



LAND USE

Final

PURPOSE

The Land Use Element sets forth the County's vision for future land uses, and identifies how the physical environment will be shaped. This element defines the future location, type, and intensity of land uses, and the desired mix and relationship between them. Land use designations presented in this element identify the types and nature of development permitted throughout the unincorporated area of the County (the planning area).

SCOPE AND CONTENT

This Land Use Element provides an overview of the different land uses in the county and context for the County's land use policy direction. The goals, policies, and implementation programs that make up the County's land use strategy through 2030 are also provided. Other contents of this element include:

- **A Land Use Diagram** (Figure LU-1) depicting the types, locations, and intensities of current and future land uses;
- **Future Growth Estimates** and estimates of how much growth can be accommodated by the land use designations;
- **Mixed-use Areas**, including descriptions of areas that are targeted for future growth: Special Planning Areas (SPAs), Town Centers (TCs), and a Regional Service Center (RSC);
- **Public Facilities and Community Services**, including descriptions of public facilities and community services available in the county;
- **Land Use and Energy**, describing the relationship between land use and energy efficiency; and
- **Issues, Goals, and Policies** defining Amador County's approach to land use decisions.

The Land Use Element is one of seven mandated general plan elements required by California Government Code Section 65302, and the California General Plan Guidelines. The information found in this element is supported by the Land Use; Population, Housing, and Employment; Public Facilities and Services, and Utilities analyses included in the Environmental Impact Report (EIR) for this General Plan Update.



RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The Land Use Element serves as a guide for future development in the county and determines many key issues evaluated in other elements of the General Plan. For example, different land uses generate various trip demands, which influence the capacity and service levels of transportation systems. The Circulation and Mobility Element identifies transportation routes and services designed to meet the demands of both existing and future development.

Land use decisions and the County's long-range economic development strategy are also directly related. This element proposes new development strategies for several unincorporated rural communities, encouraging the development of mixed uses and commercial centers in the form of Town Centers and a Regional Service Center. These centers will provide increased commercial and business opportunities in the county, and will include services for tourists as well as residents. These Land Use Element policies are directly related to the long-range policies of the Economic Development Element.

Future residential development described in and allowed by the various residential land use designations of the Land Use Element affects the County's housing goals, programs and objectives, which are discussed in the Housing Element.

The Land Use Element also designates areas for conservation and preservation of natural, agricultural, and cultural resources. Goals and policies regarding the preservation and maintenance of these areas are addressed in the Conservation Element. The Conservation Element's discussion of surface water and lands that may accommodate floodwater for groundwater recharge and stormwater management was considered in the development of the County's Land Use Diagram.

Noise abatement issues also relate to land uses. To comply with noise level requirements, land use designations are determined in tandem with noise contour maps in Exhibits N-2 and N-3, and the goals and policies in the Noise Element.

To mitigate or avoid damage and injury from natural and human-caused hazards, hazards identified in the Safety Element must affect the land use plan presented in the Land Use Element. Some sensitive land uses may be limited in areas more prone to hazards. Flood Hazards, including those mapped by the Federal Emergency Management Agency and the California Department of Water Resources, are identified in the Safety Element, and annually reviewed as described in Program P-5 of the Implementation Plan. These flood hazard areas were considered in the development of the County's Land Use Diagram.



DIVERSE LAND USES

Amador County's land use pattern includes large areas of forest land, agricultural land for both crop production and grazing, rural residences, mineral and resource extraction areas, and unincorporated communities, which generally consist of more developed mixes of residential, commercial, and industrial uses.

A complete community supports a variety of land use types. Diverse land uses create a desirable environment for residents and visitors alike, providing places where people can live, work, shop, visit, walk, and recreate. With a balanced mix of uses, residents can work and use services locally in the unincorporated communities of the County near their homes, rather than traveling outside the County to larger commercial centers. This in turn keeps tax revenues within the County, and provides a higher quality of life for residents.

The proposed Town Centers and the Regional Service Center seek to restore and build anew the county's historic town environments, creating places where residents and visitors can walk and bike to services, stores, restaurants, parks and other public uses. Mixed, concentrated land uses also enable efficient public transit, since more uses and residences can be within a short distance of transit stops, making cars less of a necessity and providing alternatives for those unable to drive. These environments create regional destinations for tourists, provide business and economic growth opportunities and jobs for residents, and generate additional tax revenues.

The County also has areas suitable for rural residential uses, ranchettes, and small-scale agricultural uses; these areas are designated Rural Residential (RR) and Agricultural-Transition (AT). Some residents desire a rural lifestyle and larger lots, and the County will continue to promote such uses in tandem with the mixed-use areas. New rural residential uses face challenges including access, provision of utilities, and fire hazards. The General Plan includes goals, policies, and programs to ensure the safety of future rural residential uses.

Amador County's land use diagram (**Figure LU-1**) allows a full spectrum of uses, including residential, commercial, industrial, agricultural, and resource uses. The land use designations encourage flexibility, for example, residential uses may range from multifamily communities to infill development matching the character of existing developed areas; commercial uses can range from small neighborhood-serving retail stores to larger uses such as office parks to provide regional employment opportunities. Industrial uses may range from smaller storage facilities to larger uses like manufacturing or processing facilities; agricultural uses can include rural residential home sites, grazing areas, or crop or timber production. Other land uses allow for natural resource extraction and



production, recreation, public facilities, and other public lands such as forests. Each land use designation and its allowed range of uses is described in detail below.

Land Use Designations

Each land use designation generally describes intended land uses for an area and establishes an allowable density or intensity range for land development. Corresponding zone districts specify the permitted uses for each category as well as applicable development standards. The maximum allowable density or intensity on any individual parcel may be affected by such factors as the physical characteristics of the parcel, access and available infrastructure, and compatibility with nearby uses or resources.

Density describes the population and development capacity of a given parcel or group of parcels. Residential density is expressed in terms of the number of dwelling units allowed per gross acre (units/acre). Intensity is used for non-residential uses and refers to the extent of development allowed on a parcel of land or lot (that is, the total building square footage, building height, the Floor Area Ratio [FAR], and/or the percent of lot coverage). The FAR describes the intensity of use on a lot (see **Figure LU-2**) and represents the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. For example, a 20,000-square-foot building on a 40,000-square-foot lot yields an FAR of 0.50. A 0.50 FAR can describe a single-story building covering half of the lot, a two-story building covering approximately one-quarter of the lot, or a four-story building covering one-eighth of the lot.

For purposes of illustration, the diagrams (**Figures LU-3** through **LU-5**) below provide examples of FAR for existing commercial retail and office sites found throughout Amador County.

This example at the intersection of State Route (SR) 49 and Industrial Boulevard in Martell includes a car dealership and other highway-oriented commercial businesses.

