

3 PROJECT DESCRIPTION

3.1 BACKGROUND

State law (California Government Code [GC], section 65300) requires that each California city and county adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning. State law (GC section 65302) further describes the minimum required contents of a general plan and permits cities and counties to adopt additional (optional) elements not dictated by state law.

State law requirements for mandatory elements are briefly summarized below:

- ▶ Land Use Element: a land use element designates the type, intensity, and distribution of land uses for public and private uses, including housing, commerce, industry, agriculture, and resource management.
- ▶ Circulation Element: a circulation element is closely related to the land use element and defines the location and characteristics of existing and proposed roadways and transportation routes.
- ▶ Housing Element: a housing element presents a comprehensive assessment of current and projected future housing needs for a community, including the needs of all income levels. Housing element policies describe a jurisdiction's plan for providing adequate housing, including action programs. Housing elements are subject to review by the California Department of Housing and Community Development, and are updated more frequently than other elements on a legislatively-established schedule.
- ▶ Conservation Element: a conservation element addresses a jurisdiction's natural resources, and discusses the plan for conservation, development, and use of these resources, including water, forests, soils, rivers, and mineral deposits.
- ▶ Open Space Element: an open space element details a jurisdiction's overarching plan for the conservation of open-space lands, protection of natural resources, managed production of resources (including agricultural resources and agricultural lands), outdoor recreation, and public health and safety.
- ▶ Noise Element: a noise element identifies and evaluates noise problems within the community, including a discussion of how noise conflicts can be reduced through land use planning.
- ▶ Safety Element: a safety element establishes policies and programs to protect the community from risks associated with natural and human-caused hazards, including earthquakes and seismic hazards, geologic conditions, flooding, and wildfire.

The County's current General Plan has never been comprehensively updated at one time, and includes nine elements:

- ▶ Conservation Element (1973),
- ▶ Circulation Element (2006),
- ▶ Housing Element (2010),
- ▶ Land Use Element (1973 with subsequent policy and map amendments circa 1990),
- ▶ Open Space Element (1973),
- ▶ Noise Element (1988),
- ▶ Recreation Element (1969),
- ▶ Scenic Highways (1985), and
- ▶ Safety and Seismic Safety (1974).

The Draft General Plan update includes nine elements, but with different topics than the current General Plan. The seven mandatory elements (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety) will be included, along with two optional elements, Governance and Economic Development. The organization of the Draft General Plan is distinct from the current plan in that topics addressed in the current Recreation Element are now found in the Land Use, Open Space, and Conservation Elements and topics addressed in the Scenic Highways Element are now located in the Circulation Element. Due to statutory requirements, the Housing Element is currently being updated on a different timeline and will undergo a separate CEQA review. When adopted, the updated Housing Element will be incorporated into the Draft General Plan.

The General Plan clarifies and articulates the County’s intentions with respect to the expectations of residents, landowners, and businesses, and their long-term vision for the community. Through its General Plan, the County outlines its goals, policies, and standards. Since the General Plan is the constitution for all future development, future County affecting land use decisions must be consistent with the General Plan. An action, program, or project would be considered consistent with the General Plan if, considering all of its aspects, it will further the objectives and policies set forth within the General Plan and not obstruct their attainment.

3.2 REGIONAL SETTING

Amador County is located in the foothills of the Sierra Nevada. Its western border is approximately 25 miles east of downtown Sacramento. State Route (SR) 49 traverses the County from north to south along the Mother Lode, connecting the community of Drytown and the cities of Plymouth, Amador City, Sutter Creek, and Jackson. SR 104 and SR 124 connect Ione with neighboring areas of Amador and Sacramento counties, and SR 16 connects the County with Sacramento to the west. SR 88 extends from Stockton to the west, through the County to the Kirkwood ski resort, passing through Jackson, and the unincorporated communities of Martell, Pine Grove, Pioneer, Red Corral, and Buckhorn. SR 88 is an important route over the Sierra Nevada, connecting the Central Valley to US 395 in the eastern Sierra Nevada.

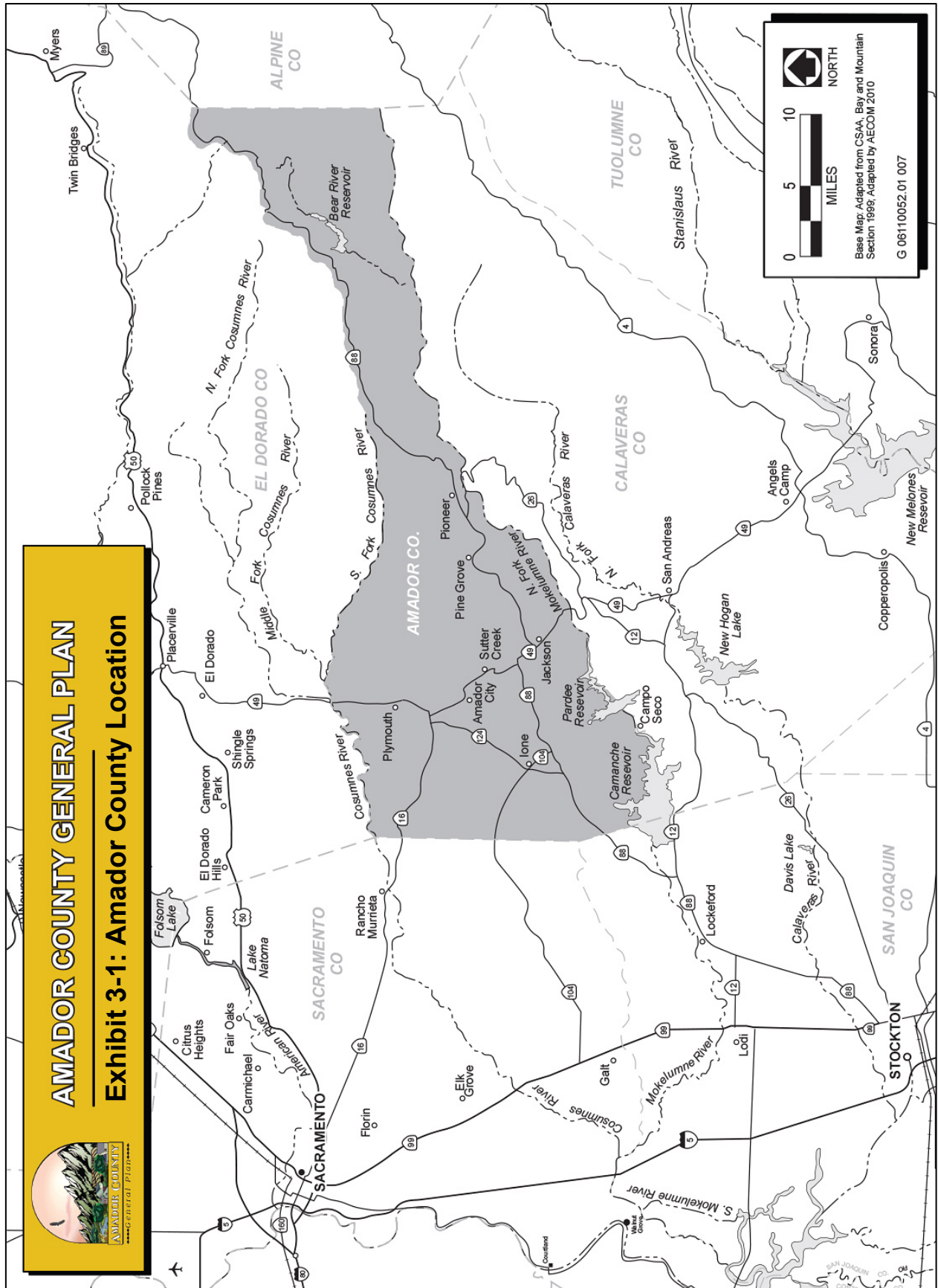
Amador County is bordered by El Dorado County on the north, Alpine County on the east, Calaveras County on the south, and Sacramento and San Joaquin counties on the west. The only public airport in Amador County is Westover Field, located in Martell. Private airports in the County include the Eagle’s Nest Airport in the northwestern portion of the County, south of SR 16. The former Amador Central rail line extends from Martell to Ione, where it connects to active Union Pacific lines in the Central Valley. Exhibit 3-1 illustrates the regional setting of Amador County.

