B3	R-S	Vacant	1.34	no W or S	no utilities	N	N	N	N
Amador County	033120006000	R1	B3	R-S	Vacant	1.72	no W or S	no utilities	N	N	N	N
Amador County	033120007000	R1	B3	R-S	Vacant	1.27	no W or S	no utilities	N	N	N	N
Amador County	033120008000	R1	B3	R-S	Vacant	1.11	no W or S	no utilities	N	N	N	N
Amador County	033120009000	R1	B3	R-S	Vacant	1.22	no W or S	no utilities	N	N	N	N
Amador County	033120010000	R1	B3	R-S	Vacant	2.20	no W or S	no utilities	N	N	N	N
Amador County	033120011000	R1	B3	R-S	Vacant	1.15	no W or S	no utilities	N	N	N	N
Amador County	033120012000	R1	B3	R-S	Vacant	0.46	no W or S	no utilities	N	N	N	N
Amador County	033140009000	R1		R-S	Vacant	0.71	W	topography	N	N	Y	Y
Amador County	033140013000	R1		R-S	Vacant	0.94	W	topography	N	N	Y	Y
Amador County	033200007000	R1	B2	R-S	Vacant	0.39	W	topography	N	N	N	Y
Amador County	033200010000	R1	B2	R-S	Vacant	0.56	W	topography	N	N	N	Y
Amador County	033200019000	R1	B2	R-S	Vacant	0.47	W	topography	N	N	N	Y
Amador County	033200027000	R1	B2	R-S	Vacant	0.49	W	topography	N	N	N	Y
Amador County	033210001000	R1	B2	R-S	Vacant	0.45	W	topography	N	N	N	Y
Amador County	033210009000	R1	B2	R-S	Vacant	0.61	W	topography	N	N	N	Y
Amador County	033220005000	R1	B2	R-S	Vacant	0.54	W	topography	N	N	N	Y
Amador County	033220006000	R1	B2	R-S	Vacant	0.51	W	topography	N	N	N	Y
Amador County	033220008000	R1	B2	R-S	Vacant	0.62	W	topography	N	N	N	Y
Amador County	033220012000	R1	B2	R-S	Vacant	0.33	W	topography	N	N	N	Y
Amador County	033220016000	R1	B2	R-S	Vacant	0.52	W	topography	N	N	N	Y
Amador County	033230018000	R1	B2	R-S	Vacant	0.49	W	topography	N	N	N	Y
Amador County	033230019000	R1	B2	R-S	Vacant	0.51	W	topography	N	N	N	Y
Amador County	033240011000	R1		R-S	Vacant	0.58	W	topography	N	N	N	N
Amador County	033250012000	R1		R-S	Vacant	0.44	W	topography	N	N	N	N
Amador County	033250022000	R1		R-S	Vacant	0.60	W	topography	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033300003000	R1		R-S	Vacant	1.84	W	topography	N	N	N	N
Amador County	033310001000	R1		R-S	Vacant	1.32	W	topography	N	N	N	N
Amador County	033320008000	R1		R-S	Vacant	1.12	W	topography	N	N	N	N
Amador County	033330004000	R1		R-S	Vacant	4.12	W	topography	N	N	N	N
Amador County	033340001000	R1		R-S	Vacant	4.28	W	topography	N	N	N	N
Amador County	033340011000	R1		R-S	Vacant	0.56	W	topography	N	N	N	N
Amador County	033350002000	R1		R-S	Vacant	0.47	W	topography	N	N	N	N
Amador County	033350004000	R1		R-S	Vacant	0.58	W	topography	N	N	N	N
Amador County	033350006000	R1		R-S	Vacant	0.90	W	topography	N	N	N	N
Amador County	033350009000	R1		R-S	Vacant	0.51	W	topography	N	N	N	N
Amador County	033350012000	R1		R-S	Vacant	0.95	W	topography	N	N	N	N
Amador County	033360001000	R1		R-S	Vacant	0.63	W	topography	N	N	N	N
Amador County	033360012000	R1		R-S	Vacant	0.51	W	topography	N	N	N	N
Amador County	033370002000	R1		R-S	Vacant	0.43	W	topography	N	N	Y	Y
Amador County	033370004000	R1		R-S	Vacant	0.52	W	topography	N	N	Y	Y
Amador County	033370005000	R1		R-S	Vacant	0.51	W	topography	N	N	Y	Y
Amador County	033370011000	R1		R-S	Vacant	0.36	W	topography	N	N	Y	Y
Amador County	033370016000	R1		R-S	Vacant	0.36	W	topography	N	N	Y	Y
Amador County	033380016000	R1		R-S	Vacant	0.47	W	topography	N	N	Y	Y
Amador County	033390010000	R1		R-S	Vacant	0.34	W	topography	N	N	Y	Y
Amador County	033390013000	R1		R-S	Vacant	0.35	W	topography	N	N	Y	Y
Amador County	033390024000	R1		R-S	Vacant	0.37	W	topography	N	N	Y	Y
Amador County	033400012000	R1		R-S	Vacant	0.58	W	topography	N	N	Y	Y
Amador County	033400018000	R1		R-S	Vacant	0.45	W	topography	N	N	Y	Y
Amador County	033400022000	R1		R-S	Vacant	0.42	W	topography	N	N	Y	Y
Amador County	033410007000	R1	B3	R-S	Vacant	2.97	W	topography	N	N	Y	Y
Amador County	033420007000	R1		R-S	Vacant	0.56	W	topography	N	N	N	N
Amador County	033420011000	R1		R-S	Vacant	0.52	W	topography	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033420018000	R1		R-S	Vacant	0.72	W	topography	N	N	N	N
Amador County	033420019000	R1		R-S	Vacant	0.83	W	topography	N	N	N	N
Amador County	033420020000	R1		R-S	Vacant	0.58	W	topography	N	N	N	N
Amador County	033420024000	R1		R-S	Vacant	0.41	W	topography	N	N	N	N
Amador County	033440003000	R1	B3	R-S	Vacant	0.46	W	topography	N	N	N	Y
Amador County	033440005000	R1	B3	R-S	Vacant	0.52	W	topography	N	N	N	Y
Amador County	033440007000	R1	B3	R-S	Vacant	0.95	W	topography	N	N	N	Y
Amador County	033440009000	R1	B3	R-S	Vacant	0.96	W	topography	N	N	N	Y
Amador County	033440010000	R1	B3	R-S	Vacant	0.56	W	topography	N	N	N	Y
Amador County	033450001000	R1	B3	R-S	Vacant	1.37	W	topography	N	N	N	Y
Amador County	033450003000	R1	B3	R-S	Vacant	1.02	W	topography	N	N	N	Y
Amador County	033450004000	R1	B3	R-S	Vacant	0.74	W	topography	N	N	N	Y
Amador County	033450005000	R1	B3	R-S	Vacant	0.69	W	topography	N	N	N	Y
Amador County	033450006000	R1	B3	R-S	Vacant	0.68	W	topography	N	N	N	Y
Amador County	033450007000	R1		R-S	Vacant	0.65	W	topography	N	N	N	Y
Amador County	033460003000	R1	B3	R-S	Vacant	0.51	W	topography	N	N	N	Y
Amador County	033460008000	R1	B3	R-S	Vacant	0.59	W	topography	N	N	N	Y
Amador County	033460011000	R1	B3	R-S	Vacant	0.56	W	topography	N	N	N	Y
Amador County	033460019000	R1	B3	R-S	Vacant	0.88	W	topography	N	N	N	Y
Amador County	033470008000	R1	B3	R-S	Vacant	1.00	W	topography	N	N	N	Y
Amador County	033470024000	R1	B3	R-S	Vacant	0.36	W	topography	N	N	N	Y
Amador County	033480009000	R1		R-S	Vacant	0.45	W	topography	N	N	Y	Y
Amador County	033480010000	R1		R-S	Vacant	0.45	W	topography	N	N	Y	Y
Amador County	033480042000	R1		R-S	Vacant	0.23	W	topography	N	N	Y	Y
Amador County	033491001000	R1		R-S	Vacant	0.54	W	topography	N	N	N	N
Amador County	033492001000	R1		R-S	Vacant	0.62	W	topography	N	N	N	N
Amador County	033493006000	R1		R-S	Vacant	0.42	W	topography	N	N	N	N
Amador County	033493008000	R1		R-S	Vacant	0.54	W	topography	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033502001000	R1		R-S	Vacant	1.23	W	topography	N	N	N	N
Amador County	033502004000	R1		R-S	Vacant	0.73	W	topography	N	N	N	N
Amador County	033502009000	R1		R-S	Vacant	1.42	W	topography	N	N	N	N
Amador County	033510009000	R1		R-S	Vacant	0.71	W	topography	N	N	N	N
Amador County	033520003000	R1		R-S	Vacant	0.44	W	topography	N	N	N	Y
Amador County	033520009000	R1		R-S	Vacant	0.36	W	topography	N	N	N	Y
Amador County	033520010000	R1		R-S	Vacant	0.37	W	topography	N	N	N	Y
Amador County	033520013000	R1		R-S	Vacant	0.27	W	topography	N	N	N	Y
Amador County	033520026000	R1		R-S	Vacant	0.33	W	topography	N	N	N	Y
Amador County	033520034000	R1		R-S	Vacant	0.23	W	topography	N	N	N	Y
Amador County	033530023000	R1		R-S	Vacant	2.02	W	topography	N	N	Y	Y
Amador County	033541002000	R1		R-S	Vacant	0.51	W	topography	N	N	Y	Y
Amador County	033551005000	R1		R-S	Vacant	0.48	W	topography	N	N	Y	Y
Amador County	033552002000	R1		R-S	Vacant	0.44	W	topography	N	N	Y	Y
Amador County	033552009000	R1		R-S	Vacant	0.37	W	topography	N	N	Y	Y
Amador County	033552010000	R1		R-S	Vacant	0.36	W	topography	N	N	Y	Y
Amador County	033561002000	R1		R-S	Vacant	0.38	W	topography	N	N	Y	Y
Amador County	033561005000	R1		R-S	Vacant	0.39	W	topography	N	N	Y	Y
Amador County	033561006000	R1		R-S	Vacant	0.56	W	topography	N	N	Y	Y
Amador County	033562002000	R1		R-S	Vacant	0.71	W	topography	N	N	Y	Y
Amador County	033562003000	R1		R-S	Vacant	0.42	W	topography	N	N	Y	Y
Amador County	033562005000	R1		R-S	Vacant	0.44	W	topography	N	N	Y	Y
Amador County	033563002000	R1		R-S	Vacant	0.65	W	topography	N	N	Y	Y
Amador County	033563003000	R1		R-S	Vacant	0.45	W	topography	N	N	Y	Y
Amador County	033563007000	R1		R-S	Vacant	0.75	W	topography	N	N	Y	Y
Amador County	033571006000	R1		R-S	Vacant	0.96	W	topography	N	N	N	N
Amador County	033572002000	R1		R-S	Vacant	0.47	W	topography	N	N	N	N
Amador County	033572004000	R1		R-S	Vacant	0.69	W	topography	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033583001000	R1		R-S	Vacant	0.36	W	topography	N	N	Y	Y
Amador County	033583008000	R1		R-S	Vacant	0.47	W	topography	N	N	Y	Y
Amador County	033590019000	R1		R-S	Vacant	0.13	W	topography	N	N	Y	Y
Amador County	033590020000	R1		R-S	Vacant	0.82	W	topography	N	N	Y	Y
Amador County	033601005000	R1		R-S	Vacant	0.33	W	topography	N	N	Y	Y
Amador County	033612010000	R1		R-S	Vacant	0.48	W	topography	N	N	Y	Y
Amador County	033621007000	R1		R-S	Vacant	1.55	W	topography	N	N	Y	Y
Amador County	033631001000	R1		R-S	Vacant	0.36	W	topography	N	N	Y	Y
Amador County	033631003000	R1		R-S	Vacant	0.45	W	topography	N	N	Y	Y
Amador County	033631007000	R1		R-S	Vacant	0.41	W	topography	N	N	Y	Y
Amador County	033632002000	R1		R-S	Vacant	0.50	W	topography	N	N	Y	Y
Amador County	033632005000	R1		R-S	Vacant	0.75	W	topography	N	N	Y	Y
Amador County	033640020000	R1	B3	R-S	Vacant	19.10	W	topography	N	N	Y	Y
Amador County	033640026000	R1	B3	R-S	Vacant	0.24	W	topography	N	N	Y	Y
Amador County	033651003000	R1		R-S	Vacant	0.73	W	topography	N	N	N	N
Amador County	033651004000	R1		R-S	Vacant	0.73	W	topography	N	N	N	N
Amador County	033652006000	R1		R-S	Vacant	0.49	W	topography	N	N	N	N
Amador County	033653003000	R1		R-S	Vacant	0.45	W	topography	N	N	N	N
Amador County	033661002000	R1		R-S	Vacant	0.68	W	topography	N	N	N	N
Amador County	033662002000	R1		R-S	Vacant	0.38	W	topography	N	N	N	N
Amador County	033662005000	R1		R-S	Vacant	0.45	W	topography	N	N	N	N
Amador County	033662015000	R1		R-S	Vacant	0.48	W	topography	N	N	N	N
Amador County	033662016000	R1		R-S	Vacant	0.63	W	topography	N	N	N	N
Amador County	033671001000	R1		R-S	Vacant	0.45	W	topography	N	N	N	N
Amador County	033671003000	R1		R-S	Vacant	0.34	W	topography	N	N	N	N
Amador County	033671004000	R1		R-S	Vacant	0.37	W	topography	N	N	N	N
Amador County	033671005000	R1		R-S	Vacant	0.42	W	topography	N	N	N	N
Amador County	033671006000	R1		R-S	Vacant	0.42	W	topography	N	N	N	N