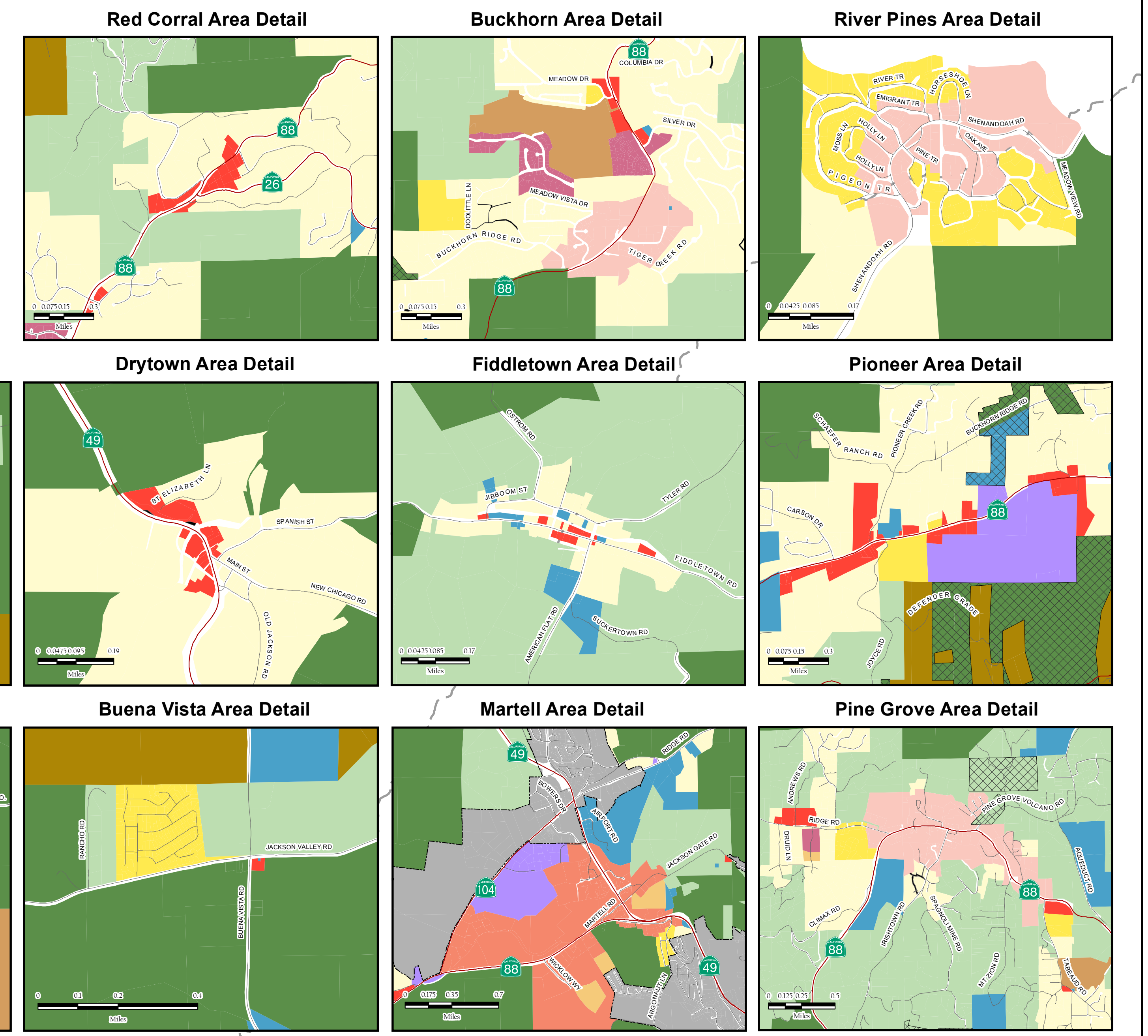
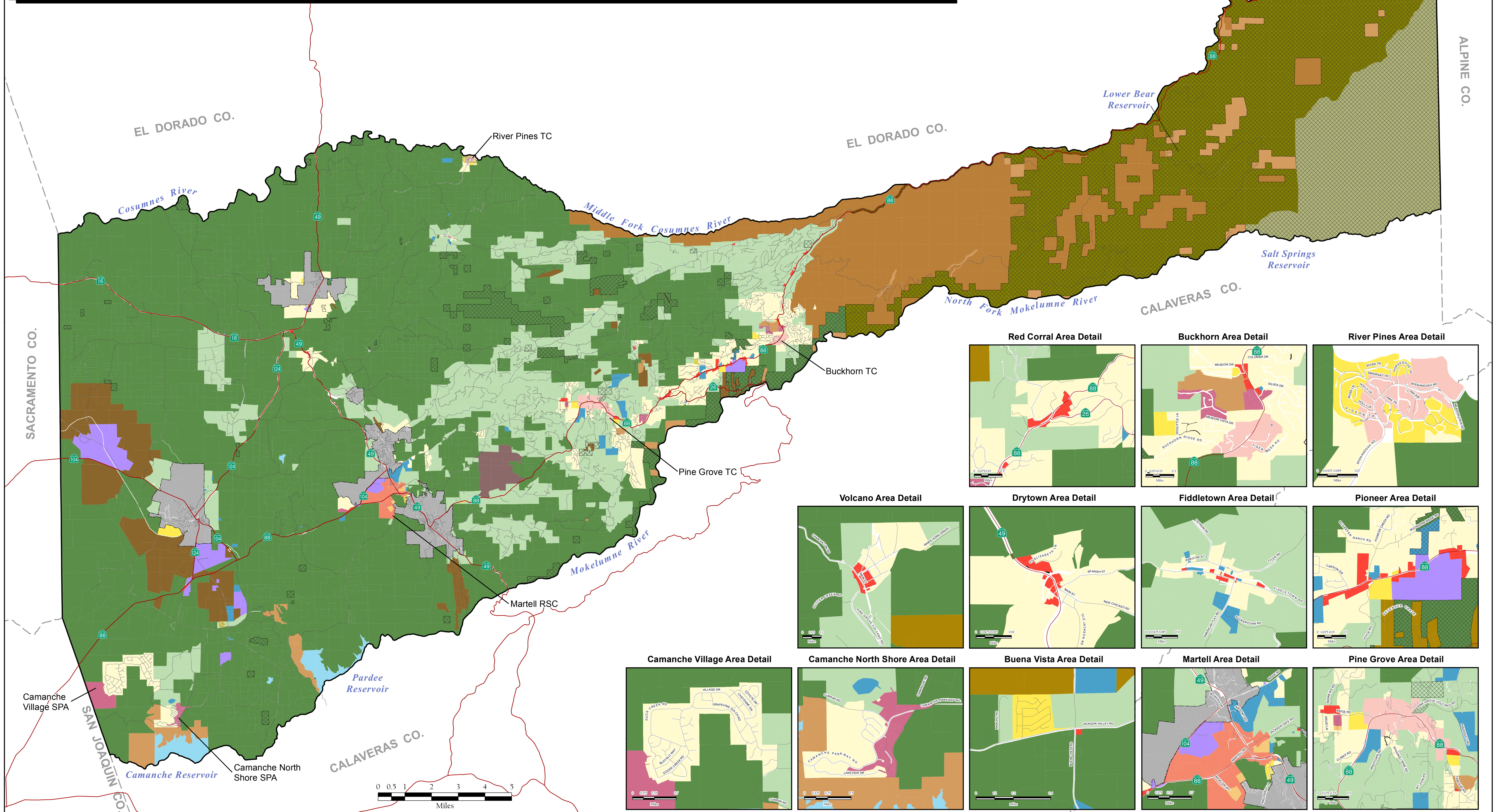
This example, along SR 88 in central Pine Grove shows a typical upcountry commercial area, again centered on the highway.

This example illustrates a higher FAR in downtown Sutter Creek. An FAR of 0.85 indicates a developed environment, with most of the lot area occupied by buildings, including buildings of more than one story. Parking is generally located either behind buildings or along the sidewalk.



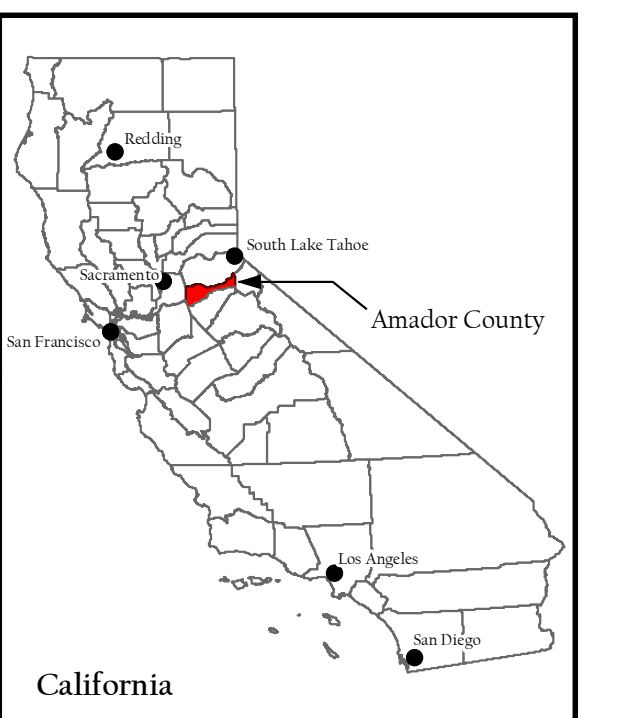
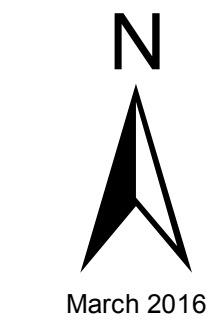
AMADOR COUNTY GENERAL PLAN