3.3 PLANNING AREA

Amador County’s planning area encompasses the land outside city limits within the County’s boundaries (that is, excluding the land within the city limits of Amador City, Ione, Jackson, Plymouth, and Sutter Creek). Goals and policies, as well as land use and circulation plans set forth and quantified in the General Plan, address the planning area, which is the “project site” as defined by CEQA. Since the NOP was published in 2009, there have been expansions of city limits, resulting in some areas being removed from the former planning area; however, EIR analyses were conducted for the current jurisdiction of the County.

3.4 COMMUNITY VISION

As part of the General Plan update public outreach process, County residents established a Community Vision Statement, “Vision 2030.” The Vision Statement is the foundation for General Plan goals, policies, and programs. It is an expression of residents’ shared values and desires for Amador County’s future. The Vision identifies the ideal conditions to work toward over the next 20 years and provides guidance for policy makers as they work to improve the quality of life in Amador County. For purposes of this EIR, the vision statement establishes the basic premises of the overarching project objectives listed in Section 3.5.



3.4.1 PREAMBLE

We, the citizens of Amador County, envision the County in the year 2030 as a place known for its high quality rural lifestyle, historic resources, healthy natural environment, vibrant local economy, scenic resources and vistas, and services that meet our people’s needs.

3.4.2 COMMUNITY

Amador County continues to be a place of small, distinct towns where neighbors know and can depend on one another, and where low crime rates foster a feeling of security and the residents are enabled to participate in the decision-making process. We have a vibrant economy—one that provides jobs with enough income to allow residents a reasonable quality of life, and encourages and supports business, especially locally-owned, unique businesses and our historic business districts. We have created a livable community—one with a supply of housing affordable to those who live and/or work in our community.

3.4.3 CHARACTER

We protect and enhance our County’s unique character – its history, natural beauty, and rural lifestyle. Due to our successful efforts, our historic and cultural heritage; scenic vistas, agriculture, rivers, streams, and other natural areas; and historic buildings and towns continue to attract visitors.

3.4.4 RESOURCES

We judiciously manage the County’s wealth of natural resources—mineral, agricultural, timber, surface and groundwater, soil, air, open space, and wildlife—managing and enhancing our resources for present and future generations. We preserve our resources while also protecting our property and personal rights.

3.4.5 SERVICES

We strive to serve current and future generations by providing utilities and services that are available, affordable, well-maintained, and well-planned while maintaining our rural character. We provide transportation choices through upkeep of our roadways, safe bicycle and pedestrian paths, and transit opportunities that respond to our needs. We have access to health services, professional, well-trained emergency service providers, quality child-care and senior services, and expanded opportunities for recreation and lifelong learning. Working with our local schools, we have created an excellent learning environment where both children and adults can obtain high-quality education and skills to achieve personal and economic success.

3.5 PROJECT OBJECTIVES

The Project Objectives for the Draft General Plan, based upon the premises established within the community vision, are expressed below.

Project Objective 1: Adopt a General Plan that complies with current state law.

Project Objective 2: Focus development of new residential, commercial, and industrial uses in and near existing communities.

Project Objective 3: Accommodate the most recent population growth, housing, and employment projections in an orderly manner.

Project Objective 4: Encourage development of higher-wage jobs and support business, especially locally-owned and unique businesses.

Project Objective 5: Support provision of housing affordable to those who live or work in Amador County, including accommodating HCD's housing unit allocations for the County.

Project Objective 6: Protect Amador County's unique character, including historic and cultural heritage, scenic vistas, agriculture, rivers, streams, natural areas, and historic buildings and towns.

Project Objective 7: Judiciously manage and enhance the County's natural resources, including mineral, agricultural, timber, water, soil, air, open space, and wildlife resources.

Project Objective 8: Provide a multi-modal circulation network that accommodates vehicles, pedestrians, cyclists, and public transit.

Project Objective 9: Maintain and enhance access to services, including health services, emergency services, quality child care and senior services, and educational opportunities for children and adults.

Project Objective 10: Provide for the continued economic viability of the County's agricultural production.

Project Objective 11: Conserve the land base necessary to conduct agricultural activities.

Based on the community vision, the Draft General Plan defines long-term community goals and policies, through text and maps in each of nine elements (see below for a description of these elements, except for the Housing Element). Each element also has implementation programs set forth in the Implementation Plan, which serve as the basis for future programming decisions related to the assignment of staff and expenditure of County funds.