APPENDIX C: RESOURCES

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033671008000	R1		R-S	Vacant	2.83	W	topography	N	N	N	N
Amador County	033671009000	R1		R-S	Vacant	0.42	W	topography	N	N	N	N
Amador County	033671011000	R1		R-S	Vacant	0.42	W	topography	N	N	N	N
Amador County	033672005000	R1		R-S	Vacant	0.41	W	topography	N	N	N	N
Amador County	033672006000	R1		R-S	Vacant	0.46	W	topography	N	N	N	N
Amador County	033672008000	R1		R-S	Vacant	0.39	W	topography	N	N	N	N
Amador County	033681001000	R1		R-S	Vacant	0.41	W	topography	N	N	N	N
Amador County	033682001000	R1		R-S	Vacant	0.53	W	topography	N	N	N	N
Amador County	033682003000	R1		R-S	Vacant	0.42	W	topography	N	N	N	N
Amador County	033682005000	R1		R-S	Vacant	0.48	W	topography	N	N	N	N
Amador County	033683001000	R1		R-S	Vacant	0.53	W	topography	N	N	N	N
Amador County	033683006000	R1		R-S	Vacant	0.42	W	topography	N	N	N	N
Amador County	033683014000	R1		R-S	Vacant	0.64	W	topography	N	N	N	N
Amador County	033693001000	R1		R-S	Vacant	0.63	W	topography	N	N	N	N
Amador County	033693003000	R1		R-S	Vacant	0.44	W	topography	N	N	N	N
Amador County	033702010000	R1		R-S	Vacant	0.41	W	topography	N	N	N	N
Amador County	033702019000	R1		R-S	Vacant	0.68	W	topography	N	N	N	N
Amador County	033713002000	R1	B3	R-S	Vacant	1.71	W	topography	N	N	N	Y
Amador County	033713004000	R1	B3	R-S	Vacant	1.08	W	topography	N	N	N	Y
Amador County	033730023000	R1		R-S	Vacant	0.61	W	topography	N	N	N	Y
Amador County	033750013000	R1	B4	R-S	Vacant	2.10	W	topography	N	N	N	Y
Amador County	033760007000	R1	B4	R-S	Vacant	0.91	W	topography	N	N	N	Y
Amador County	033760016000	R1	B4	R-S	Vacant	2.69	W	topography	N	N	N	Y
Amador County	033770001000	PD - R1		SP	Vacant	0.27	W & S	topography	N	N	N	N
Amador County	033770006000	PD - R1		SP	Vacant	0.20	W & S	topography	N	N	N	N
Amador County	033770007000	PD - R1		SP	Vacant	0.26	W & S	topography	N	N	N	N
Amador County	033770008000	PD - R1		SP	Vacant	0.27	W & S	topography	N	N	N	N
Amador County	033770009000	PD - R1		SP	Vacant	0.21	W & S	topography	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033770010000	PD - R1		SP	Vacant	0.22	W & S	topography	N	N	N	N
Amador County	033770012000	PD - R1		SP	Vacant	0.20	W & S	topography	N	N	N	N
Amador County	033770017000	PD - R1		SP	Vacant	0.30	W & S	topography	N	N	N	N
Amador County	033770019000	PD - R1		SP	Vacant	0.31	W & S	topography	N	N	N	N
Amador County	033770023000	PD - R1		SP	Vacant	0.24	W & S	topography	N	N	N	N
Amador County	033770024000	PD - R1		SP	Vacant	0.32	W & S	topography	N	N	N	N
Amador County	033770025000	PD - R1		SP	Vacant	0.30	W & S	topography	N	N	N	N
Amador County	033770026000	PD - R1		SP	Vacant	0.49	W & S	topography	N	N	N	N
Amador County	033770027000	PD - R1		SP	Vacant	0.41	W & S	topography	N	N	N	N
Amador County	033770031000	PD - R1		SP	Vacant	0.28	W & S	topography	N	N	N	N
Amador County	033780001000	PD - R1		SP	Vacant	0.25	W & S	topography	N	N	N	N
Amador County	033780006000	PD - R1		SP	Vacant	0.36	W & S	topography	N	N	N	N
Amador County	033780011000	PD - R1		SP	Vacant	0.30	W & S	topography	N	N	N	N
Amador County	033780013000	PD - R1		SP	Vacant	0.29	W & S	topography	N	N	N	N
Amador County	033790004000	PD - R1		SP	Vacant	0.21	W & S	topography	N	N	N	N
Amador County	033790007000	PD - R1		SP	Vacant	0.24	W & S	topography	N	N	N	N
Amador County	033790017000	PD - R1		SP	Vacant	0.69	W & S	topography	N	N	N	N
Amador County	033790019000	PD - R1		SP	Vacant	0.84	W & S	topography	N	N	N	N
Amador County	033790022000	PD - R1		SP	Vacant	0.32	W & S	topography	N	N	N	N
Amador County	033790026000	PD - R1		SP	Vacant	1.14	W & S	topography	N	N	N	N
Amador County	033790028000	PD - R1		SP	Vacant	0.33	W & S	topography	N	N	N	N
Amador County	033790029000	PD - R1		SP	Vacant	0.27	W & S	topography	N	N	N	N
Amador County	033790030000	PD - R1		SP	Vacant	0.27	W & S	topography	N	N	N	N
Amador County	033790036000	PD - R1		SP	Vacant	0.52	W & S	topography	N	N	N	N
Amador County	033800007000	R1	B5	R-S	Vacant	3.97	no W or S	no utilities	N	N	N	N
Amador County	033800008000	R1	B5	R-S	Vacant	4.30	no W or S	no utilities	N	N	N	N
Amador County	033800009000	R1	B5	R-S	Vacant	4.44	no W or S	no utilities	N	N	N	N
Amador County	033800010000	R1	B5	R-S	Vacant	3.89	no W or S	no utilities	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	033800011000	R1	B5	R-S	Vacant	5.36	no W or S	no utilities	N	N	N	N
Amador County	033800012000	R1	B5	R-S	Vacant	5.10	no W or S	no utilities	N	N	N	N
Amador County	033800013000	R1	B5	R-S	Vacant	5.27	no W or S	no utilities	N	N	N	N
Amador County	033800014000	R1	B5	R-S	Vacant	5.26	no W or S	no utilities	N	N	N	N
Amador County	033800015000	R1	B5	R-S	Vacant	4.35	no W or S	no utilities	N	N	N	N
Amador County	033800016000	R1	B5	R-S	Vacant	4.34	no W or S	no utilities	N	N	N	N
Amador County	033800017000	R1	B5	R-S	Vacant	3.61	no W or S	no utilities	N	N	N	N
Amador County	033800018000	R1	B5	R-S	Vacant	5.27	no W or S	no utilities	N	N	N	N
Amador County	033800019000	R1	B5	R-S	Vacant	4.42	no W or S	no utilities	N	N	N	N
Amador County	033800020000	R1	B5	R-S	Vacant	5.95	no W or S	no utilities	N	N	N	N
Amador County	033800021000	R1	B5	R-S	Vacant	146.68	no W or S	no utilities	N	N	N	N
Amador County	033810003000	PD - R1		SP	Vacant	0.36	W & S	topography	N	N	N	N
Amador County	033810007000	PD - R1		SP	Vacant	0.25	W & S	topography	N	N	N	N
Amador County	033810009000	PD - R1		SP	Vacant	0.29	W & S	topography	N	N	N	N
Amador County	033810012000	PD - R1		SP	Vacant	0.34	W & S	topography	N	N	N	N
Amador County	033810015000	PD - R1		SP	Vacant	0.35	W & S	topography	N	N	N	N
Amador County	033810017000	PD - R1		SP	Vacant	0.59	W & S	topography	N	N	N	N
Amador County	033810018000	PD - R1		SP	Vacant	0.52	W & S	topography	N	N	N	N
Amador County	033810019000	PD - R1		SP	Vacant	0.51	W & S	topography	N	N	N	N
Amador County	033810021000	PD - R1		SP	Vacant	0.39	W & S	topography	N	N	N	N
Amador County	033810022000	PD - R1		SP	Vacant	0.59	W & S	topography	N	N	N	N
Amador County	033810024000	PD - R1		SP	Vacant	0.59	W & S	topography	N	N	N	N
Amador County	033810025000	PD - R1		SP	Vacant	0.46	W & S	topography	N	N	N	N
Amador County	033810027000	PD - R1		SP	Vacant	0.68	W & S	topography	N	N	N	N
Amador County	036090037000	R1	B3	R-S	Vacant	1.08	W	topography	N	N	N	N
Amador County	036130010000	R1	B3	R-S	Vacant	1.07	W	topography	N	N	N	N
Amador County	036260001000	R1	B3	R-S	Vacant	0.74	W	topography	N	N	N	N
Amador County	036260005000	R1	B3	R-S	Vacant	1.26	W	topography	N	N	N	N