Figure LU-1 Land Use Diagram



LEGEND

Agricultural Uses	Resource and Open Space Uses	Non-Jurisdictional Areas	Residential Uses	Industrial and Commercial Uses	Mixed-Use Activity Centers	Public Uses
<ul style="list-style-type: none"> Agricultural Transition (AT) Agricultural General (AG) 	<ul style="list-style-type: none"> Open Recreation (OR) General Forest (GF) Open Forest (OF) Open Wilderness (OW) Mineral Resource Zone (MRZ) 	<ul style="list-style-type: none"> Urban Planning Area (UA) Tribal Trust Lands (TTL) 	<ul style="list-style-type: none"> Rural Residential (RR) Residential Low Density (RL) Residential Medium (RM) 	<ul style="list-style-type: none"> Commercial (C) Industrial (I) 	<ul style="list-style-type: none"> Town Center (TC) Regional Service Center (RSC) Special Planning Area (SPA) 	<ul style="list-style-type: none"> Public Service (PS)
						<ul style="list-style-type: none"> Federal Land Water City Limit County Boundaries





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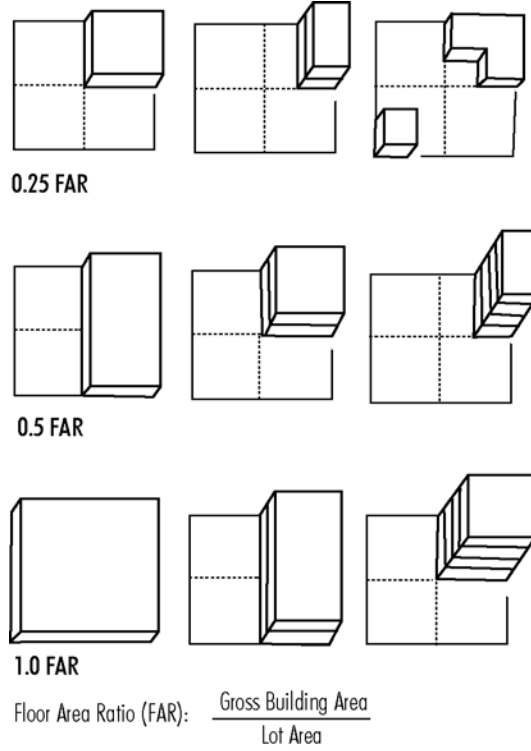


Figure LU-2 Floor Area Ratio



FAR: 0.10 Building Floor Area: 54,550 Sq. Ft.
Parcel / Lot Area: 569,130 Sq. Ft.

Figure LU-3 Martell FAR



FAR: 0.11 Building Floor Area: 111,750 Sq. Ft.
Parcel / Lot Area: 1,004,290 Sq. Ft.

Figure LU-4 Pine Grove FAR



FAR: 0.85 Building Floor Area: 207,660 Sq. Ft.
Parcel / Lot Area: 243,740 Sq. Ft.

Figure LU-5 Sutter Creek Downtown FAR (City of Sutter Creek)



**Table LU-1
Preliminary Land Use Classification System**

Land Use Designation		Density or Intensity Range	Description
Agricultural Uses			
AG	Agricultural-General	0.025 unit/acre (40-acre minimum)	Valley and foothill areas that are best suited for grazing and varied agricultural uses. Agriculture is the primary use. Permitted density in this designation is based on site factors including the slope of the parcel, soil conditions, and water availability.
AT	Agricultural-Transition	0.05–0.2 unit/acre (5- to 20-acre minimum)	Lands where a transition is occurring from agricultural to rural residential uses. This classification provides for rural ranchettes, limited animal husbandry, and family garden, orchard, or supplementary agricultural income. Permitted density in this designation is based on site factors including the slope of the parcel, soil conditions, and water availability.
Residential Designations			
RR	Residential-Rural	0.20-1 unit/acre (1- to 5-acre minimum)	Low-density residential use. One-acre net minimum lot sizes are acceptable in areas served by public water. Five-acre minimum lot sizes are required in areas lacking public water service.
RL	Residential-Low Density	1–7 units/acre	Lands in developed areas suitable for residential use where public water and sewer systems are (or may be) made available.
RM	Residential-Medium Density	9-25 units/acre** Maximum 0.2 FAR	Lands suitable for higher density single- or multi-family uses in developed areas with public water and sewer service. Areas set aside for primarily residential planned development under specific plans or master plans. Some compatible neighborhood commercial uses may be permitted. This designation is applied to areas within city spheres of influence and/or near available public water and sewer services. **Projects must exceed 50% of the maximum residential density of 18 units/acre (25 units/acre for deed-restricted low- and very low-income households).



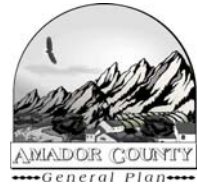
**Table LU-1
Preliminary Land Use Classification System**

Land Use Designation		Density or Intensity Range	Description
Mixed-Use Activity Center Designations			
TC	Town Center	0.21–7 units/acre** Maximum 0.2 FAR	Smaller rural towns and service centers with relatively compact clusters of residential, commercial, industrial, and public service uses serving one or several nearby communities. Each TC area has different unit and square foot caps, specific to that community. **In addition, densities as high as between 10 to 18 units/acre may be permitted for developments that help meet the County’s goals for accommodating lower-income housing.
RSC	Regional Service Center	7.1–18 units/acre Maximum 0.5 FAR	Larger-scale service centers with combinations of residences, commercial, industrial, and public service uses serving countywide needs and/or communities in nearby counties. There is only one RSC area in the county, located on 690 acres in the community of Martell. No more than 3,000 units and 3.5 million square feet of commercial or industrial space is permitted in the Martell RSC.
SPA	Special Planning Area	0.2–18 units/acre Maximum 0.5 FAR	Areas set aside for planned development under specific plans or master plans. These areas require comprehensive area planning, including specific development guidelines and/or other detailed implementation measures because of natural, environmental, or other factors. Uses may range from mining operations to complex land development projects.
Commercial and Industrial Designations			
C	Commercial	Maximum 0.2 FAR	Central commercial areas, general or heavy commercial, highway service commercial, neighborhood commercial, offices, services, and institutional uses are appropriate.
I	Industrial	0.5 FAR	Provides for a broad range of industrial uses. Appropriate uses include manufacturing, processing, distribution, and storage.



**Table LU-1
Preliminary Land Use Classification System**

Land Use Designation		Density or Intensity Range	Description
Public Uses			
PS	Public Services	Per use permit if required	Public, quasi-public, or public utility sites used for public services such as schools, public buildings, corporation yards, public airports, fairgrounds, water and sewer plants, cemeteries, and power substations, etc. Large acreages in highway rights-of-way (ROWs) may be included.
WP	Water Project	0.025 unit/acre (40-acre minimum)	This designation is applied to the sites of proposed or possible future water development projects which may have a major impact on adjacent land uses and involve a substantial public interest. Permitted uses are those appropriate to the particular site area, such as agriculture, forestry, mining, and passive recreation. Regulations are those necessary to protect the intended project purposes of the site, with restrictions against subdivision or major developments inconsistent with the classification.
Open Space and Resource Uses			
OR	Open-Recreation	0.2 unit/acre (5-acre lot minimum)	Public recreation lands, including national, state, and local parks and recreation areas, game and wildlife refuges, and recreation and resort developments. Permitted uses include: <ul style="list-style-type: none"> ▪ public, quasi-public, and private recreation uses, either exclusively or in combination with compatible uses; ▪ resource uses such as managed forestry, mining, and grazing; and ▪ residential, resort, and commercial recreation uses under appropriate controls and zoning. Amador County's policy in Open-Recreation areas is to fully maintain and encourage the open and recreational character and natural environmental values of the land.
GF	General Forest	0.025 unit/acre (40-acre lot minimum)	Lands in both public and private ownership where significant timber production resources have been identified. Conversion to other uses and encroachment of incompatible land uses that may adversely affect timber production are discouraged.