3.6 PROJECT CHARACTERISTICS

The Draft General Plan consists of nine elements, or chapters, that together meet state requirements for a general plan. These elements are: 1) land use, 2) circulation, 3) economic development, 4) conservation, 5) open space, 6) noise, 7) governance, 8) safety, and 9) housing. The Draft General Plan will also include an introduction chapter and a glossary. Due to statutory requirements, the Housing Element is being updated on a different timeline. After undergoing a separate CEQA review and once adopted, the Housing Element will be incorporated into the rest of the Draft General Plan. Impacts of the Housing Element therefore, are not considered in this EIR.

The Draft General Plan Implementation Plan is a separate document that will guide the County's elected and appointed officials, staff, and the public when putting the adopted General Plan goals and policies into practice. The purpose of the Implementation Plan is to translate the overall direction set forth in the Draft General Plan from general terms to specific actions. It is important to note that the Implementation Plan does not establish additional Draft General Plan goals or policies. The Implementation Plan is intended only as an aid to implement the Draft General Plan, and is attached to the Draft General Plan only for convenience.

The Draft General Plan represents the County's policy for determining the appropriate physical development and character of Amador County, and designates the location of different land use categories. The environmental impact analysis in the Program EIR is based on the change between existing conditions and likely development in accordance with the Draft General Plan by 2030, with a separate discussion of the impacts of maximum theoretical buildout (Chapter 4.15).

3.6.1 LAND USE ELEMENT

The Land Use Element describes the economic, social, physical, and cultural aspects of the planning area. Determining the future location, type, and intensity of land uses, and establishing the desired mix and relationship between land uses are the primary objectives of the element. The proposed land use designations identify the types and nature of development permitted throughout the planning area.

Pursuant to state law, the Land Use Element includes a land use diagram, depicting the types, locations, and intensities of current and future land uses within the planning area. The planning area includes the unincorporated portion of Amador County as illustrated in Exhibit 3-2, “Draft Land Use Diagram.” Table 3-1, “Expected Development under the Draft General Plan” compares the expected development resulting from long-term implementation of General Plan policy to existing (2009) land use conditions. The expected development presented in Table 3-1 assumes a population of 25,241 in the unincorporated area of the County in 2030, based on Department of Finance projections for the County as a whole. The existing General Plan development capacity is compared to the development capacity of the proposed project within the discussion of Alternative 1 in Chapter 5, “Alternatives.” Although the data presented in Table 3-1 capture the vast majority of the physical changes under the Draft General Plan that could cause environmental impacts, other changes, including improvements to roadways, utilities, and public facilities and infrastructure, could also occur and are considered in the EIR impact analysis.