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	036260017000	R1	B3	R-S	Vacant	0.54	W	topography	N	N	N	N
Amador County	036270007000	R1	B3	R-S	Vacant	0.53	W	topography	N	N	N	N
Amador County	036270011000	R1	B3	R-S	Vacant	0.86	W	topography	N	N	N	N
Amador County	038010014000	R1		R-S	Vacant	5.06	W	topography	N	N	N	N
Amador County	038010084000	R1		R-S	Vacant	0.56	W	topography	N	N	N	Y
Amador County	038150031000	R1		R-S	Vacant	0.29	W	topography	N	N	N	N
Amador County	038150033000	R1	B3	R-S	Vacant	0.51	W	topography	N	N	N	N
Amador County	038190019000	R1		R-S	Vacant	1.10	W	topography	N	N	N	N
Amador County	038210068000	R1		R-S	Vacant	147.39	W	topography	N	N	N	Y
Amador County	038270011000	R1		R-S	Vacant	4.81	W	topography	N	N	N	N
Amador County	038270026000	R1		R-S	Vacant	0.56	W	topography	N	N	N	N
Amador County	038270060000	R1		R-S	Vacant	1.18	W	topography	N	N	N	N
Amador County	038280007000	R1		R-S	Vacant	0.63	W	topography	N	N	N	N
Amador County	038280010000	R1		R-S	Vacant	1.25	W	topography	N	N	N	N
Amador County	038280018000	R1		R-S	Vacant	1.48	W	topography	N	N	N	N
Amador County	038280019000	R1		R-S	Vacant	0.53	W	topography	N	N	N	N
Amador County	038280021000	R1		R-S	Vacant	0.97	W	topography	N	N	N	N
Amador County	038280027000	R1		R-S	Vacant	1.10	W	topography	N	N	N	N
Amador County	038300011000	R1		R-S	Vacant	2.03	W	topography	N	N	N	N
Amador County	038310005000	R1		R-S	Vacant	1.04	W	topography	N	N	N	N
Amador County	038320002000	R1		R-S	Vacant	1.04	W	topography	N	N	N	N
Amador County	038320026000	R1		R-S	Vacant	0.53	W	topography	N	N	N	N
Amador County	038330010000	R1		R-S	Vacant	1.05	W	topography	N	N	N	N
Amador County	038330017000	R1		R-S	Vacant	0.57	W	topography	N	N	N	N
Amador County	038330020000	R1		R-S	Vacant	0.51	W	topography	N	N	N	N
Amador County	038360013000	R1		R-S	Vacant	0.37	W	topography	N	N	N	N
Amador County	038370001000	R1		R-S	Vacant	0.59	W	topography	N	N	N	N
Amador County	038370002000	R1		R-S	Vacant	0.63	W	topography	N	N	N	N



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	038380018000	R1		R-S	Vacant	0.98	W	topography	N	N	N	Y
Amador County	038390016000	R1		R-S	Vacant	0.72	W	topography	N	N	N	Y
Amador County	038400002000	R1	B3	R-S	Vacant	0.40	W	topography	N	N	N	Y
Amador County	038400003000	R1	B3	R-S	Vacant	0.39	W	topography	N	N	N	Y
Amador County	038480006000	R1	B3	R-S	Vacant	0.74	W	topography	N	N	N	N
Amador County	038490037000	R1		A-T	Vacant	4.98	W	topography	N	N	N	N
Amador County	038500003000	R1		A-T	Vacant	4.96	W	topography	N	N	N	N
Amador County	038500021501	R1		A-T	Vacant	1.80	W	topography	Y	Y	Y	Y
Amador County	038500047000	R1		R-S	Vacant	3.23	W	topography	Y	Y	Y	Y
Amador County	038500048000	R1		R-S	Vacant	2.24	W	topography	Y	Y	Y	Y
Amador County	038580028000	R1		A-T	Vacant	4.97	W	topography	N	N	N	N
Amador County	038600008000	R1	B5	R-S	Vacant	1.59	W	topography	N	N	N	Y
Amador County	038600028000	R1	B5	R-S	Vacant	1.34	W	topography	N	N	N	Y
Amador County	038630005000	R1		R-S	Vacant	0.65	W	topography	N	N	N	N
Amador County	038630027000	R1		R-S	Vacant	0.40	W	topography	N	N	N	N
Amador County	038630033000	R1		R-S	Vacant	0.65	W	topography	N	N	N	N
Amador County	038630040000	R1		R-S	Vacant	4.39	W	topography	N	N	N	N
Amador County	038630046000	R1		R-S	Vacant	7.34	W	topography	N	N	N	N
Amador County	038640001000	R1	B5	A-T	Vacant	4.82	W	topography	N	N	N	N
Amador County	038640002000	R1	B5	A-T	Vacant	0.78	W	topography	N	N	N	N
Amador County	038670003000	R1	B3	R-S	Vacant	1.18	W	topography	N	Y	Y	Y
Amador County	038670005000	R1	B3	R-S	Vacant	2.20	W	topography	N	Y	Y	Y
Amador County	038670006000	R1	B3	R-S	Vacant	2.09	W	topography	N	Y	Y	Y
Amador County	038670007000	R1	B3	R-S	Vacant	3.54	W	topography	N	Y	Y	Y
Amador County	038670010000	R1	B3	R-S	Vacant	1.67	W	topography	N	Y	Y	Y
Amador County	038670011000	R1	B3	R-S	Vacant	1.00	W	topography	N	Y	Y	Y
Amador County	038670012000	R1	B3	R-S	Vacant	1.75	W	topography	N	Y	Y	Y
Amador County	038670013000	R1	B3	R-S	Vacant	1.80	W	topography	N	Y	Y	Y

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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	038670014000	R1	B3	R-S	Vacant	2.52	W	topography	N	Y	Y	Y
Amador County	038670015000	R1	B3	R-S	Vacant	2.98	W	topography	N	Y	Y	Y
Amador County	038670016000	R1	B3	R-S	Vacant	3.64	W	topography	N	Y	Y	Y
Amador County	038670017000	R1	B3	R-S	Vacant	9.28	W	topography	N	Y	Y	Y
Amador County	038670018000	R1	B3	R-S	Vacant	4.65	W	topography	N	Y	Y	Y
Amador County	038670019000	R1	B3	R-S	Vacant	1.97	W	topography	N	Y	Y	Y
Amador County	038670020000	R1	B3	R-S	Vacant	1.84	W	topography	N	Y	Y	Y
Amador County	038670021000	R1	B3	R-S	Vacant	3.05	W	topography	N	Y	Y	Y
Amador County	038670022000	R1	B3	R-S	Vacant	1.94	W	topography	N	Y	Y	Y
Amador County	038670023000	R1	B3	R-S	Vacant	2.12	W	topography	N	Y	Y	Y
Amador County	038670024000	R1	B3	R-S	Vacant	3.68	W	topography	N	Y	Y	Y
Amador County	038670025000	R1	B3	R-S	Vacant	1.68	W	topography	N	Y	Y	Y
Amador County	038670026000	R1	B3	R-S	Vacant	2.62	W	topography	N	Y	Y	Y
Amador County	038690001000	R1	B3	R-S	Vacant	2.08	W	topography	N	Y	Y	Y
Amador County	038690002000	R1	B3	R-S	Vacant	1.05	W	topography	N	Y	Y	Y
Amador County	038690003000	R1	B3	R-S	Vacant	1.89	W	topography	N	Y	Y	Y
Amador County	038690004000	R1	B3	R-S	Vacant	0.06	W	topography	N	Y	Y	Y
Amador County	038690005000	R1	B3	R-S	Vacant	1.78	W	topography	N	Y	Y	Y
Amador County	038690006000	R1	B3	R-S	Vacant	2.14	W	topography	N	Y	Y	Y
Amador County	038690007000	R1	B3	R-S	Vacant	2.47	W	topography	N	Y	Y	Y
Amador County	038690008000	R1	B3	R-S	Vacant	2.65	W	topography	N	Y	Y	Y
Amador County	038690009000	R1	B3	R-S	Vacant	1.71	W	topography	N	Y	Y	Y
Amador County	038690010000	R1	B3	R-S	Vacant	1.88	W	topography	N	Y	Y	Y
Amador County	038690011000	R1	B3	R-S	Vacant	3.62	W	topography	N	Y	Y	Y
Amador County	038690012000	R1	B3	R-S	Vacant	4.67	W	topography	N	Y	Y	Y
Amador County	038690013000	R1	B3	R-S	Vacant	1.89	W	topography	N	Y	Y	Y
Amador County	038690014000	R1	B3	R-S	Vacant	2.54	W	topography	N	Y	Y	Y
Amador County	038690015000	R1	B3	R-S	Vacant	1.81	W	topography	N	Y	Y	Y