**Table LU-1
Preliminary Land Use Classification System**

Land Use Designation		Density or Intensity Range	Description
MRZ	Mineral Resource Zone	0.025 unit/acre (40-acre minimum)	Lands having current mining operations or significant mineral resource deposits. This classification is intended to prevent premature conversion of these lands to other land uses and to restrict the encroachment of land uses which would preclude or seriously hamper the extraction of mineral resources. Such uses include high density residential and non-compatible industrial, commercial, or public uses. Compatible uses may include residential (less than 0.025 du/acre), industrial (related to extracting, manufacturing, or processing of the mineral resources), passive recreation, agricultural, silviculture, grazing, and open space.
OF	Open-Forest	No Residential, Intensity range per use permit if required	Forest lands, generally located within U.S. National Forests and mostly in U.S. Forest Service ownership. Provides for forestry and sustained yield timber production, grazing, mining, and passive recreation activities which do not require developed facilities, as well as cabin, resort, and commercial recreation uses as permitted by the U.S. Forest Service.
OW	Open-Wilderness	No Residential	Lands located in existing or proposed Wilderness areas within U.S. National Forests. These lands are in public ownership, protected and regulated to maintain natural environmental features. Permitted uses are determined by the U.S. Forest Service.
Nonjurisdictional Areas			
UA	Urban Planning Area	NA	This designation includes lands within incorporated cities. Amador County zoning and land use regulations are not applicable to these lands.
TTL	Tribal Trust Lands	NA	Tribal lands that have been taken into trust by the U.S. Government. Amador County zoning and land use regulations are not applicable to these lands.

For Town Center and Regional Service Center designations, described in more detail below, both densities (dwelling units per acre [du/acre]) and intensities (FAR) are established. In cases where a range is established, the minimum value represents the least intense land use permitted within the area, while the maximum value represents the most intense land use permitted. Land use designations are presented in **Table LU-1** and described below.



Development Capacity

Table LU-2, below, provides information regarding the development capacity of the Land Use Diagram. The development capacity presented in **Table LU-2** assumes a population of 25,241 in the unincorporated area of the County in 2030, compared to an estimated 2009 population of 22,123.

Table LU-2
Draft General Plan Development Capacity

	Acres	2030 Units	2030 Non-residential Sq. Ft.	2030 Population
Agricultural-Transition (AT)	39,587 39,799	3,854		7,279
Agricultural-General (AG)	191,170 191,899	2,019		3,813
Rural Residential (RR)	9,623 9,499	3,741		7,068
Residential-Low Density (RL)	461	1,426		2,693
Residential-Medium Density (RM)	61	71		134
Commercial (C)	360,311		600,000 570,000	
Industrial (I)	4,717 2,854		1,500,000	
Town Center (TC)	540	703	585,000	1,327
Regional Service Center (RSC)	679	450	3,500,000	850
Special Planning Area (SPA)	4,354 1,106	974		1,840
Public Service (PS)	4,050 1,051			
Open-Recreation (OR)	6,099 6,107	52		98
General Forest (GF)	30,016 29,850	50		94
Mineral Resource Zone (MRZ)	11,869 10,758	24		45
Open-Forest (OF)	56,039 56,205			
Open-Wilderness (OW)	22,238			
Urban Area (UA)	7,408 7,458			
Tribal Trust Land (TTL)	1,384			
Water	2,899 2,301			
Right-of-Way (ROW)	3,322 3,313			
Grand Total	387,874	13,364	6,185,000	25,241

Note: Projected dwelling units for 2030 are based on projected population of 25,241 (DOF, 2013) 2.274 people/household (DOF 2009); and 16.94% vacancy rate (DOF 2009).

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General Plan and Zoning Consistency

The Land Use Element is primarily implemented by the Amador County Zoning Code, which specifies districts and performance standards for the various types of land uses described in the General Plan. **Table LU-3** identifies the current zone district or districts which correspond to each General Plan land use designation. The zone districts specify the permitted uses and applicable development standards for each designation. The Regional Service Center and Town Center land use designations shown in **Table LU-3** are new designations. Corresponding zoning districts will be developed as part of a Zoning Code update implementing the General Plan.

Table LU-3
Zoning District-General Plan Designation Consistency

General Plan Land Use Designation		Compatible Zoning Districts
AT	Agricultural-Transition	A, AG, RE, R-1, R-1A
AG	Agricultural-General	AG, A, RE, R-1A, MR
RR	Rural Residential	RE, R-2A, R-1, R-1A
RL	Residential-Low Density	R-1, R-1A, PD
RM	Residential-Medium Density	R-2, R-3, PD
RSC	Regional Service Center	M, MM, LM, PD, R-1, R-2, R-3, C-1, C-2
TC	Town Center	R-1, R-2, R-3, C-1, C-2, LM, MM, PD
SPA	Special Planning Area	PD, X, M
C	Commercial	C-1, C-2, H, PD, LM
I	Industrial	M, MM, LM, MR
PS	Public Service	PD
WP	Water Project	A, AG, O-S, R-1A, MR
OR	Open-Recreation	O-S, R-1A, MR, AG, PD
GF	General Forest	AG, A, O-S, R-1A, MR, TPZ
MRZ	Mineral Resources Zone	X, MR, R-1A
OF	Open-Forest	AG, O-S, R-1A, MR
OW	Open-Wilderness	AG, O-S, R-1A, MR

Area Descriptions

The General Plan allows for future development of residential, commercial, and industrial uses throughout the planning area. However, it is the County's intent to focus new growth toward existing unincorporated communities—the RSC at Martell and TCs, each of which are described in detail below. The RSC and TC areas represent key locations within the County, each of which has unique future development objectives, responding to priorities established in the General Plan Vision Statement, and community input.



Regional Service Center

The General Plan proposes one RSC, to be located in the community of Martell. The Martell RSC encompasses approximately 679 acres of land located near the intersection of SR 49, SR 88, and SR 104 near Westover Field. This RSC is planned to include a mix of retail commercial uses, industrial uses, and higher-density housing, and the designation of this area as an RSC is intended to encourage more creative future development, including potential for mixed-use development. A total of approximately 2,500,000 square feet of commercial and 1,000,000 square feet of industrial uses (compared to about 1,080,000 square feet of existing commercial and industrial uses) can be accommodated within the Martell RSC. About 678 acres are available for these uses (approximately 390 acres of which are currently vacant), developed at an overall intensity of 5,100 square feet per acre (0.12 FAR), although any individual site could develop at up to 0.5 FAR. The Martell RSC can accommodate 1,200 to 3,000 housing units over a 20-year period, making it the largest future housing location in the unincorporated county. Densities range from 7 to 18 units per acre.

In 2010, Martell is the largest commercial center in Amador County, offering a variety of commercial, industrial, and residential uses to county residents and residents of nearby areas. Martell is well connected by roads and transit, and draws visitors from a large surrounding area. However, internal circulation is generally poor, and most travel between locations at Martell occurs by car on a State highway.

As the RSC in Martell develops, it will remain the dominant commercial center of Amador County, and will be the county's largest industrial area. A key challenge will be providing better internal circulation, including pedestrian and automobile circulation options, both within the "Martell triangle" (the area bordered by SR 104, SR 88, and SR 49) and to other areas outside of SR 104, SR 88, and SR 49. Another key challenge is creating a compatible residential component, allowing residents to live close to the county's major service center while protecting the nearby Westover Field. Design guidelines and zoning specific to Martell will encourage new land uses to face the street (with parking located behind), help knit together existing uses, improve circulation (including for pedestrians and bicycles), create visual cohesiveness and identity, and encourage use of alternative transportation for local trips.

New buildings in Martell may be three- to four-stories high. Mixed-use in Martell includes compatible uses both located close to one another (homes next to retail or offices, for instance), and/or in the same building (apartments or offices above shops). Zoning for Martell will include form-based characteristics (regulating form and appearance of buildings rather than use) to provide flexibility beyond existing zone districts, while preventing incompatible uses.