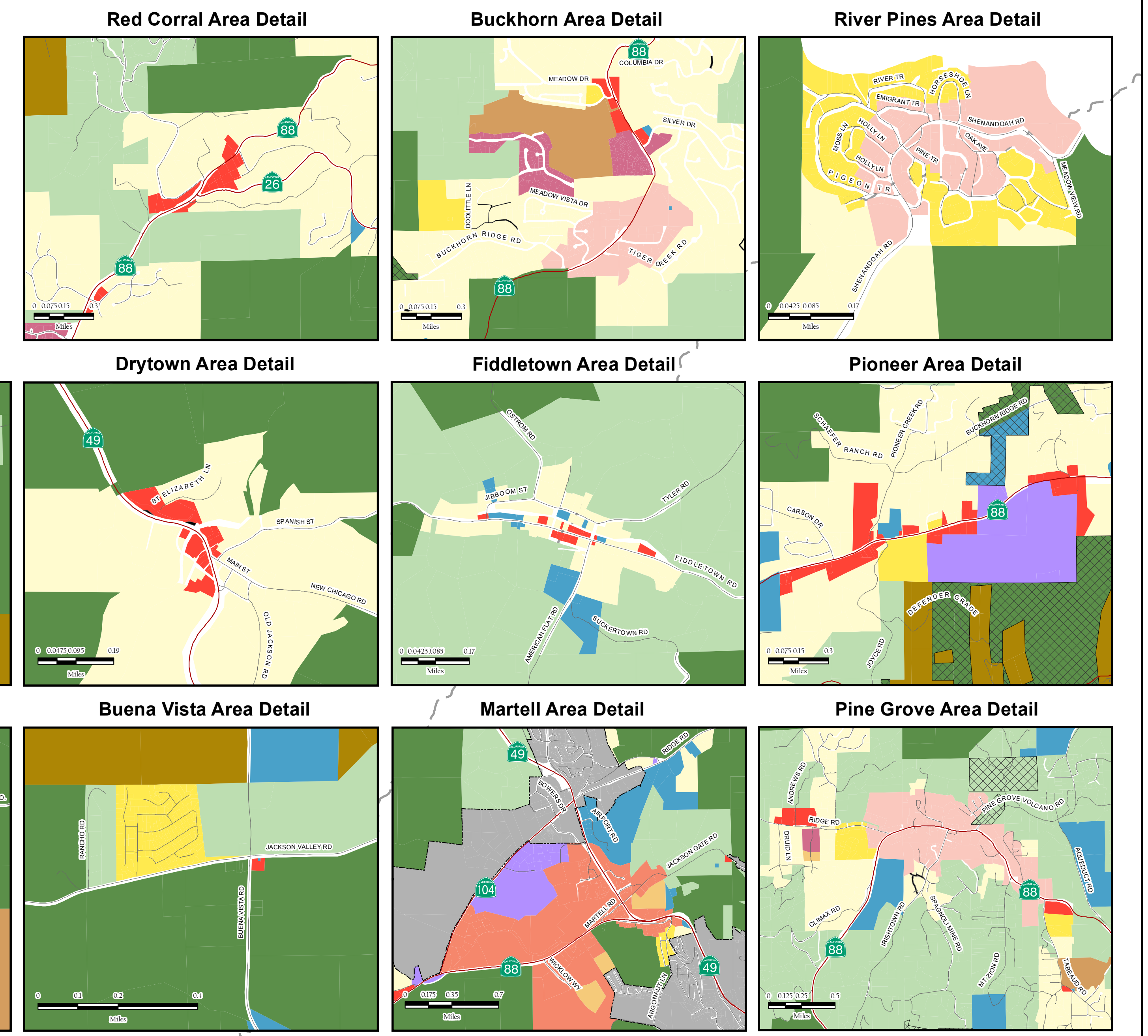
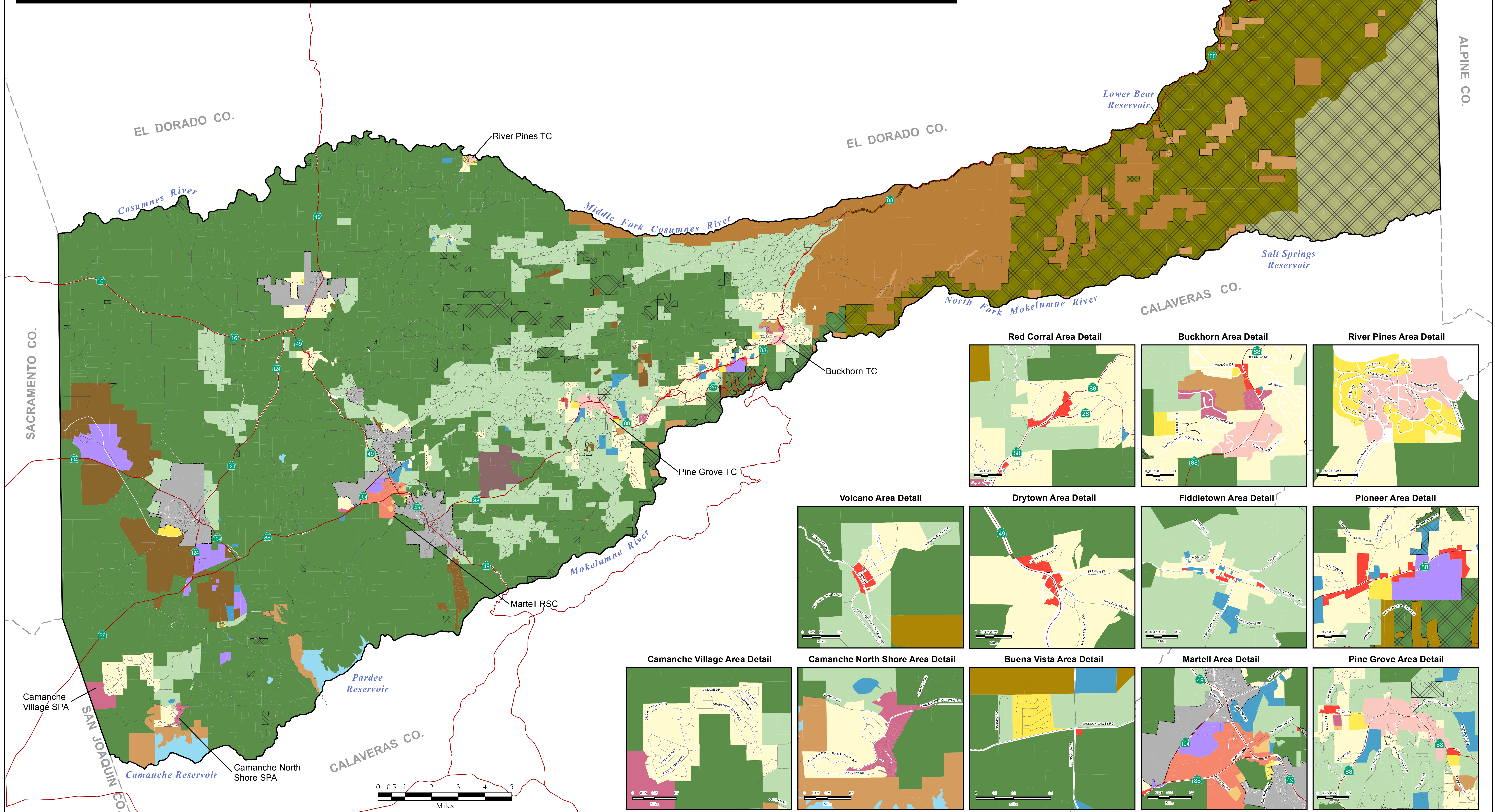
Land Use Element goals consist of the following. The Draft General Plan includes a set of policies for each goal.

- ▶ Attain a diverse and integrated mix of residential, commercial, agricultural, industrial, recreational, public, and open space land uses.
- ▶ Enhance and maintain separate and distinct community areas within the County.
- ▶ Ensure the provision of effective law enforcement, fire, emergency medical services, and animal control throughout the County.
- ▶ Ensure adequate wastewater treatment, storage, and disposal capacity exists to serve the County’s current and future demand.
- ▶ Maintain efficient solid waste service.
- ▶ Ensure that adequate water supply, wastewater disposal, and public services are available prior to development.
- ▶ Ensure the provision of accessible health care services.
- ▶ Maintain high quality child care facilities, schools and libraries.
- ▶ Ensure that land is available for future cemetery use
- ▶ Guide future residential and local commercial uses into established cities and unincorporated Regional Service and Town Centers, and existing community areas (e.g. Pioneer, Volcano, Camanche, Fiddletown, Red Corral).
- ▶ Focus services that cater to a regional market in Martell.
- ▶ Reduce fire risks to existing and future structures.
- ▶ Maintain compatible land uses in the vicinity of Westover Field.



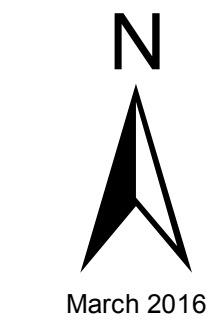
AMADOR COUNTY GENERAL PLAN

Exhibit 3-2 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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**Table 3-1
Expected Development under the Draft General Plan**

	Acres	Minimum du/ac	Maximum du/ac	Expected du/ac	FAR	Average FAR	Existing Units	Existing Square Feet	2030 Units	2030 Square Feet	Change from Existing
Agricultural General	191,328 191,899		0.025	0.015			1,921		2,019		98 units
Agricultural Transition	39,799	0.05	0.2	0.15			3,720		3,854		134 units
Commercial	311				0.5	0.09		368,750		570,000	201,250 sq ft
General Forest	29,850		0.025	0.002			50		50		--
Industrial	2,971 2,854				0.4	0.015		500,000		1,500,000	1,000,000 sq ft
Mineral Resource Zone	10,622 10,758		0.025	0.005			24		24		--
Open Forest	56,205										
Open Recreation	6,099 6,107		0.2	0.01			50		52		2 units
Open Wilderness	22,238										
Public Service	1,051										
Residential Low Density	461	0.21	7	3.5			1,385		1,426		41 units
Residential Medium	61	7	25	18					71		71 units
Rural Residential	9,499	0.2	1	0.5			3,600		3,741		141 units
Regional Service Center	679	7.1	18				15	1,080,000	450	3,500,000	2,420,000 sq ft, 435 units
Special Planning Area	1,106	0.2	18	7			509	18,550	974	30,000	11,450 sq ft, 465 units
Town Center	540	0.21	7	4			405	314,000	703	585,000	271,000 sq ft, 298 units
Tribal Trust Lands	1,384										
Urban Planning Area	7,458										
Water	2,899 2,301										
Right-of-Way	3,313										
Grand Total	387,874						11,679	2,281,300	13,364	6,185,000	3,903,700 sq ft, 1,685 units
Population							22,123		25,241		3,118