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Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	Proximity to Services and Amenities			
									School	Park	Store	Transit
Amador County	038690016000	R1	B3	R-S	Vacant	2.58	W	topography	N	Y	Y	Y
Amador County	038690017000	R1	B3	R-S	Vacant	2.26	W	topography	N	Y	Y	Y
Amador County	038690018000	R1	B3	R-S	Vacant	2.15	W	topography	N	Y	Y	Y
Amador County	042120006000	R1		R-S	Vacant	1.28	W		N	N	N	N
Amador County	044040033000	R1		R-S	Vacant	0.29	W & S		N	N	Y	Y
Amador County	044100027000	R1		SP	Vacant	139.86	W		N	N	N	N
Above Moderate Subtotal						3267.43						
Grand Total						3340.41						

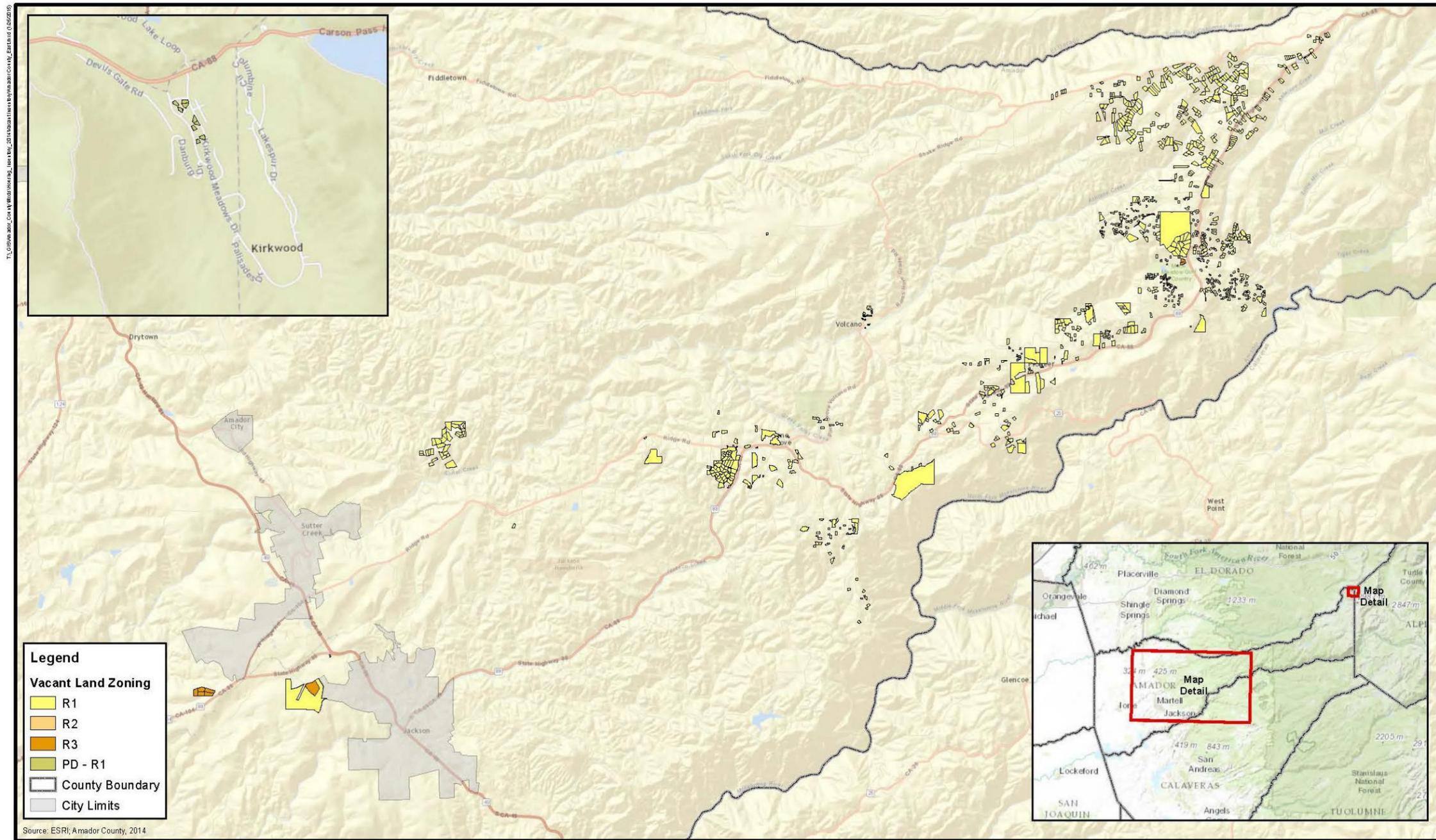
Notes: * Maximum units based on maximum density and allowed lot size

Sites Where Redesignation and Rezoning will be pursued (See Program H-15)

Jurisdiction	APN	Zone	Proposed Zone	General Plan Land Use	Proposed GP Land Use	Use Status	Acreage	Infrastructure Available
Amador County	044100027000	C1	R3	SP	RM	Vacant	23.16	W & S
Amador County	044100027000	R1	R3	SP	RM	Vacant	15.6	W & S
Amador County	44100011000	T1	R3	C	RM	Vacant	9.83	W & S
Amador County	44100011000	C1	R3	C	RM	Vacant	5.56	W & S



FIGURE 3
AMADOR COUNTY VACANT LAND INVENTORY – EASTERN SITES



Amador County Vacant Land Inventory - Eastern Sites

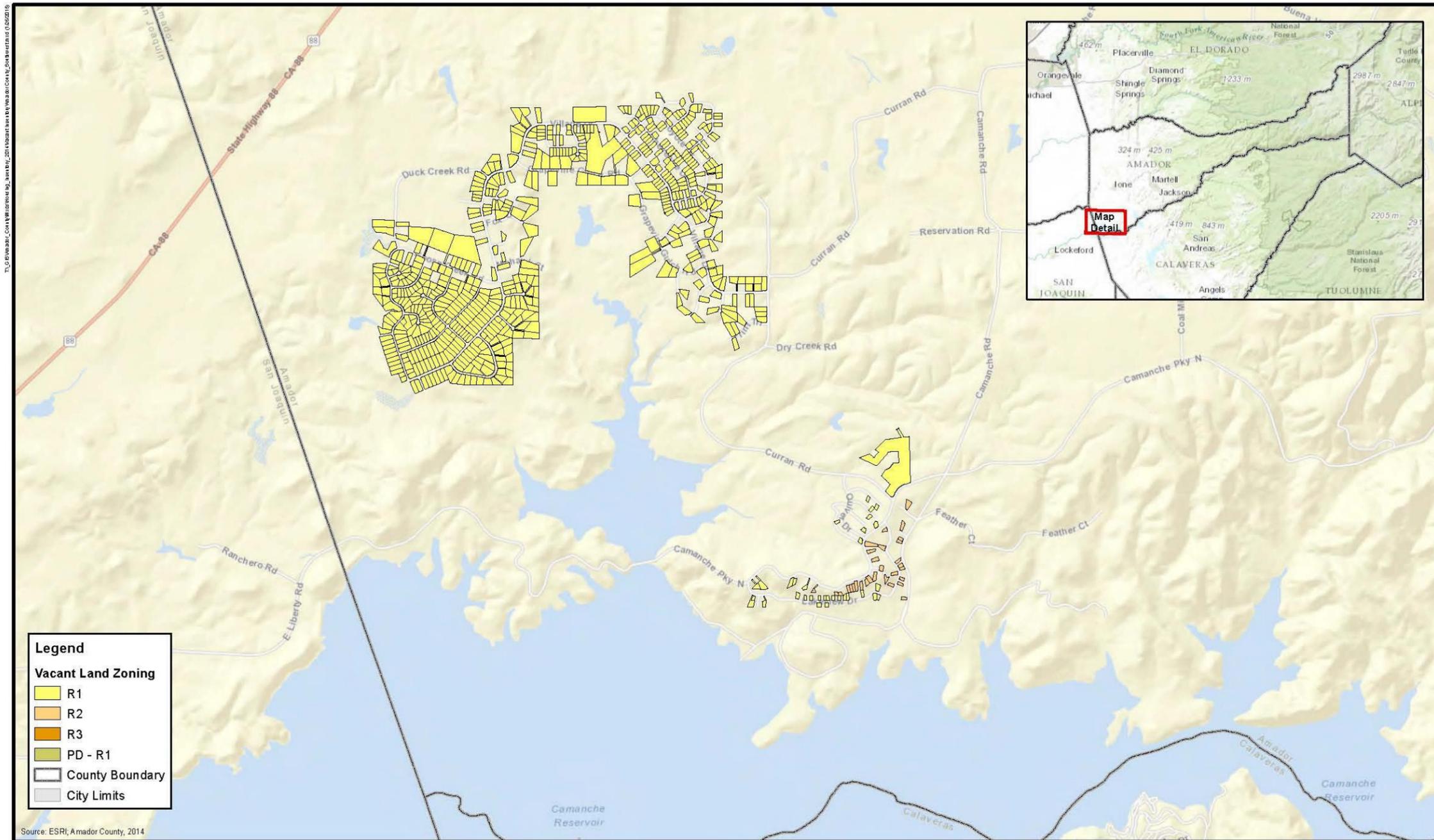




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FIGURE 4
AMADOR COUNTY VACANT LAND INVENTORY - WESTERN SITES



Amador County Vacant Land Inventory - Western Sites





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APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