Town Centers

The General Plan designates three Town Centers to focus new growth within the existing unincorporated communities of Pine Grove, Buckhorn, and River Pines. Below are descriptions of each planned Town Center.

Pine Grove Town Center

The Pine Grove TC includes approximately 360 acres of land in Pine Grove, centered along SR 88 between Ridge Road and Tabeaud Road. Land uses along an approximately 1-mile stretch of the highway include commercial uses such as individual retail stores, restaurants, small service and office buildings, and smaller strip shopping centers; some low density residential fronting the highway, some public uses such as government buildings, churches, a fire station, and a school; and some light industrial businesses. In 2010, connectivity between the existing facilities is generally poor. Although a wide variety of services and activities are available along both sides of the highway, SR 88 dominates the landscape, and a person running multiple errands must make several short trips by car. Where sidewalks are available, they do not connect multiple services or offer a meaningful alternative to the automobile.

The Pine Grove TC will provide a “downtown” for the upcountry area, offering a central site where services will be available to upcountry residents. The TC is envisioned to include a cluster of mixed land uses with cohesive design elements to create a defined “main street,” establishing a sense of place specific to Pine Grove. The Pine Grove TC will encourage infill development of additional services, stores, offices, and housing.

Future development in Pine Grove will be used to knit together the scattered existing uses into a more physically cohesive community. The County will establish design guidelines for new commercial development in the TCs, specifying that new buildings in Pine Grove will be built closer to the street, with the front of buildings facing SR 88, which will be upgraded to include sidewalks. Rear parking areas will be screened by topography, berms, buildings, and vegetation. Sidewalks will be a required part of new projects, connecting new and existing buildings. The County will encourage use of shared driveways and access easements to reduce the number of driveways on SR 88, improving through traffic flow and reducing barriers to pedestrians.

New buildings in the Pine Grove TC may be two- to three-stories high. Mixed-use projects can include compatible uses both located close to one another (homes next to offices, for instance), or in the same building (apartments or offices above shops). Zoning for Pine Grove will include form-based characteristics (regulating form and appearance of buildings



rather than use) to provide flexibility beyond existing zone districts, while preventing incompatible uses.

Jackson Creek flows through the Pine Grove TC area, separating existing commercial and service uses along SR 88 from residential areas to the south. New projects in Pine Grove should treat the creek as an asset, considering views of the creek in site design and building placement, and using it to offer pedestrians an alternative to walking along SR 88.

The Pine Grove TC accommodates a total of 900 residential units and creates potential for up to 400,000 square feet of commercial space. As of 2010, about 250 housing units and 215,000 square feet of commercial space are present in the Pine Grove TC area. Appropriate services include supermarkets, convenience stores, drugstores, restaurants, schools, and community facilities such as health clinics, in addition to office and limited industrial opportunities.

Buckhorn Town Center

The Buckhorn TC covers approximately 140 acres in Buckhorn, centered around SR 88 east of Buckhorn Ridge Road (near the Mace Meadow Golf Club). Similar to Pine Grove, land uses in Buckhorn are spread out along SR 88, although fewer residences are located adjacent to the highway. Commercial and light industrial uses such as gas stations, small markets, stores, restaurants, and a storage facility are located along the south side of the highway. In several places, stands of trees separate parking lots from small commercial centers. The terrain along the north side of the highway is slightly higher in most places than to the south. A small commercial office complex and a few residences are located to the north, although they are generally set back further from the highway than uses on the south side.

Similar to Pine Grove, SR 88 dominates the landscape, and connectivity between buildings and uses along the highway is generally poor. A person moving from one place to another must drive from place to place since uses are spread out and walking or biking along the highway in this area is dangerous.

Buckhorn will also be a “downtown” area offering local services and employment opportunities for residents, as well as a stopping point for tourists traveling through to Kirkwood and Lake Tahoe. Tourism services and accommodations will be located alongside local services in a well-connected mountain village environment featuring sidewalks, public spaces, and ample landscaping, creating an area separate and distinct from the highway. Village-scale homes will be mixed in and adjacent to the more concentrated commercial areas, and some buildings will contain apartments in second and third floors above ground-level retail commercial, and office uses.



Parking areas will be located behind buildings, landscaping, and topography to de-emphasize the automobile. The varied topography and vegetation will be an integral part of the mountain village character of this Town Center. Buildings, public spaces, and landscaping should be designed using cohesive design elements described in the County's commercial design guidelines, employing distinct architectural styles, shared driveways to reduce barriers to pedestrians, and mixed-uses directed by form-based zoning.

The Buckhorn TC accommodates a total of 250 housing units and 130,000 square feet of commercial uses focused on the needs of upcountry communities, offices, and limited industrial uses. In 2010, there were about 90 housing units and 92,000 square feet of non-residential development in the Buckhorn TC area.

River Pines Town Center

The River Pines TC includes approximately 35 acres in River Pines, extending along Shenandoah Road to the Cosumnes River. The community of River Pines is centered along Shenandoah Road as it bends around a hill on the south side of the road. Along the stretch of road that will comprise the core of the town center, land uses include primarily single-family residential units on both sides of the road, with some limited pockets of commercial. The area north of the road is generally more level than the land to the south, so most concentrated future development will likely occur there.

A pedestrian-scaled rural center will be developed as a cluster or several connected clusters located primarily along the north side of Shenandoah Road. The center will include commercial services and public uses for nearby residents, mixed with traveler services supporting the region's vineyards, as well as new homes mixed among other uses and apartments built above ground-level retail and commercial. Sidewalks, landscaping, and building styles will connect the various uses. Buildings should be designed within the character of the Shenandoah Valley, consistent with the County's commercial design guidelines. Similar to the other town centers, pedestrian access will be a priority, and the auto-oriented character of the community will be de-emphasized. Development techniques appropriate for River Pines include placing buildings together in groups, fronting buildings directly to the street, locating parking lots behind buildings, sharing driveways to protect pedestrian access, and using ample landscaping and berms to establish and separate public and private spaces.

The River Pines TC accommodates up to 100 housing units and approximately 20,000 square feet of tourist-supporting retail and service uses. In 2010, there were about 65 housing units and about 7,000 square feet of commercial space in River Pines.



Special Planning Areas

Several SPAs are identified on the Land Use Diagram (**Figure LU-1**). Most SPAs are small and have already been subdivided. The General Plan assumes that these smaller SPAs will build out at a rate proportional to the growth of the county as a whole. Two larger SPAs are also identified on the Land Use Diagram, and are considered by the General Plan in more detail than the smaller SPAs. They are described below.

Camanche Village Special Planning Area

The Camanche Village SPA encompasses approximately 500 acres of land on the western edge of the Camanche community. A specific plan will be required prior to development of this area. The Camanche Village SPA may accommodate up to 1,000 residential units. Because this SPA is located adjacent to agricultural parcels in both Amador and San Joaquin Counties, future development densities and types shall provide a visual transition between agricultural lands and the developed portions of the Camanche Village SPA.

Camanche North Shore Special Planning Area

The Camanche North Shore (Unit 6) SPA encompasses approximately 105 acres and comprises Lots 53 through 142, 217 through 254, and 367 through 388 as shown on that certain subdivision recorded in Book 3 of Subdivisions at Page 53, Official Records of Amador County. These lots are currently zoned “R2,” “PD,” “R1,” “C1,” or “H.” Future land uses and designations shall remain a combination of these zone districts not to exceed an aggregate total of 600 residential units and 35,000 sq. ft. of commercial and service uses to provide for neighborhood commercial and tourism based services, such as convenience stores, service stations, drugstore, restaurants, boat or other outdoor recreation services, hotel, motel, and community facilities.