Notes: du/ac=dwelling units per acre; FAR=floor area ratio
 Projected dwelling units for 2030 are based on the projected population of 25,241 (DOF 2013), 2.274 people/household (DOF 2009); and 16.94% vacancy rate (DOF 2009).

LAND USE DESIGNATIONS

Each General Plan land use designation generally describes the intended land uses and establishes a permitted range of density or intensity of development. Amendments to the County zoning ordinance following General Plan approval will specify the permitted uses for each category as well as the applicable development standards. The maximum allowable density or intensity on any individual parcel may be affected by such factors as the physical characteristics of a parcel, access and infrastructure issues, and compatibility considerations. Dwelling unit (du) per acre (du/acre) densities are established for residential, agricultural, and open space designations, and floor area ratio (FAR) intensity ranges are identified for Commercial and Industrial designations. For Town Center and Regional Service Center designations, both densities (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.

Agricultural land use designations include:

AG Agricultural General (1 unit per 40 acre minimum parcel size)

AT Agricultural Transition (1 unit per 5 acre to 1 unit per 20 acre minimum parcel size, depending on zoning)

Residential land use designations include:

RR Residential-Rural (0.20-1 unit/acre [1-acre minimum, 5-acre minimum parcel size required in areas lacking public water service])

RL Residential-Low Density (1 unit per 5 acres to 7 units/acre)

RM Residential-Medium Density (7-25 units/acre)

Mixed-use activity center designations include:

TC Town Center (1 unit per 5 acres to 7 units/acre, 0.2 FAR; unit and square foot caps specific to each TC; 10 to 18 units/acre permitted for units meeting certain income restrictions)

RSC Regional Service Center (7-18 units/acre, 0.5 FAR; cap of 3,000 units and 3.5 million square feet)

SPA Special Planning Area (1 unit per 5 acres to 18 units/acre, 0.5 FAR; unit and square foot caps specific to each SPA)

Commercial and **Industrial** designations:

C Commercial (0.5 FAR)

I Industrial (0.4 FAR)

Open space and resource designations:

OR Open Recreation (5-acre minimum parcel size)

GF General Forest (40-acre minimum parcel size)

MRZ Mineral Resource Zone (40-acre minimum parcel size)

Public designations

PS Public Service (No density specified)

WP Water Project (1 unit per 40-acre minimum lot size) (note: this designation is not currently applied to any land in the planning area)

Non-jurisdictional designations:

OF Open Forest (no residential use permitted)

OW Open Wilderness (no residential use permitted)

UA Urban Planning Area (No County jurisdiction; no density or intensity ranges specified)

TTL Tribal Trust Lands (No County jurisdiction; no density or intensity ranges specified)

The Land Use Element describes individual land use designations and offers more detailed descriptions of individual Special Planning Areas (SPAs), Town Centers (TCs), and the Regional Service Center (RSC) in Martell. The Land Use Element addresses infill residential and commercial development, new mixed-use development through designation of the RSC and TC areas. However, with the exception of TCs, SPAs, the RSC, and a larger industrial area in Carbondale, most of the County is not anticipated to experience land use change as a result of the General Plan update.

REGIONAL SERVICE CENTERS AND TOWN CENTERS

The Draft General Plan allows for future development of residential, commercial, and industrial uses throughout the planning area. It is the County’s goal to focus growth towards existing unincorporated communities (especially the RSC at Martell, and TCs at River Pines, Pine Grove, and Buckhorn). The RSC and TC areas represent key centers within the County, each of which has unique future development objectives, responding to priorities established in the Vision Statement, and input from the community.

Following is a summary of specific objectives for each RSC and TC area. Number of dwelling units and square feet of commercial and industrial development are summarized in Table 3-2; these totals are included in the figures provided in Table 3-1. Expected development totals in Table 3-2 also include the two largest Special Planning Areas (SPAs), Camanche North Shore and Camanche Village. SPAs are discussed in more detail in the next section.

	Acres	Existing Units	Existing Sq. Ft.	2030 Units	2030 Sq. Ft.	Change (Units)	Change (Sq. Ft.)
Martell RSC	900	--	1,080,000	435	3,500,000	435	2,420,000
Pine Grove TC	360	250	215,000	480	400,000	230	185,000
Buckhorn TC	140	90	92,000	146	130,000	56	38,000
River Pines TC	35	65	7,000	77	20,000	12	13,000
Camanche North Shore SPA	105	75	18,550	165	20,000	60	1,450
Camanche Village SPA	500	--	--	300	10,000	300	10,000

Note: Totals from Table 3-2 are included in overall totals in Table 3-1.

Martell Regional Service Center

The Martell Regional Service Center (Martell RSC) would encompass approximately 900 acres of land located near the intersection of SR 49, SR 88, and SR 104 near Westover Field airport. 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) may ultimately be accommodated within the Martell RSC. A total of 3.5 million square feet of commercial and industrial uses in Martell is based on 690 acres 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). This is a slightly higher density than existing uses, which average about 0.11 FAR. Two areas identified for SPA-R designation in the 2005 Housing Element (located on Wicklow Way and northwest of SR 88/Ridge Road) would be located in and near the Martell RSC. The Martell RSC would also accommodate 1,200 to 3,000 housing units over a 20-year period at densities ranging from 7.1 to 18 units per acre. The 435 units that are assumed in the RSC designation in Table 3-1 represents the largest proportion of the approximately 1,685 housing units projected to be added in the planning area. Although up to 3,000 units would be permitted in the RSC, due to the relatively low rate of population growth forecast in the County through 2030, additional residential units beyond the 435 assumed would not likely occur during the Draft General Plan's horizon through 2030. Careful evaluation of individual proposals will be required to ensure that the desired mix of uses can be achieved while meeting development restrictions associated with the adjacent airport, particularly with respect to the location of housing.