COUNTY OF AMADOR

Housing Program	Accomplishments	Continue, Modify or Delete Program
Goal H-1: Provide adequate sites to encourage provision of affordable housing.		
<p>Program H-1.1: Rezone Land Inventory Parcels and Provide Appropriately-Sized Parcels</p> <p>County staff will propose a rezone of 54.15 acres of land in Martell from T1, R-1, and C-1 to the R-3 zone district. These parcels are identified in the land inventory, and are suitable for low, very low and extremely low income residential units. Locations of these parcels are illustrated on Figure H-1, and specific parcel information is included in the attached Land Inventory Report.</p> <p>County staff will also propose a lot split on the 31-acre portion of parcel 044100027000 currently designated as R-3. The proposal will be to break this larger parcel into smaller, approximately 5 to 10 acre parcels suitable for individual projects.</p> <p>Objectives: Rezone appropriate parcels to meet State law requirements for the Land Inventory. Create smaller parcels suitable for development of individual affordable projects.</p> <p>Responsible Agencies: Planning Department</p> <p>Time Frame: June 2011</p>	<p>The rezonings and parcel splits have not taken place. However after further evaluation of the densities and units achievable on parcel 044100027000 and on five other parcels zoned R-3, the County has sufficient appropriately zoned land to address the 4th cycle RHNA. (See more detailed discussion in Appendix C). This program will be deleted.</p>	<p>Delete</p>
<p>Program H-1.2: Support AWA's Efforts to Develop Infrastructure Capacity in Martell</p> <p>The County is committed to ensuring that adequate water and wastewater system capacity is available to support its fair share of regional housing need. The County will work with AWA to develop a strategy and expedite the timeline for provision of water and wastewater service to the County's low- and very-low income housing sites in Martell.</p>	<p>The County initiated a first meeting with Amador Water Agency (AWA) on March 15, 2011, to participate in AWA's efforts to expand wastewater capacity at Martell. This program will be modified and continued.</p>	<p>Modify to remove implemented portions of the program and continue.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>By December 2011, The County and AWA will identify the preferred strategy for providing water and wastewater service to the County's low- and very low- income housing sites in Martell. For water supply, the strategy will identify the specific steps to increase the capacity of the Tanner Treatment Plant (or a replacement plant) to allow adequate additional connections to supply the land inventory parcels at their permitted density by 2012. For wastewater treatment, this strategy must specifically identify the steps which are necessary to ensure that adequate capacity is available either through expansion of the Sutter Creek Wastewater Treatment Plant, or through construction of a new plant, or through agreement with the City of Jackson for capacity at the Jackson Wastewater Treatment Plant.</p> <p>The strategy will identify key progress landmarks for both water treatment and wastewater improvements, and establish a timeline for their completion. Although AWA (as the water and wastewater purveyor) is responsible for identifying and constructing the necessary improvements, the County will work with AWA and support efforts to expedite the provision of water and wastewater treatment, including seeking funding sources. Although funding sources which may be available (and for which the County or AWA may be eligible) may change, potential funding sources that the County will consider for infrastructure improvements include CDBG funds, the state Infill Infrastructure Grant Fund, and Strategic Growth Council Planning Grants. The County will also support actions or improvements by AWA which might provide incremental capacity increases prior to final completion of new or expanded facilities. The goal of the strategy will be to provide water and wastewater capacity to the sites by December 2012. Specific actions to be taken by the County include seeking funding to support necessary studies and infrastructure improvements, and communicating with AWA on at least a bimonthly basis regarding the status of the necessary improvements, and what County actions can expedite the improvements.</p>	<p>The Tanner Water Treatment Plant improvements increased capacity to 6.0 MGD, which is fully allocated.</p> <p>The Sutter Creek Wastewater Treatment Plant (WWTP) handles all wastewater collected from the Martell area and is fully allocated.</p> <p>Any WWTP expansions will be development driven.</p>	

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Objectives: In collaboration with AWA, develop a strategy for provision of wastewater treatment to the sites on the County's Land Inventory. Implement this strategy by December 2012.</p> <p>Responsible Agencies: Planning Department, Public Works Department</p> <p>Working With: Amador Water Agency</p> <p>Time Frame: December 2011 for strategy, water and wastewater service by December 2012. Potential incremental improvements in available capacity prior to 2012.</p>		
<p>Program H-1.3: Identify Parcels with Available or Anticipated Water and Sewer Service</p> <p>In coordination with AWA and the cities, the Amador County Environmental Health Department will prepare a map of those parcels or areas for which water and sewer services is currently available or is located in close proximity, anticipated to become available in the near future, or may be made available without significant funding.</p> <p>Objectives Prepare and maintain a map of parcels or areas with existing and planned water and sewer service.</p> <p>Responsible Agencies: Environmental Health Department</p> <p>Working with: Amador Water Agency</p> <p>Time Frame: February 2011 and ongoing</p>	<p>Maps were prepared by the AWA in 2010 displaying County parcels and all water distribution and wastewater collection systems, improvement districts, and wholesale areas. Updates will continue to be made annually or as needed to address new and anticipated service areas. This program will be modified and continued.</p>	<p>Modify to make AWA primary responsible agency and continue.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-1.4: Pursue Funding and Prepare a Plan for Funding Infrastructure Improvements</p> <p>Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure. In cooperation with these agencies, identify a list of water and wastewater capital improvement projects which would best support the County's housing goals, with an emphasis on providing service to areas designated RM, RSC, SPA, and TC, and areas zoned R-3.</p> <p>Pursue funding to complete these projects or to assist developers and agencies to complete these capital improvement projects as necessary to increase the availability of housing for low and very low income households. Potential funding sources include, but are not limited to:</p> <ul style="list-style-type: none"> • Investigate establishment of assessment districts with a capital facilities fee to assist in funding infrastructure improvements; • Submit a funding application to the USDA's Small Communities Rural Utilities Service Grants & Loans Program. <p>Objectives: Prepare a list of water and wastewater capital improvement projects. Pursue funding to complete these projects or to assist developers and agencies to complete these projects.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Water and sewer providers</p> <p>Time Frame: March 2011 and ongoing</p>	<p>The AWA provided a list of capital improvement projects at a meeting on March 5, 2011. No funding applications have been pursued to date. This program will be continued.</p>	<p>Continue</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-1.5: Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing</p> <p>Develop affordable housing targets for each of the undeveloped SPAs in the county. These targets should include a number of affordable units (including units affordable to low, very low, and/or extremely low income households), as well as total units. The County will require development agreements for future residential projects within SPA designations to provide a minimum of 5 percent of total units on site as housing affordable to extremely low, very low, low and moderate income households, or pay an in-lieu fee to support affordable housing development at an alternative location. The purpose of this program is to create units for a range of income level to accommodate the County’s RHNA and housing goals, and the income level required (extremely low, very low, low, and/or moderate) shall be at the discretion of the County, with an emphasis on creating units affordable to extremely low income households.</p> <p>Objectives:</p> <p>Require residential projects of 4 or more units on land designated as SPA provide a certain percentage of total units on site as housing affordable to extremely low, very low, low and moderate income households or pay an in-lieu fee.</p> <p>Responsible Agencies: Planning Department</p> <p>Time Frame: Ongoing</p>	<p>Targets for the undeveloped special planning areas have not yet been created as the General Plan update is not yet complete. No affordable units have been constructed, nor have any in-lieu fees been collected. This program will be modified and continued.</p>	<p>Modify to reflect the status of the General Plan update and continue.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-1.6: Perform Internal Consistency Review in Conjunction with Annual General Plan Implementation Report</p> <p>The County will include the Housing Element in its annual General Plan implementation report (as required pursuant to Government Code Section 65400). This review will include an evaluation to confirm consistency between the Housing Element and other General Plan elements. If General Plan amendments have been proposed within the past year which might affect the County's land inventory, the consistency review will recommend designation of additional lands to ensure adequate capacity is available to accommodate the County's share of the regional need.</p> <p>The County is currently undertaking a comprehensive update of its General Plan. This comprehensive update includes amendment of the Safety and Conservation Elements to include analysis and policies regarding flood hazard and management information, as required by Government Code Section 65302 (pursuant to AB 162).</p> <p>Objectives:</p> <p>Review and confirm consistency between the housing element and other general plan elements and community goals in conjunction with preparation of the County's annual general plan implementation report.</p> <p>Responsible Agencies: Planning Department</p> <p>Time Frame: Annually in January</p>	<p>County is currently updating the General Plan. The draft General Plan is expected to be ready for public review in July 2014. Review for consistency is ongoing throughout the update process. This program will be continued.</p>	<p>Modify to reflect current status of General Plan update and continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Program H-1.7: Pursue Funding for Affordable Units</p> <p>The County will pursue appropriate State and federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low- and moderate-income households.</p>	<p>County staff and elected officials have been supportive of a grant request by Victory Village Amador for funding to assist with the continued operation of a transitional housing facility for homeless veterans. The project has been</p>	<p>Continue. This will now be a joint Cities/County Housing Element program.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Objectives: Obtain funding to support development of affordable housing, especially housing affordable to extremely low income households.</p> <p>Responsible Agencies: Planning Department</p> <p>Time Frame: Ongoing</p>	<p>approved by the County and will provide 20 beds when built.</p> <p>Amador-Tuolumne Community Action Agency (ATCAA) applied for and was awarded \$1 million to build transitional housing for homeless families with children in Tuolumne County in the Amador County region. ATCAA's project (not in Amador County) is under construction and will be completed in September 2014. This project is composed of rental units affordable to very low-income households. This program will be continued.</p>	
<p>Goal H-2: Provide support for affordable and special-needs housing in Amador County.</p>		
<p>Program H-2.1: Maintain the First-Time Homebuyers Funding Program</p> <p>As funding permits, continue to operate the County's first-time homebuyers program. With the assistance of the Central Sierra Planning Council, apply for additional first-time homebuyers funds to be re-invested through the County's revolving loan program. One or more of the following funding sources should be targeted for this program:</p> <ul style="list-style-type: none"> • Building Equity and Growth in Neighborhoods: • Proposition 46 - \$72 million • CalHOME Self-Help Component: 	<p>Amador County last received a first-time homebuyer award through HOME in 2008. Funding for the program has been provided in the past by the California Department of Housing and Community Development (HCD) HOME programs and Community Development Block Grant program. Seven households were assisted during the</p>	<p>Modify to remove reference to Central Sierra Planning Council and update to currently available funding sources, and continue. This will now be a joint Cities/County Housing Element program.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<ul style="list-style-type: none"> • Proposition 46 - \$9.5 million - 1 allocation per year for two years. • CalHOME Program: • Proposition 46 - \$108 million. • California Housing Down Payment Assistance Program: • Proposition 46 - \$111.6 million. • Community Development Block Grant Program <p>Objectives: Apply for additional first-time homebuyers funds which can be re-invested through a revolving loan program. As funding permits, continue to operate the County's existing first-time homebuyers program.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Central Sierra Planning Council</p> <p>Time Frame: December 2011</p>	<p>previous planning period. Households had to be below 80% AMI to qualify. This program will be continued.</p>	
<p>Program H-2.2: Amend Code to Offer Incentives for Affordable Infill Housing</p> <p>County staff will bring forward a proposal to amend the County code to provide a menu of possible incentives for infill projects on land zoned R-1 or R-2 in which: (a) the project will provide a minimum density equal to 80 percent of the allowable maximum density for the subject site; and (b) the landowner enters into an agreement with long-term affordability covenants and restrictions to maintain the housing for at least 10 years for low or very low income households; and special needs housing [for 6 or fewer residents in R-1 zones and for 7 or more residents in R-2 zones]:</p> <ul style="list-style-type: none"> • No minimum wall dimensions • 20' width for paved streets (standard ROW dedication would still be required) 	<p>Implementation of this program will take place following adoption of the General Plan update. The update is still in process. The draft General Plan is expected to be ready for public review in October 2014.</p> <p>No standards for infill development have been adopted. The County has issued 63 permits for single-family homes from 2009 to present. This program will be continued.</p>	Continue.