Airport Compatible Land Uses

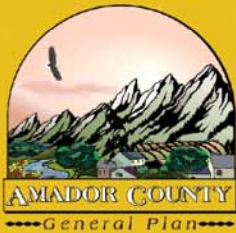
Amador County contains a total of five airports, all located in the western portion of the county. These include one public airport, Westover Field, located in the unincorporated area between the Cities of Sutter Creek and Jackson. The remaining four airports are Eagle’s Nest (located northwest of Lone about halfway between SR 16 and SR 104 near the Sacramento County line); Horse Shoe A Ranch (near the intersection of SR 16 and SR 124); Ranch Airstrip (southwest of Lone); and Howard Airport and Camanche Skypark, both of which are located in the same area northeast of Camanche Reservoir. **Figure LU-6** depicts airport locations in Amador County.



Airports provide many benefits by allowing easy transport of goods and people, and airport operations require additional land use planning considerations for the areas surrounding these facilities. Airports typically generate noise and light and need unobstructed airspace for takeoffs and landings. Safety issues around airports must also be considered in land use decisions for nearby areas. Airport land use compatibility plans (ALUCPs) help reduce the potential for land use conflicts between the airports and surrounding uses. State law requires the preparation of ALUCPs for each public-use and military airport in California. ALUCPs address land use compatibility around airports, including issues of noise, overflights, safety, and airspace protection. They are not plans for airport development and do not require any changes to current land uses. Rather, state law requires future land use development near airports to be consistent with compatibility criteria included in an ALUCP.

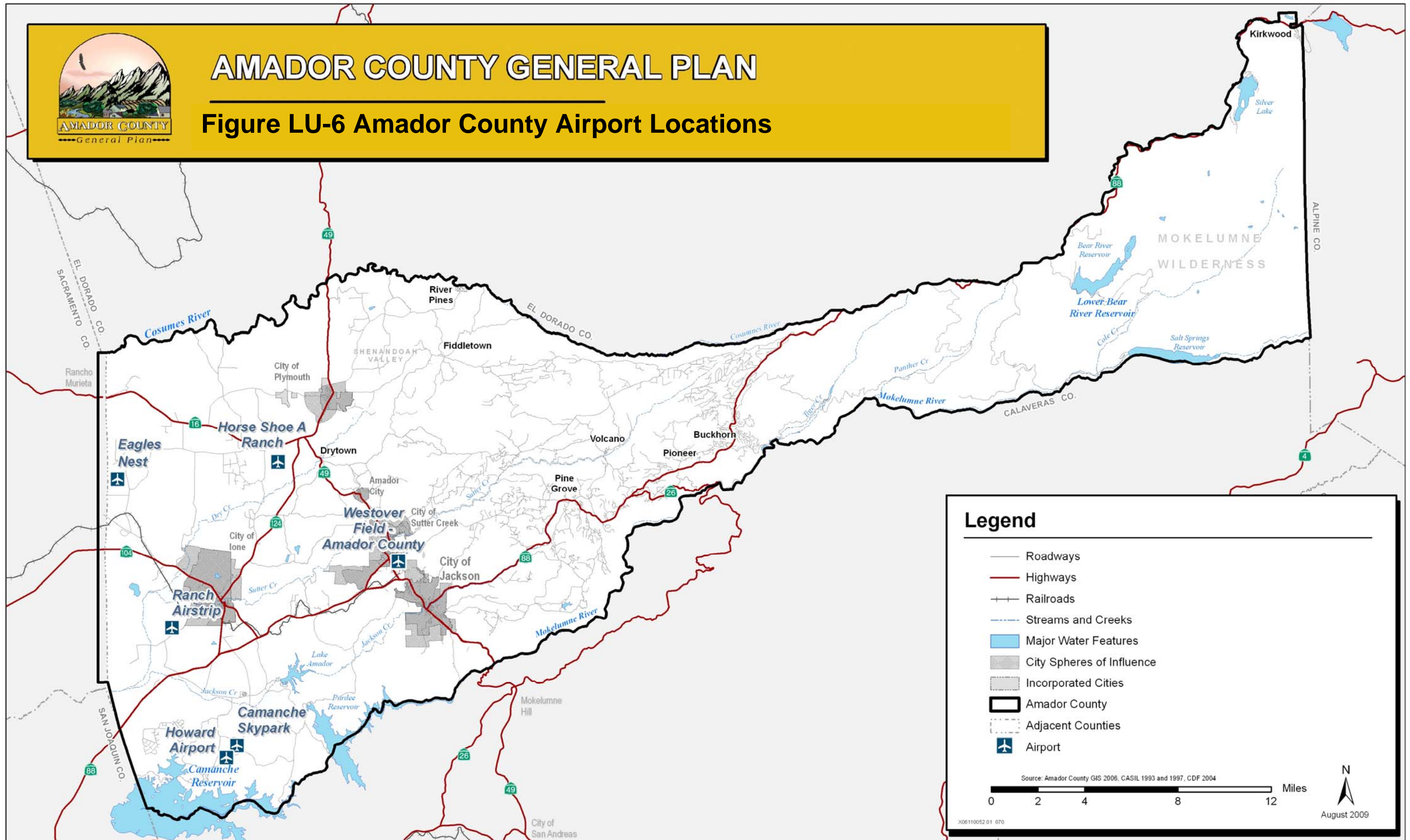
The Amador County Airport Land Use Commission (ALUC) has jurisdictional authority to prepare ALUCPs, oversee the orderly development of airports, and adopt land use measures to minimize public exposure to excessive noise and safety hazards in areas around public airports, to the extent that these areas are not already devoted to incompatible uses. State law requires local agencies to modify their general plans and any affected specific plans to be consistent with ALUCPs. A general plan must address compatibility planning issues and avoid direct conflicts with compatibility planning criteria.

Westover Field is the largest airport in the county and is owned and operated by Amador County. The airport has one 3,400-foot runway oriented in a northeast to southwest direction. **Figure LU-7** shows the location of Westover Field Airport in relation to nearby land uses. The majority of the land located within the airport's northeast approach and takeoff zone is agricultural. The southwest approach and takeoff zone overlays the Martell RSC. In 2010, this area was partially developed with commercial and industrial uses, but future implementation of General Plan policies will see this area developed with mixed residential and commercial uses. The RSC land use designation provides flexibility, but incompatible uses will not be allowed in areas where airport operations would make them unsafe. The ALUCP for Westover Airport was originally prepared in 1987 and last amended in 1990.