Pine Grove Town Center

The Pine Grove Town Center (Pine Grove TC) is proposed for approximately 360 acres of land in Pine Grove, centered along SR 88 between Ridge Road and Tabeaud Road. The Pine Grove TC would accommodate no more than 900 residential units (480 of which are expected by 2030), including 250 existing units, while allowing flexibility for commercial services to be provided in this area. Currently, about 215,000 square feet of commercial space is present in Pine Grove, and the future goal would be approximately 400,000 commercial square feet. Appropriate types of services include supermarkets, convenience stores, drugstores, restaurants, schools, and community facilities such as health clinics, while also providing for office and limited industrial opportunities.

Buckhorn Town Center

The Buckhorn Town Center (Buckhorn TC) is proposed for an area of approximately 140 acres in Buckhorn, centered on SR 88 east of Buckhorn Ridge Road (near the Mace Meadow Golf Club). The Buckhorn TC would accommodate no more than 250 housing units (including 90 existing units), with 146 total units expected by 2030, along with commercial uses focused on the upcountry communities, offices, and limited industrial uses. Currently, about 92,000 square feet of commercial space is present in Buckhorn, and the future goal would be approximately 130,000 commercial square feet.

River Pines Town Center

The River Pines Town Center (River Pines TC) is proposed for an area of approximately 35 acres in River Pines, extending along Shenandoah Road to the Cosumnes River. The River Pines TC would accommodate no more than 100 housing units (including 65 existing units), with 77 total units expected in 2030, along with commercial uses focused on providing tourist services related to the nearby Shenandoah Valley and Cosumnes River. Currently, about 7,000 square feet of commercial space is present in River Pines, and the future goal would be approximately 20,000 commercial square feet.

SPECIAL PLANNING AREAS

The County has applied the SPA designation to several areas. Some of these areas (such as areas along Gayla Drive, Ponderosa Way, and near the Mace Meadows golf course) are small in size, and have already undergone parcel division. For these smaller areas, the EIR assumes that they will build out at a rate proportional to the growth of the planning area as a whole.

However, two larger SPA areas are also identified on the Land Use Diagram. Following is a summary of specific objectives for these larger areas, the Camanche Village SPA and the Camanche North Shore SPA. The number of dwelling units, and square feet of commercial and industrial development expected in these SPAs are included in the totals provided in Tables 3-1 and 3-2.

Camanche Village Special Planning Area

The Camanche Village Special Planning Area (Camanche Village SPA) encompasses approximately 500 acres of land on the western edge of the Camanche community. A specific plan would be required prior to development of this area. The Camanche Village SPA would accommodate no more than 1,000 residential units, while allowing flexibility for up to 75,000 square feet of commercial services. Although up to 1,000 units and 75,000 square feet would be permitted in the SPA, due to the relatively low rate of population growth forecast in the County through 2030, 300 units and 10,000 square feet of commercial uses are estimated for the SPA, as shown in Tables 3-1 and 3-2. Appropriate types of services include supermarkets, convenience stores, service stations, drugstores, restaurants, boat or other outdoor services, and community facilities. This SPA would also permit office and limited industrial uses. Because this SPA is located adjacent to agricultural parcels in both Amador and San Joaquin Counties, future development shall be of a density and type that provides a visual transition between the agricultural lands and the developed portions of the Camanche Village SPA.

Camanche North Shore Special Planning Area

The Camanche North Shore SPA encompasses approximately 105 acres and comprises lots that 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. Although up to 600 units and 35,000 square feet would be permitted in the SPA, due to the relatively low rate of population growth forecast in the County through 2030, 165 units and 20,000 square feet of commercial uses are estimated for the SPA, as shown in Tables 3-1 and 3-2.

3.6.2 CIRCULATION AND MOBILITY ELEMENT

The Circulation and Mobility Element addresses roadway circulation, public transportation, and bicycle and pedestrian transportation. The Element discusses roadways needed to accommodate year 2030 growth under the Draft General Plan, and is consistent with the Land Use Element land use designations. The element addresses major transportation routes and scenic highways, and discusses Transportation Demand Management (TDM) and Transportation System Management (TSM) strategies. Exhibit 3-3 illustrates the Circulation Diagram for the Draft General Plan. The Circulation and Mobility Element also describes public transit in Amador County, with a discussion of the Amador Transit network.

Roads are assigned classifications that describe their functions and primary uses. These classifications reflect how roadways serve the surrounding land uses and are not intended to reflect other regulatory roadway classification systems such as the County Code, County Standard Plans or functional classification definitions.

Arterials: Link cities and larger towns (and other traffic generators, such as major resort areas) and form an integrated network of arterial highways providing interstate and inter-county service.

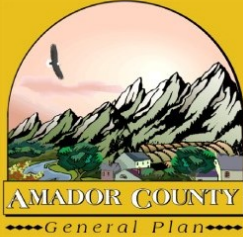
Major Collectors: Generally serve intra-county travel rather than statewide travel with shorter routes and travel distances than arterials.

Minor Collectors: Serve individual communities and may connect nearby communities with shorter routes and travel distances than major collectors.

Local Roads: Provide access to adjacent properties. Provide service to travel over relatively short distances as compared to higher order facilities.