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<ul style="list-style-type: none"> • Off-street parking may be graveled, instead of paved (subject to ADA requirements) • Reduction or waiver of requirements for sidewalks, curbs and gutters for projects located more than 0.25 mile from a commercial center, school, or other facility which may be regularly used by the occupants of the housing development. • Reduced parking requirements for senior housing • Reduced parking requirements for units 800 sq. ft. or smaller in size • Reduced requirement for curbs, gutters and sidewalks for projects located less than 0.25 mile from a commercial center, school, or other facility which may be regularly used by the occupants of the housing development. • Other alternative standards as may be deemed acceptable by the Board of Supervisors <p>Objective: Provide incentives for infill projects on land zoned R-1 or R-2 when the landowner enters into an agreement with long-term affordability covenants and restrictions.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Transportation and Public Works Department</p> <p>Time Frame: December 2011</p>		



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-2.3: Pursue Changes in Fee Collection Timelines</p> <p>County staff will bring forward a proposal to defer fee payments or allow installment payments for impact and other fees over which the County has jurisdiction (e.g., traffic impact mitigation fees, annexation fees) for projects which include units affordable to low, very low, or extremely low households or special needs housing (or otherwise provide mechanisms for reducing up-front fee payment requirements).</p> <p>Objectives: Adopt provisions to grant deferral payments or installment payments for impact and other fees for qualifying affordable housing projects.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Building Department, Transportation and Public Works Dept.</p> <p>Time Frame: December 2012</p>	<p>The County reduced development-related fees during fiscal year 2008–2009. So far no affordable housing projects have taken advantage of the fee reduction. This program has been implemented and will be deleted.</p>	<p>Delete.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-2.4: Housing Choice Voucher Program</p> <p>Contact the Central Sierra Planning Council at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available. Provide information on the availability of the Housing Choice Voucher Program per the information distribution program described in Program H-3.2.</p> <p>Objectives: Obtain additional Housing Choice Vouchers and publicize availability of vouchers.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Central Sierra Planning Council</p> <p>Time Frame: Annually during General Plan reporting</p>	<p>The Housing Choice Voucher program has been administered by the Housing Authority of the County of Stanislaus (HACS) since January 1, 2012. In 2012, 576 vouchers were used in Amador County, and 610 were used in 2013.</p> <p>For 2009–2011, the program was administered by HCD. The number of vouchers averaged 53 in 2009, 49 in 2010, and 56 in 2011.</p> <p>The program is advertised on the HACS website. This program will be continued.</p>	<p>Modify to remove reference to Central Sierra Planning Council and continue.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-2.5: Extremely Low Income Households</p> <p>Many extremely low income households are either homeless or in danger of losing their housing. The County will consult with the Amador-Tuolumne Community Action Agency (ATCAA) and other local agencies to expand supportive services associated with the existing homeless shelter. In consultation with ATCAA, the County will seek additional funding for Homeless Prevention rent and utility assistance for families threatened by homelessness. Potential future sources of funding for which the County may be eligible may change, but funding sources which the County will consider include federal Emergency Shelter Grants, the California HOME Program, Housing Choice Vouchers, and local non-profits which might provide funding or expense aid to individuals or families on a case-by-case basis. The County will use this funding to administer a program to provide rent and utility assistance for families threatened by homelessness.</p> <p>Objectives: Offer additional supportive services to homeless residents, and reduce incidence of homelessness.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Amador-Tuolumne Community Action Agency</p> <p>Time Frame: July 2011 and ongoing</p>	<p>The County continues to support the Amador Food Bank and ATCAA in their homeless prevention programs.</p> <p>Services for the homeless were expanded in 2009 to include rapid re-housing rental assistance, housing counseling, housing search and placement, housing stabilization services including legal services and credit repair, job referrals, benefits counseling and financial literacy classes. These services are offered by the ATCAA.</p> <p>Funding sources have included Federal Emergency Shelter Grant, Emergency Housing and Assistance Program, Community Development Block Grant, Emergency Food and Shelter Program, Child and Adult Care Food Program, United Way Income Impact, and community donations.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
Goal H-3: Consult with residents and agencies about housing issues.		
<p>Program H-3.1: Pursue Formation of a County Housing Task Force to Consolidate the County’s Housing Needs and Programs under a Single Housing Plan</p> <p>Build on contacts with city managers and city planners that have occurred during the General Plan update process to reestablish a housing task force. The purpose of the task force would be to explore the proactive consolidation of the county (incorporated and unincorporated) under a single housing element.</p> <p>Objectives:</p> <p>Contact city managers and city planners to reestablish a housing task force</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: City managers and planning departments</p> <p>Time Frame: Meet by March 2011, then ongoing</p>	<p>Amador County and the cities of Jackson, Ione, Plymouth and Sutter Creek are participating in a joint Housing Element update for the 2014–2019 Housing Element. A housing task force has not been created. The County views the joint Housing Element update as the first step in this process. This program will be modified and continued.</p>	<p>Modify to reflect the initiation of the joint Housing Element and continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Program H-3.2: Publicize Opportunities and Resources to Support the County’s Housing Goals</p> <p>Maintain the County’s website and continue to provide brochures which publicize opportunities, agencies, and programs which can help to meet the County’s housing goals. Specific actions to support this program include:</p> <ul style="list-style-type: none"> • Provide information on the County’s second unit regulations at the public counter and on the County’s website; • Maintain the County’s existing webpage providing links and contact information for of the County’s housing and job-training organizations (e.g., Amador County Association of Realtors, Gold Country Alliance for the Mentally Ill, A-TCAA, Voices for Families, Area 12 Agency on Aging, Amador Affordable Housing Coalition, Amador Economic Development Corporation, Amador County 	<p>The brochure was distributed to the County Library, Social Services, etc. Website upkeep is ongoing.</p> <p>There are links to most of the listed resources’ websites on the County’s website</p>	<p>Continue.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Department of Health & Human Services, Amador County Department of Social Services, and similar organizations).</p> <ul style="list-style-type: none"> • In coordination with A-TCAA, encourage low income homeowners or renters to apply for free energy audits and home weatherization through A-TCAA. Provide handouts at the public counter and on the County’s website. Promote these programs through the senior center for seniors seeking assistance with home maintenance • Continue to make available published materials and resource referral information for renters on the following subjects: housing discrimination, landlord/tenant relations, access to legal aid services for housing complaints, and information on housing advocacy programs and similar information. Information should be made available on the County’s website, at the public counter, at the Health and Human Services Agency, at the County library (and its branches), and similar locations where individuals may be in need of fair housing information. • Provide information on the availability of the Housing Choice Voucher Program at the public counter and on the County’s website. <p>Objectives: Maintain the County’s website and continue to provide brochures linking residents with resources. Brochure locations could include the public counter, the senior center, the Veterans Services Department, the A-TCAA Family Resources Center, Health and Human Services Department, Victim-Witness Assistance Program, Behavioral Health Department, Probation Department, and the Conservator/Public Guardian’s Office.</p> <p>Responsible Agencies: Planning Department</p> <p>Time Frame: January 2011</p>		