AMADOR COUNTY GENERAL PLAN

Figure LU-6 Amador County Airport Locations



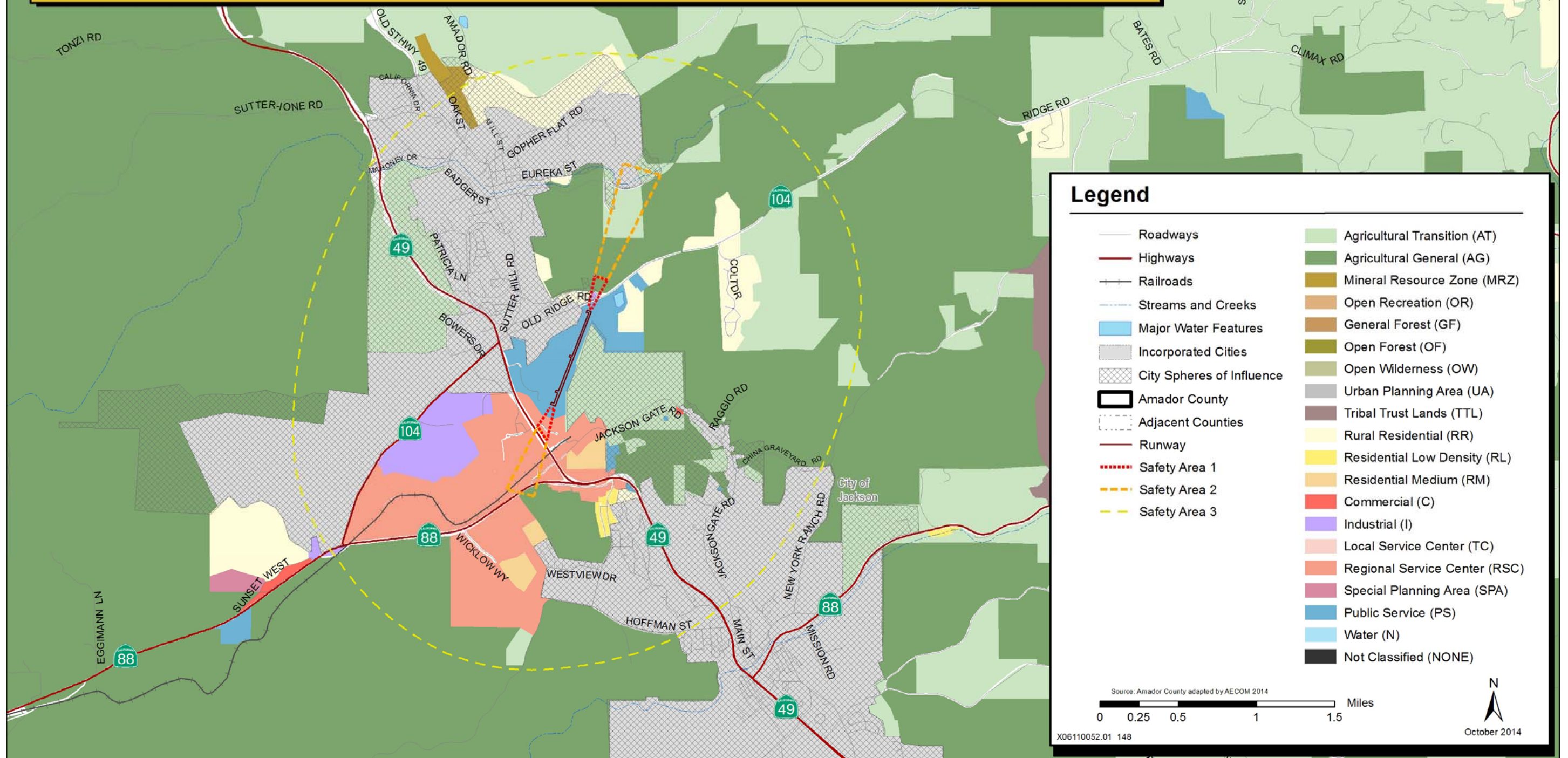


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AMADOR COUNTY GENERAL PLAN

Figure LU-7: Westover Field Safety Zones



Legend

— Roadways	Light Green Agricultural Transition (AT)
— Highways	Dark Green Agricultural General (AG)
— Railroads	Brown Mineral Resource Zone (MRZ)
— Streams and Creeks	Light Brown Open Recreation (OR)
Blue Major Water Features	Dark Brown General Forest (GF)
Grey Incorporated Cities	Green Open Forest (OF)
Grid City Spheres of Influence	Light Green Open Wilderness (OW)
Black Amador County	Grey Urban Planning Area (UA)
Dashed Adjacent Counties	Brown Tribal Trust Lands (TTL)
— Runway	Yellow Rural Residential (RR)
Red Safety Area 1	Light Yellow Residential Low Density (RL)
Orange Safety Area 2	Orange Residential Medium (RM)
Yellow Safety Area 3	Red Commercial (C)
	Purple Industrial (I)
	Light Orange Local Service Center (TC)
	Dark Orange Regional Service Center (RSC)
	Pink Special Planning Area (SPA)
	Blue Public Service (PS)
	Light Blue Water (N)
	Black Not Classified (NONE)

Source: Amador County adapted by AECOM 2014

0 0.25 0.5 1 1.5 Miles

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Energy and Land Use

This Land Use Element includes policies to guide land use patterns and building sites and designs toward more energy-efficient modes. Building orientation, siting, and landscaping are important links between land use and energy use.

However, transportation and land use planning techniques provide substantial opportunity to decrease energy use and household transportation costs, since transportation energy (i.e., use of gas in automobiles) accounts for 39% of energy consumption in California. Efficient land use and circulation patterns can reduce transportation energy use and cost by reducing vehicle travel demand and increasing energy efficiency. Strategies to accomplish this include mixed-use development, pedestrian and bicycle connections, providing additional local services in town centers to support outlying rural communities, and infill development of underdeveloped land to place homes and destinations closer together. In addition, infill and town center development will result in energy retrofits for existing buildings as part of the overall plan to change the land use patterns of those communities; further increasing energy efficiency in the county.

These strategies will help to meet state-mandated energy efficiency standards such as the California Green Building Standards Code (California Code of Regulations [CCR], Title 24, Part 11), which became mandatory in 2010. The Green Building Standards Code is expected to reduce building energy consumption by 15%, water consumption by 20% and landscape water consumption by 50%. New residential buildings will be required to use zero net new energy by 2020 and commercial buildings will need to achieve this target by 2030. In addition to buildings, a variety of strategies for design and construction of infrastructure and public facilities can provide energy conservation benefits.

Energy conservation strategies in the General Plan will also help the County reduce greenhouse gas (GHG) emissions to comply with the California Global Warming Solutions Act of 2006 (AB 32) and California Executive Order 03-05 (EO-S-3-05, 2007). AB32 AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. EO-S-3-05 goes even further to require statewide GHG emissions to be reduced to a level 80 percent below 1990 levels by 2050.

Public Facilities

One of the greatest challenges facing successful implementation of the General Plan is available utilities, particularly public water and wastewater.

LAND USE

Final



As of 2010, infill development is limited by a lack of additional water and sewer capacity. Limitations on public water or sewer systems include sewer collection systems (in River Pines), sewer treatment capacity (in Martell and Pine Grove), water treatment capacity (in Martell), and water supply (in Pine Grove and Buckhorn). Other areas of the County, including Camanche, also face water and sewer limitations.

The County does not provide water or sewer service. Where available, water and sewer services are provided by the Amador Water Agency, the Amador Regional Sanitation Authority, the Jackson Valley Irrigation District, and other providers. Amador County is committed to working with these providers to improve the capacity of water and sewer systems in the county, and to broaden the availability of water and sewer services. Public water and sewer service in the proposed TC and RSC areas are prerequisites for the development envisioned in the General Plan. The Implementation Plan includes programs directing the County to support efforts by providers to improve water and sewer service, including seeking additional water rights.

Community Services

Amador County is a rural community, and services, including health care, social support services, and senior services are currently concentrated in the cities and Martell. A key objective of the General Plan is to place more residents closer to more services. Creating Town Centers brings local services closer to more county residents. The policies and programs of the Economic Development Element also support this aim.

New technologies, including telecommunication improvements, may improve the range of services available in rural centers. General Plan policies support continued improvement of telecommunication services, including providing high-speed data services throughout the County.

The Amador County Unified School District provides public K–12 education in the county. The County will work with the district to provide quality education for county residents. The County also seeks to work with the district to provide recreational opportunities and facilities where possible.

In addition to K–12 education, the County seeks to provide educational opportunities including college-level and continuing-education classes locally.



GOALS AND POLICIES

Diverse Land Uses

The diversity of land uses within Amador County affects an important balance between the generation of public revenues and the provision of public services and facilities. Achieving and maintaining a diverse and desirable balance of land uses can help protect the county's fiscal viability and promote a desirable community in which people can work, shop, live, visit, and recreate.

Compatibility between adjacent land uses is essential to maintaining safe, efficient, and well-organized communities. Issues which affect the compatibility of proposed projects include traffic, access, noise, public service demands, site design, visual appearance, and public safety. Residents desire adequate buffers from light, noise, and traffic associated with non-residential uses. In turn, farmers and ranchers desire that surrounding residents understand and accept the noise, dust, and other effects of agriculture and ranching. Similarly, timber harvesting and mineral extraction are important parts of Amador County's history and economy, and residents must acknowledge the noise, dust, and other effects associated with them.

By providing for a diverse mix of land uses, Amador County can achieve a suitable inventory of housing for a range of income groups, a viable commercial and employment base for residents, productive agricultural lands, ample open spaces and recreational opportunities, and adequate public facilities and services.

Goal LU-1: Attain a diverse and integrated mix of residential, commercial, agricultural, industrial, recreational, public, and open space land uses.

Policy LU-1.1: Protect existing land uses and public facilities from encroachment by incompatible land uses.