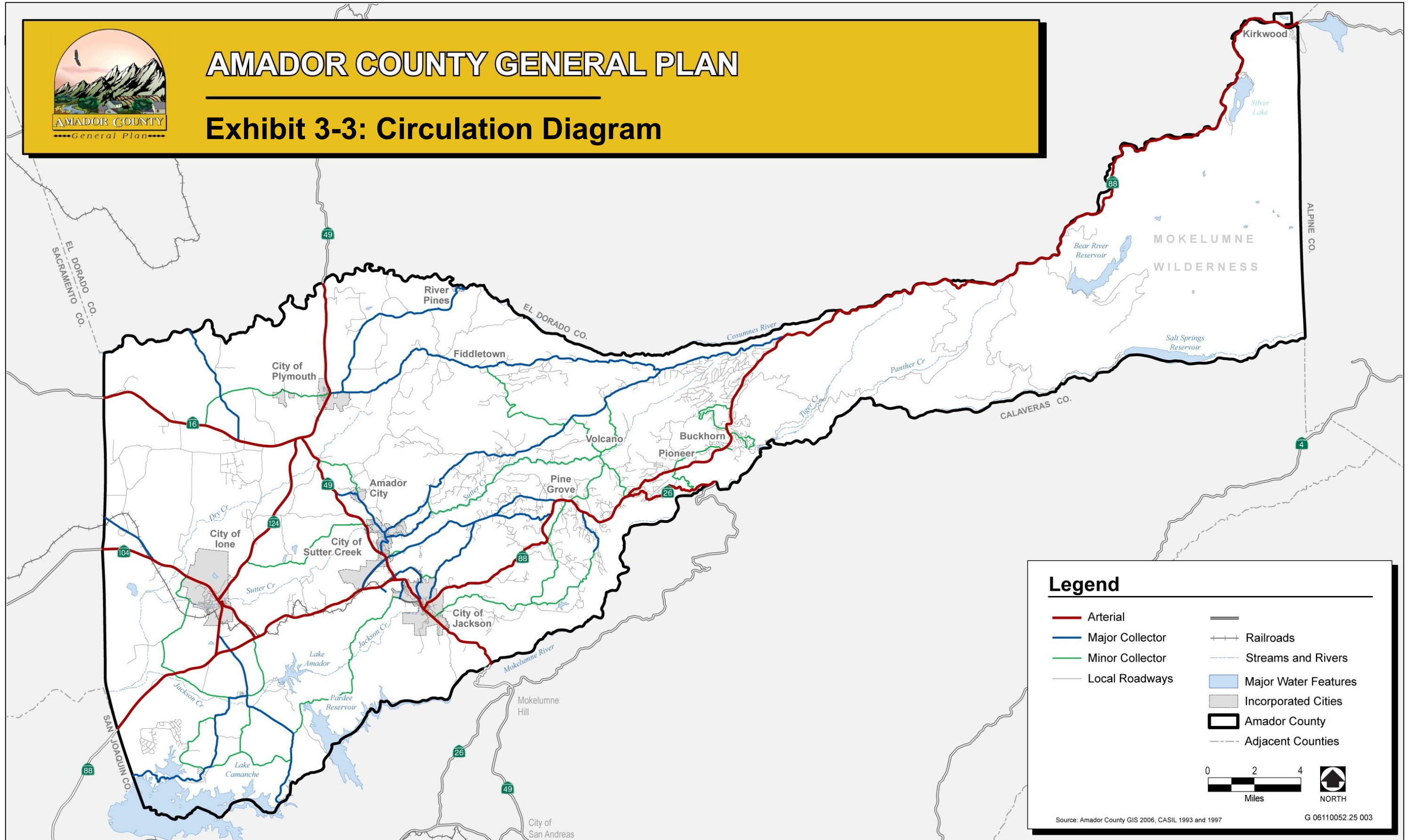
Table 3-3 presents arterial roadways, major collectors, and minor collectors in the planning area.

Table 3-3 Major Routes and Roadways		
Arterials	Major Collectors	Minor Collectors
State Route 16	Argonaut Lane	Buckhorn Ridge Road
State Route 26	Buena Vista Road	Bunker Hill Road (<i>portion</i>)
State Route 49	Camanche Road	Camanche Parkway North (<i>portion</i>)
State Route 88	Climax Road	Cedar Heights Drive (<i>off Silver Drive</i>)
State Route 104 (from SR 88 to County line)	Fiddletown Road	Charleston Road
State Route 124	Industry Blvd.	China Graveyard Road
	Jackson Gate Road	Clinton Road
	Jackson Valley Road	Coal Mine Road
	(from Camanche Rd to Buena Vista)	Consolation Street (<i>Volcano</i>)
	Latrobe Road	Curran Road
	Martell Road	Defender Grade
	Michigan Bar Road	Five Mile Drive
	New York Ranch Road	Hale Road
	Old Highway 49	Irishtown Road
	Prospect Drive	Jackson Valley Road (<i>portions</i>)
	Ridge Road	Kennedy Flat Road
	Shakeridge Road	Main Street (<i>portion</i>)- Volcano
	Shenandoah Road	Mc Kenzie Drive (<i>portion</i>)
	Sutter Creek Road	Meadow Drive
	(from Sutter Creek city limits to Pine Gulch Road)	New Chicago Road (<i>portion</i>)
	Tabeaud Road	Old Ridge Road
	(from Clinton Bar Rd. to SR 88)	Old Sacramento Road
	Wicklows Way	Old Stockton Road
		Pine Grove – Volcano Road
		Pine Gulch Road
		Pioneer Creek Road (<i>portion</i>)
		Pioneer Volcano Road (<i>portion</i>)
		Rams Horn Grade
		Silver Drive (<i>portion</i>)
		Stony Creek Road
		Sugar Pine Drive
		Sutter Creek Road (east of Pine Gulch Rd)
		Sutter – Ione Road
		Tabeaud Rd (Clinton Rd to Clinton Bar Rd)
		Tiger Creek Road (<i>portion</i>)



AMADOR COUNTY GENERAL PLAN

Exhibit 3-3: Circulation Diagram



Legend

Arterial	Railroads
Major Collector	Streams and Rivers
Minor Collector	Major Water Features
Local Roadways	Incorporated Cities
	Amador County
	Adjacent Counties

0 2 4
Miles

NORTH

Source: Amador County GIS 2006, CASIL 1993 and 1997
G 06110052.25 003

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Circulation and Mobility Element goals consist of the following. The Draft General Plan includes a set of policies for each goal:

- ▶ Maintain adequate regional and local transportation facilities.
- ▶ Maintain a safe, efficient, and comprehensive traffic circulation system.
- ▶ Provide transportation alternatives to the automobile.
- ▶ Maintain and enhance the visual quality and scenic views along designated scenic corridors.

3.6.3 ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element discusses the County’s economic attractors, employment characteristics, and future trends, as well as agricultural production and major agricultural areas. The element includes a discussion of economic agencies and programs, including governmental, private, and non-profit groups which pursue economic development activities in Amador County.

This element then identifies the County’s future economic development strategies, including providing economic development incentives, promoting education, and promoting and expanding tourism as a key industry in the County. The element also identifies agricultural economy strategies, including providing incentives for agricultural businesses and supporting generational succession of agricultural land.

Economic Development Element goals consist of the following. The Draft General Plan includes a set of policies for each goal.