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
Goal H-4: Support the conservation and rehabilitation of the existing housing stock.		
<p>Program H-4.1: Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building</p> <p>Continue to allow rehabilitation of housing using materials and methods as of the date of original construction unless a health or safety hazard would result consistent with the provisions of Health & Safety Code Section 17922(d). Refer to the State Historic Building Code for guidance, where pertinent.</p> <p>Objectives: Allow rehabilitation of housing using materials and methods as of the date of original construction unless a health or safety hazard would result.</p> <p>Responsible Agencies: Building Department</p> <p>Time Frame: Ongoing</p>	<p>The County Building Department currently follows this practice as a matter of course and this program will be deleted.</p>	<p>Delete.</p>
<p>Program H-4.2: Continue to Enforce State Energy Efficiency Standards for Residential Buildings</p> <p>Continue to enforce State Energy Efficiency Standards for Residential Buildings in compliance with the provisions of Government Code Title 24, Part 6.</p> <p>Objectives: Enforce State Energy Efficiency Standards for Residential Buildings.</p> <p>Responsible Agencies: Building Department</p> <p>Time Frame: Ongoing</p>	<p>The County Building Department currently follows this practice as a matter of course and this program will be deleted.</p>	<p>Delete.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-4.3: Maintain a Code Enforcement Position</p> <p>Maintain a code enforcement officer position, as funding permits. The code enforcement officer should provide Planning Department staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3 including:</p> <ul style="list-style-type: none"> • Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruption or termination is not caused by the tenant's failure to pay such gas, water or electric bills. • Defects or lack of adequate space and water heating. • Rodent, vermin or insect infestation. • Deterioration rendering significant portions of the structure unsafe or unsanitary. • Inadequate numbers of garbage receptacles or service. • Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. • Inoperable hallway lighting. <p>Objectives: Maintain a position of code enforcement officer.</p> <p>Responsible Agencies: Building Department, Code Enforcement</p> <p>Time Frame: Ongoing</p>	<p>County currently employs a Code Enforcement Officer and assistant.</p> <p>Complaints about poor/substandard housing conditions are handled by the Building Department but they receive so few that they don't keep track of the numbers.</p> <p>The County conducted a housing condition survey in 2008 that found 88 percent of the housing units surveyed to be in sound condition. County staff has confirmed that the condition of the housing stock remains comparable to the conditions at the time of the 2008 survey.</p>	<p>Continue.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-4.4: Rehabilitation of Substandard Dwelling Units</p> <p>To encourage private rehabilitation efforts, the County will apply for and/or assist eligible households in applying for various private, state, and federal sources of funding for housing rehabilitation and home repairs, including CDBG, HOME, USDA Rural Housing Services funds. The County will allow weatherization and energy conservation improvements as eligible activities under this program. The Planning Department will prepare an information brochure describing various programs for assisting low-income households in rehabilitating their dwelling units. The brochure will be available at the permit counter and made available on the County's website.</p> <p>The County will also provide program participants with information on utility company and other energy conservation assistance programs.</p> <p>Objectives: Apply for funding to rehabilitate 25 units by 2014.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Amador-Tuolumne Community Action Agency</p> <p>Time Frame: December 2011</p>	<p>No substandard units have been rehabilitated since 2009. To make County residents aware of these programs, the ATCAA maintains a website, www.atcaa.org, and a Facebook page. The ATCAA is also one of the lead agencies in the Central Sierra Continuum of Care which is a planning group specific to preventing and ending homelessness in the counties of Amador, Calaveras and Tuolumne. The County and ATCAA exchange information and make referrals regularly via email.</p>	<p>Continue.</p> <p>This will now be a joint Cities/County Housing Element program.</p>
<p>Goal H-5: Improve access to housing for all residents.</p>		
<p>Program H-5.1: Fair Housing Act/Access for the Disabled and Elderly</p> <p>Continue to enforce the provisions of the Fair Housing Act to ensure that the disabled have adequate access to housing. Rehabilitation projects supported with County funds shall include consideration of construction design which facilitates access into and movements within housing units occupied by the elderly and physically disabled. The County will refer fair housing complaints to the California Department of Fair Employment and Housing for resolution.</p>	<p>The County currently follows this practice. No complaints were received during the planning period.</p> <p>No rehabilitation projects have included accessible design features. This program will be continued.</p>	<p>Modify to separate into two programs and continue.</p> <p>The Fair Housing Act is now part of the joint Cities/County Housing Element programs.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Objectives: Enforce the provisions of the Fair Housing Act.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Building Department, Environmental Health Department</p> <p>Time Frame: Ongoing</p>		
<p>Program H-5.2: Encourage Farm Worker Housing Consistent with the Health & Safety Code</p> <p>County staff will propose an amendment to the zoning code to allow farmworker (i.e., employee) housing for farmworkers in compliance with State law. County staff will also amend the zoning code definition of farmworker (employee) to allow agricultural employees who do or do not work on the property where the employee housing is located to live in the housing consistent with the provisions of Sections 17021.5 and 17021.6 of the California Health and Safety Code.</p> <p>Objectives: Adopt an amendment to the zoning code to allow farmworker housing in compliance with State law. Amend the zoning code definition of farmworker.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Building Department, Environmental Health Department</p> <p>Time Frame: June 2011</p>	<p>Planning staff is currently working on amendment; expected adoption is in January 2015. [Update after amendment occurs.]</p>	<p>Combine with Program H-5.9 and continue.</p>
<p>Program H-5.3: Encourage Community Care Facilities, Emergency and Transitional Housing, Group Care, Residential Care Facilities and other Special Needs Housing</p> <p>County staff will propose amendments to the zoning code to recognize the following types of special-needs housing:</p>	<p>The Zoning Ordinance was amended to allow special need housing (intermediate care, residential care and community care facilities, alcohol/drug</p>	<p>Modify to fully address Senate Bill 2 requirements for transitional and supportive housing and continue.</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<ul style="list-style-type: none"> • Community Care Facilities • Emergency and Transitional Housing • Group Care Facilities • Residential Care Facilities • Group Homes for the Disabled <p>Staff will propose amendments to the zoning code to allow Special Needs Housing in all residential zoning districts as a permitted use (i.e., in-house/over-the-counter permit issuance) for six or fewer residents consistent with the following state laws:</p> <ul style="list-style-type: none"> • Intermediate care facilities, developmentally disabled habilitatives, developmentally disabled-nursing or congregate living health care facilities [Health and Safety Code Section 1267.8-1267.9] • Residential care facilities for the elderly [Health & Safety Code 1568.083] • Community care facilities [Health & Safety Code 1566.2 et seq] and including transitional housing and emergency housing for battered women and other homeless populations • Family Day Care Homes [Health & Safety Code Chapter 3.4 and 3.6, Division 2; Sections 1597.44 et. seq.] • Alcoholism Recovery or Treatment Facilities, Drug Abuse Recovery or Treatment Facilities [Health & Safety Code 11834.02 et. seq.] • Facilities for the Mentally Disordered, Handicapped Persons or Dependent and Neglected Children [Welfare and Institutions Code Sections 5155-5120] <p>For those facilities sheltering seven or more individuals, designate these as conditional uses in all medium density and multifamily residential zoning districts. The zoning code amendments should also consider the need for “tri-level” facilities – those that offer a</p>	<p>recovery/treatment facilities, and facilities for the mentally disordered, handicapped persons or dependent and neglected children) as a use by right in all residential zones as a permitted use.</p> <p>Facilities serving seven or more individuals are allowed as a conditional use in medium density/multi-family zones (R2 & R3) and two commercial zones (C1 & C2).</p> <p>Definitions for all uses described in Program H-5.3 mirror the statutory definitions.</p> <p>Emergency shelters and transitional and supportive housing are allowed in the C-1 zone.</p> <p>This program will be modified and continued.</p>	



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>progression from independent living to assisted living and nursing care – and ensure that a combination of these three uses is permitted in one or more districts.</p> <p>Include definitions for:</p> <ul style="list-style-type: none"> • Transitional or Supportive Housing (e.g., housing for populations returning to the general population/work force after treatment for mental illness, alcohol or drug rehabilitation, battered women). This definition shall clarify that the County does not distinguish between transitional or supportive housing and any other residential use. • Emergency Housing (e.g., immediate, short-term housing for women in crisis and homeless) • Community Facilities (as defined in Health & Safety Code Sections 1502 et. seq. and 1566.2 et seq.) <p>Objectives: Amend the zoning code to allow Special Needs Housing for six or fewer residents in all residential zoning districts as a permitted use. Designate Special Needs Housing for seven or more individuals as conditional uses in all medium density and multifamily residential zoning districts. Provide definitions of Transitional Housing, Emergency Housing, and Community Facilities.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Building Department, Environmental Health Department</p> <p>Time Frame: June 2011</p>		

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-5.4: Pursue Amending the Child Care Provisions of the Zoning Code</p> <p>County staff will propose an amendment to the zoning code to specifically reference child care facilities or day care facilities and adopt standards consistent with state law as contained in the California Health and Safety Code (See Day Care Homes, Section 1596.70 et. seq; as amended). Add “child care facilities” and/or “day care facilities” to Chapter 19.28 of the zoning code [Additional Uses] identifying when and where child care facilities shall be permitted by right, when the use triggers issuance of a conditional use permit by the Planning Department and when the use triggers a conditional use permit subject to a public hearing.</p> <p>Objectives:</p> <p>Amend the zoning code to reference child care facilities or day care facilities. Adopt standards for child care facilities and day care facilities consistent with state law as contained in the California Health and Safety Code.</p> <p>Responsible Agencies: Planning Department</p> <p>Time Frame: June 2011</p>	<p>The County has amended the Zoning Ordinance to allow small family day care homes as a permitted use in all residential zones and large family day care homes as a conditional use in all residential zones.</p>	<p>Delete.</p>
<p>Program H-5.5: Amend the Zoning Code to Remove Constraints</p> <p>Propose amendments to the zoning code to remove the following regulatory constraints to the provision of affordable housing:</p> <ul style="list-style-type: none"> • Amend setback language to provide for handicap access ramps where necessary. • Revise the County’s density bonus program to state that density bonuses will be provided in accordance with the requirements laid out in State law. • Permit emergency shelters and transitional/supportive housing for up to 30 occupants in the C-1 zone by right, without a conditional use permit or discretionary action. 	<p>The Zoning Ordinance was amended to allow emergency and transitional housing as a permitted use in the C-1 zone. The County’s density bonus program has not been revised. County staff anticipates amending the density bonus ordinance in January 2015.</p>	<p>Modify to remove portions of the program that have been implemented and continue.</p>



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Objectives: Propose amendments to the Amador County Zoning Code to remove constraints to the provision of housing.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Building Department, Environmental Health Department</p> <p>Time Frame: June 2011</p>		
<p>Program H-5.6: Adopt a Reasonable Accommodation Procedure for Housing</p> <p>“Reasonable accommodation” refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. State law requires jurisdictions to specify a formal procedure for evaluating and granting reasonable accommodations for people with disabilities and special housing needs. County staff will propose a program addressing reasonable housing accommodation for persons with disabilities, including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Providing notice to the public of the availability of an accommodation process. The notice will be provided at all counters where applications are made for a permit, license or other authorization for siting, funding, development or use of housing. • Procedures for requesting reasonable accommodation, including preparation of a Fair Housing Accommodation Request form and designating the appropriate individual, committee, commission or body responsible for acting on requests. • Review procedures for requests for reasonable accommodation, including provisions for issuing a written decision within 30 days of the date of the application. • Criteria to be used in considering requests for reasonable accommodation. 	<p>Staff expects to present an amendment proposal for reasonable accommodations to the Board of Supervisors in January 2015. [Update after amendments are approved]</p>	<p>Continue</p>