Policy LU-1.2: Designate residential areas of varying densities to create the opportunity to provide affordable housing for all income levels. Consider affordable and senior housing needs in the siting and design of residential projects.

Policy LU-1.3: Encourage development patterns which support water quality objectives; protect agricultural land and natural resources; promote community identities; minimize environmental impacts; enable viable transit, bicycle and pedestrian transportation; reduce greenhouse gas emissions; and promote public health and wellness.

LAND USE

Final



Policy LU-1.4: Ensure that county land use decisions do not reduce military readiness.

Policy LU-1.5: Encourage the continued viability of agricultural production in the County's agricultural areas.

Policy LU-1.6: Balance the community's interests in protecting agriculture, historic, cultural, and natural resources, and species with the property rights of individual landowners.

Goal LU-2: Enhance and maintain separate and distinct community areas within the county.

Policy LU-2.1: Direct development to areas with existing urban services and infrastructure, or to areas where extending of urban services is feasible given distance from developed areas and topography, capacity, or land capability.

Policy LU-2.2: Target future commercial, industrial, and residential growth to Town Center and Regional Service Center locations, including the communities of Martell, Pine Grove, Buckhorn, and River Pines.

Policy LU-2.3: Promote higher density or intensity development in infill areas, or areas adjacent to existing communities or activity centers.

Public Facilities

Public facilities encompass a variety of uses, including public safety and fire facilities, corporation and service yards, and wastewater treatment plants. Public utilities, including water delivery and sewer facilities, are also included in this section. The goals and policies presented in this section provide guidelines for the levels of service the county intends to support and provide.

Goal LU-3: Ensure the provision of effective law enforcement, fire, emergency medical services, and animal control throughout the county.

Policy LU-3.1: Ensure that effective public safety facilities, staffing, and equipment are provided to maintain service levels as the county's population and development change.

Policy LU-3.2: Coordinate with fire districts to maintain and improve fire service levels in the county.

Policy LU-3.3: Increase community awareness regarding public safety, fire, and emergency response issues.

Goal LU-4: Ensure adequate wastewater treatment, storage, and disposal capacity exists to serve the county's current and future demand.



Policy LU-4.1: Work with the cities and water and wastewater providers to ensure that existing and potential locations for wastewater treatment are protected from nearby incompatible uses.

Policy LU-4.2: Consider infrastructure availability and expansion in the evaluation of individual projects.

Policy LU-4.3: Support efforts by water purveyors to educate the public on how to reduce water use, and utilize reclaimed water.

Policy LU-4.4: Encourage countywide regional coordination and organizational structures to fully implement maximum recycled water reuse opportunities throughout the county.

Policy LU-4.5: Encourage and promote water conservation and reuse to reduce new effluent disposal needs.

Goal LU-5: Maintain efficient solid waste service.

Policy LU-5.1: Increase public awareness of waste disposal options, recycling, composting, and other waste reduction options.

Policy LU-5.2: Ensure the continued availability of waste disposal sites for solid waste.

Policy LU-5.3: Continue to make solid waste transfer stations available and accessible.

Goal LU-6: Ensure that adequate water supply, wastewater disposal, and public services are available prior to development.

Policy LU-6.1: Ensure that new development is able to meet water supply, wastewater disposal, and public service standards.

Community Services

Community services, including health care, education, social support and senior services contribute to the superior quality of life found in Amador County. The County faces sizeable ongoing challenges in providing community services based on the relatively small and decentralized population.

Health care is a major community concern, based on the current and ever increasing age of the population. Education, including community schools and higher education options, is another important issue. Schools and libraries also provide valuable locations for the community to gather.

Goal LU-7: Ensure the provision of accessible health care services.

Policy LU-7.1: Support efforts to provide health care services in rural communities and activity centers located throughout the county as the population expands.



Policy LU-7.2: Support and promote transportation options which permit seniors and residents with reduced mobility to receive adequate health care.

Policy LU-7.3: Support education options, including community college programs, which provide training for health care workers.

Goal LU-8: Maintain high quality child care facilities, schools and libraries.

Policy LU-8.1: Work with the Amador County Unified School District (ACUSD) to maintain local schools as community gathering and recreation locations. Work toward joint use of school facilities for recreation and lifelong learning wherever feasible and desirable.

Policy LU-8.2: Encourage and facilitate the development of early care and education services throughout the county to meet the current and future needs of young children and families.

Policy LU-8.3: Work with ACUSD to ensure that new school facilities can be planned, financed, and constructed as necessary to serve current population and future development.

Policy LU-8.4: Provide for County library facilities and services consistent with community needs.

Policy LU-8.5: Ensure that new residential developments include on-site pedestrian facilities to provide safe routes to schools.

Goal LU-9: Ensure that land is available for future cemetery use.

Policy LU-9.1: Identify and designate areas suitable for future cemeteries.

Town Centers

Amador County is a livable community comprised of incorporated cities and small, distinct unincorporated towns. The General Plan supports the continued viability of existing communities by focusing commercial, public facility, and residential growth into these areas. In addition to guiding future growth into incorporated cities, three mixed-use Town Centers – Pine Grove, Buckhorn, and River Pines – are designated in unincorporated areas.

Goal LU-10: Guide future residential and local commercial uses into established cities, unincorporated Regional Service and Town Centers, and existing community areas (e.g. Pioneer, Volcano, Camanche, Fiddletown, Red Corral).

Policy LU-10.1: Clearly establish individual guidelines and boundaries to govern future land uses within the Town Centers. These guidelines should include a diverse mix of commercial,



residential, public facility, and other uses. Community participation should provide direction for these guidelines.

Policy LU-10.2: Develop form-based code specifications for the individual Town Centers. These specifications will be used to guide future development decisions in the Town Centers. Community participation should provide direction for these code specifications.

Policy LU-10.3: Support Town Centers as desired sites for small, locally-owned businesses.

Regional Service Center

Martell will continue to be the preferred location for land uses which draw people from throughout Amador County and the surrounding region. The Regional Service Center (RSC) designation has been applied to Martell to support this role.

Goal LU-11: Focus services that cater to a regional market in Martell.

Policy LU-11.1: Develop guidelines to govern future land uses within the boundaries of the Martell RSC. These guidelines will include the desired mix of industrial, commercial, residential, public facility, and other uses.

Policy LU-11.2: Develop form-based code specifications for Martell. These specifications will be used to guide development decisions to support a mix of uses and alternative modes of transportation, especially bicycle and pedestrian transportation. Promote green building standards and low impact development (LID) practices, consistent with State and federal law.

Fire Protection, Emergency Services, and Public Services

Amador County is a large, rural community. Public services – especially fire protection and emergency services, but also water, wastewater disposal, and roads – are difficult to provide to the entire county. Many parts of Amador County face infrastructure challenges, including missing road connections, and inadequate traffic capacity, emergency services, and fire protection. Adequate fire protection and emergency services must be available concurrent with future development.



Goal LU-12: Reduce fire risks to existing and future structures.

- Policy LU-12.1: Ensure that appropriate levels of emergency services, including fire protection, can be demonstrated for new development.
- Policy LU-12.2: Ensure that new roadways meet County standards for firefighting access. These standards include minimum width, surface, grade, radius, turnaround, turnout, and bridge standards, as well as limitations on one-way roads, dead-end roads, driveways, and gate entrances.
- Policy LU-12.3: Continue to ensure that the County's development code addresses evacuation and emergency vehicle access, water supplies and fire flow, fuel modification for defensible space, and home addressing and signing.
- Policy LU-12.4: Ensure that new development or redevelopment in the Wildland-Urban Interface meets building and development standards to ensure adequate defensible space.

Airport Compatibility

Westover Field is Amador County's only public airport. Future land uses in the vicinity of the airport must be conducive to the continued function of the airport.

Goal LU-13: Maintain compatible land uses in the vicinity of Westover Field.

- Policy LU-13.1: Ensure that future development proposals within the Airport Land Use Plan area are consistent with the requirements of the ALUP.
- Policy LU-13.2: Protect the viability of Westover Field. Future land uses should not restrict activities permitted at the airport.