- ▶ Develop and maintain a favorable business environment in the County.
- ▶ Improve the availability of communications services to businesses and residents.
- ▶ Develop educational and training options for County residents.
- ▶ Improve the jobs-housing balance and maintain the fiscal health of the County.
- ▶ Promote cultural and economic development of rural communities throughout the County.
- ▶ Retain existing and attract new businesses to expand our economic base.
- ▶ Promote and expand tourism opportunities in Amador County.
- ▶ ~~Conserve~~ Preserve the land base necessary to sustain agricultural production and maintain long term economic viability of agricultural land uses.
- ▶ Maintain important farmlands for agricultural uses and agri-tourism.
- ▶ Encourage alternative means of providing water to agricultural users.
- ▶ Promote sustainable forest management that ensures continued timber production, water quality, and the timber land base, and reduces the risk of catastrophic fires.
- ▶ Maintain the viability of mineral and aggregate resources and encourage mineral and aggregate resource production in the County.
- ▶ Support and encourage industrial development that does not unduly disturb the lifestyle and environment currently enjoyed by County residents.

3.6.4 CONSERVATION ELEMENT

The Conservation Element addresses a variety of natural resource issues in Amador County. The element addresses water supply and water quality for agricultural and non-agricultural use and consideration of non-point sources of water pollution (e.g., septic, agricultural). This element also discusses groundwater recharge, hydroelectric resources, mineral and timber resources, renewable energy, and locally available energy sources.

The element includes policies to preserve important farmland, a map of culturally sensitive areas in Amador County, and policies for documenting and preserving cultural and historical resources.

The Conservation Element also addresses air quality by presenting policies to maintain and improve air quality. It addresses global climate change by describing the sources of the County's greenhouse gas (GHG) emissions, and presenting policies to reduce these emissions, as well as for the County to adapt to climate change impacts.

Goals of the Conservation Element consist of the following. The Draft General Plan includes a set of policies for each goal.

- ▶ Ensure that all future development permitted in the County can be provided with an adequate amount of water.
- ▶ Maintain and improve water supply planning and infrastructure.
- ▶ Minimize negative effects of sewage treatment on water quality.
- ▶ Minimize negative effects of point and non-point sources on water quality.
- ▶ Reduce the negative effects of new development on stormwater runoff and non-point source water pollution.
- ▶ Reduce energy use and promote renewable and locally available sources of energy.
- ▶ Preserve the County's historical resources.
- ▶ Preserve the County's cultural resources.
- ▶ Maintain and improve air quality.
- ▶ Reduce GHG emissions associated with automobile travel, electrical power generation and energy use.

3.6.5 OPEN SPACE ELEMENT

The Open Space Element addresses scenic, recreational, agritourism, historic, cultural, and local business priorities for both visitors and local residents, and discusses park needs within populated areas of the County. The element also addresses oak woodlands, wildlife movement, and Ione chaparral, as well as special species habitats, riparian corridors and fisheries/aquatic habitats.

Open Space Element goals consist of the following. The Draft General Plan includes a set of policies for each goal.

- ▶ Ensure provision of park and recreational facilities serving residents and visitors.
- ▶ Encourage the development and use of recreational and transportation trails within Amador County.

- ▶ Protect wildlife habitats, including sensitive environments and aquatic habitats, consistent with state and federal law.
- ▶ Protect special status species, including threatened and endangered species, consistent with state and federal law.

3.6.6 GOVERNANCE ELEMENT

The Governance Element addresses the structure of Amador County’s government, including responsibilities of the Board of Supervisors, the Planning Commission, the County Administrative Officer, County Counsel, and County departments responsible for implementing the General Plan. The element also briefly describes other local, state, and federal agencies which operate in Amador County, describes the customs and cultures of the County, and explains how local, state, and federal agencies interact with the County relative to land use decisions. Finally, the element summarizes the legal basis for land use planning in California, and describes how this process is applied in Amador County.

Governance Element goals consist of the following. The Draft General Plan includes a set of policies for each goal.

- ▶ Amador County will make decisions in the public interest, and will seek meaningful public input to support its decisions.
- ▶ Amador County will promote the interests of its residents in its dealings with other local governments and coordinate with cities and other local government agencies to ensure orderly growth and efficient service provision.
- ▶ Amador County will promote the interests of its residents in its dealings with the state and federal governments.

3.6.7 SAFETY ELEMENT

The Safety Element addresses a variety of hazards which could affect Amador County, including:

- ▶ Seismically induced conditions such as ground shaking, surface rupture, ground failure, and dam failure;
- ▶ Slope instability leading to mudslides, landslides, and avalanche;
- ▶ Subsidence, liquefaction, and other geologic hazards;
- ▶ Flooding;
- ▶ Avalanche; and
- ▶ Wild land and urban fires.

State law also allows additional issues to be addressed by specific communities. The County’s Safety Element addresses several such issues, including mining sites, hazardous material use, and emergency preparedness.

Safety Element goals include the following. The Draft General Plan includes a set of policies for each goal.

- ▶ Prevent loss of life or property from flooding.
- ▶ Reduce fire risks to current and future structures.
- ▶ Maintain or improve fire response times.
- ▶ Protect people and property from seismic hazards.
- ▶ Protect people and property from landslides, mudslides, and avalanches.
- ▶ Protect people and resources from hazards posed by mining facilities and hazardous materials sites.
- ▶ Respond appropriately and efficiently to natural or human-caused emergencies.

3.6.8 NOISE ELEMENT

The Noise Element describes how noise is measured and addressed in the General Plan, and describes how the County considers noise in the planning process. Topics addressed within the Noise Element include noise issues related to automobile, train, and air traffic, and industrial uses and other stationary noise sources. The Noise Element also presents existing noise contours, projected 2030 noise contours based on future roadway traffic, and Westover Field airport noise contours.

The element describes how the County addresses land use incompatibilities with these generators, which include transportation modes, businesses, industries, and agricultural uses that are important to the County's economy and way of life.

Noise Element goals include the following. The Draft General Plan includes a set of policies for each goal.

- ▶ Manage noise levels throughout the County through land use planning and development review and promote a pattern of land uses compatible with current and future noise levels.
- ▶ Minimize noise conflicts from transportation sources.
- ▶ Minimize noise conflicts between airports and surrounding land uses.
- ▶ Minimize noise conflicts with stationary noise generators.