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT



Housing Program	Accomplishments	Continue, Modify or Delete Program
<ul style="list-style-type: none"> Appeal procedure for denial of a request for reasonable accommodation. The procedure should establish that there is no fee for processing requests for reasonable accommodation or for appealing an adverse decision related to a request for reasonable accommodation. <p>Objectives: Enact an ordinance addressing reasonable accommodation in housing for persons with disabilities.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Building Department</p> <p>Time Frame: June 2011</p>		
<p>Program H-5.7: Amend the County’s Definition of Family</p> <p>Propose amendment to Section 19.08.240 of the Amador County Ordinance Code to define “family.” The proposed definition will include groups related by blood, marriage, or registered domestic partnership, as well as unrelated residents living together as a household unit.</p> <p>Objectives: Amend Section 19.08.240 of the Amador County Ordinance Code to define “family” to include groups of residents living together as a household unit, and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing.</p> <p>Responsible Agencies: Planning Department</p> <p>Time Frame: June 2011</p>	<p>The County’s definition of “family” was amended to read: “Family” means one (1) or more individuals living together as a single household in a single dwelling unit. Family shall also mean the persons living together in a licensed ‘community care facility’ as that term is defined in the California Health and Safety Code Section 1502, as amended, which services six (6) or fewer persons.”</p> <p>This program has been implemented and will be deleted.</p>	Delete.



APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Program	Accomplishments	Continue, Modify or Delete Program
<p>Program H-5.8: Raise Densities in the RM Designation and R-3 Zone</p> <p>As part of the General Plan Update, County staff will propose the maximum density in the Residential Medium (RM) designation be raised to 25 units per acre for affordable units. Staff will also propose the Density range for the R-3 zone be amended, with a minimum density of 10 units per acre, and a maximum of 25 units per acre for affordable units.</p> <p>Objectives: Increase the maximum density of the RM General Plan Designation and the density range of the R-3 zone district.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Water and sewer providers</p> <p>Time Frame: June 2011</p>	<p>Implementation of this program is pending the completion of the General Plan update. This program will be continued.</p>	<p>Continue.</p>
<p>Program H-5.9: Support the Provision of Farmworker Housing</p> <p>County staff will propose additional policy changes to support the provision of farmworker housing. These changes may include an amendment to the zoning code expanding options for farmworker housing serving up to 4 employees, creating fee deferrals for farmworker housing, and supporting or participating in applications for funding for the construction of farmworker housing. The goal of these changes is to increase the amount of farmworker housing in the county, and to reduce commuting from the San Joaquin Valley.</p> <p>Objectives Support the creation of new farmworker housing through zoning code amendments, fee deferrals, and support for funding applications.</p> <p>Responsible Agencies: Planning Department</p> <p>Working with: Building Department, Environmental Health Department</p> <p>Time Frame: June 2011</p>	<p>Staff has developed a draft ordinance which has been reviewed by the Planning Commission. Staff anticipates presenting the draft ordinance to the Board of Supervisors in January 2015.</p>	<p>Combine with Program H-5.2 and continue.</p>

APPENDIX E: SB 244 ANALYSIS



INTRODUCTION

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

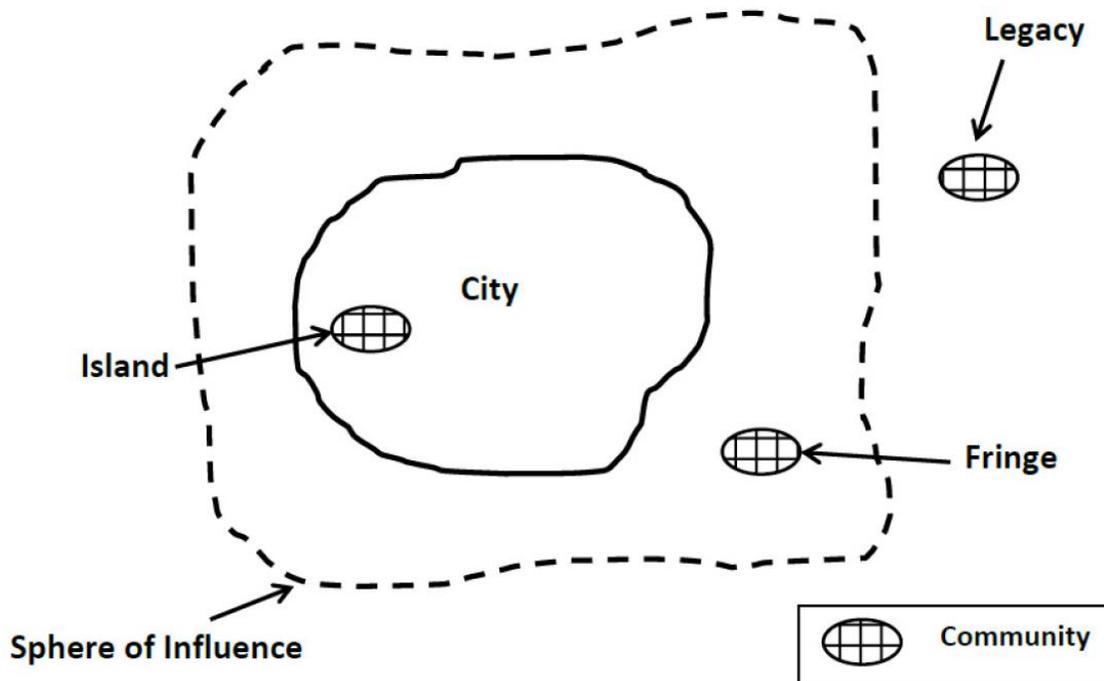
Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in “close proximity” to one another where 12 or more registered voters reside (for the purpose of this analysis, “close proximity” is defined as a density greater than 1 unit per acre).
- Is either within a city sphere of influence (SOI) (also known as a fringe community), is an island within a city boundary (also known as an island community), or is geographically isolated and has existed for at least 50 years (also known as a legacy community). **Figure 2** graphically depicts these types of communities. Only legacy communities potentially occur in the unincorporated area of Amador County.
- Has a median household income that is 80 percent or less than the statewide median household income. (According to the US Census Bureau, American Community Survey (ACS), the median household income for California between 2008 and 2012 was \$61,400; therefore, communities with an area median income of \$49,120 or lower qualify.)



APPENDIX E: SB 244 ANALYSIS

FIGURE 2: TYPES OF COMMUNITIES THAT MAY BE DUCS



Source: OPR 2013

ANALYSIS OF JACKSON, IONE, AND SUTTER CREEK DISADVANTAGED UNINCORPORATED COMMUNITIES

An analysis to identify DUCs within the SOIs of the cities of Jackson, Ione, and Sutter Creek was conducted in July 2014 in order to address the requirements of SB 244. In conducting the analysis, resources utilized included the SB 244 Technical Advisory (OPR 2013), the Amador County 2014 Municipal Service Reviews (MSR), the city limit boundary maps of the five cities in Amador County using geographic information systems (GIS), water management plans, and other documentation from local jurisdictions, agencies, and special districts. Unless otherwise stated, service review information is drawn from the 2014 MSR.

Qualifications for DUCs vary slightly for unincorporated communities within city SOIs and those outside SOIs, as discussed in the section above in the second bullet. Analysis to identify DUCs within the SOIs of the cities of Ione, Jackson, and Sutter Creek was conducted based on the requirements for each. A dozen unincorporated communities were identified using Census Designated Place (CDP) information and were considered for inclusion as communities to analyze as DUCs. Most were eliminated because they did not meet the qualifications, based on census income data, mapping information, County staff knowledge, and plat records. Three communities met all of the criteria except that they were not geographically isolated legacy communities meaning they occur on major thoroughfares and are not hard to reach or out of the way.

The criteria used to determine whether communities are DUCs are shown in **Table HE-80**.

APPENDIX E: SB 244 ANALYSIS



TABLE HE-80 DUC IDENTIFICATION MATRIX FOR AMADOR COUNTY

Unincorporated Community	Jurisdiction	80% of CA Median Income		Legacy Community	Dwelling Units Close Proximity	All Criteria Met?
		CDP Median Income	Qualifies?	Qualifies?	Qualifies?	Qualifies?
		≤\$49,120		Geographically Isolated and Age ≥50 yrs	Density >1 unit/acre	
Buena Vista	Amador County	\$49,167	NO	NO	—	NO
Camanche North Shore	Amador County	\$55,078	NO	NO	—	NO
Drytown	Amador County	\$21,094	YES	NO	YES	NO
Fiddletown	Amador County	\$65,603	NO	NO	—	NO
Kirkwood	Amador County	\$38,015	YES	NO	—	NO
Martell	Amador County	\$13,649	YES	NO	YES	NO
Pine Grove	Amador County	\$46,957	YES	NO	—	NO
Pioneer	Amador County	\$36,146	YES	NO	—	NO
River Pines	Amador County	\$40,269	YES	NO	YES	NO
Volcano	Amador County	\$89,637	NO	NO	—	NO

Sources: 2008–2012 ACS, US Census; County Plat Maps; GIS Mapping, 2014; Amador County Planning, 2014



APPENDIX E: SB 244 ANALYSIS

After the initial review, it was determined that the following communities do not have any DUCs in the sphere of influence.

IONE

No concentrations of residences exist within the City of Ione's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

JACKSON

No concentrations of residences exist within the City of Jackson's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

SUTTER CREEK

No concentration of more than 15 residences together exist within the City of Sutter Creek's Sphere of Influence outside of the city limits. Since a threshold of 15 residences was used as the unit threshold for the DUC analysis, no potential DUCs were identified.

CONCLUSION

Based on information contained in this analysis, no DUCs exist in unincorporated Amador County or in any of the SOIs of the four cities and the expansion of services will not be necessary in any of the potential DUC areas.

APPENDIX E: SB 244 ANALYSIS



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