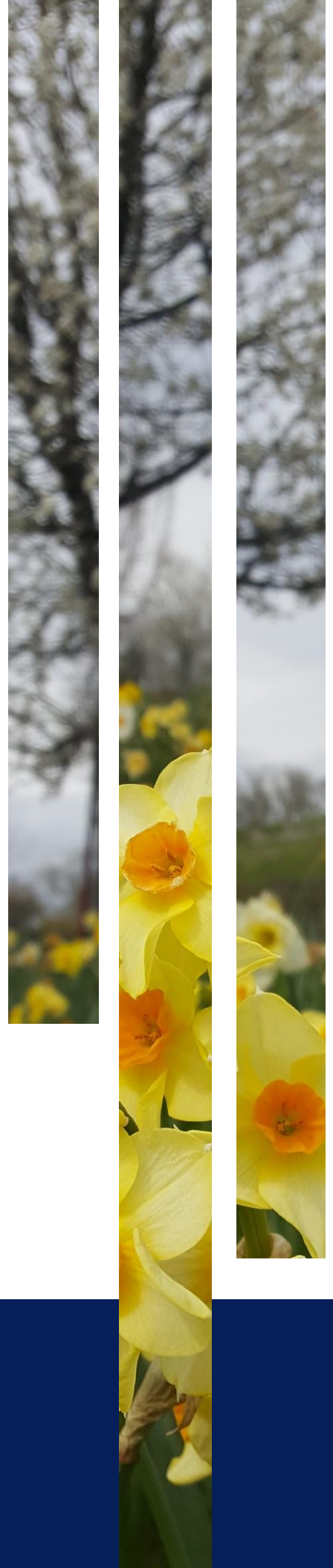




Amador County 2021

**General Plan
Annual Progress Report**

**Created by
The Amador County Planning Department**

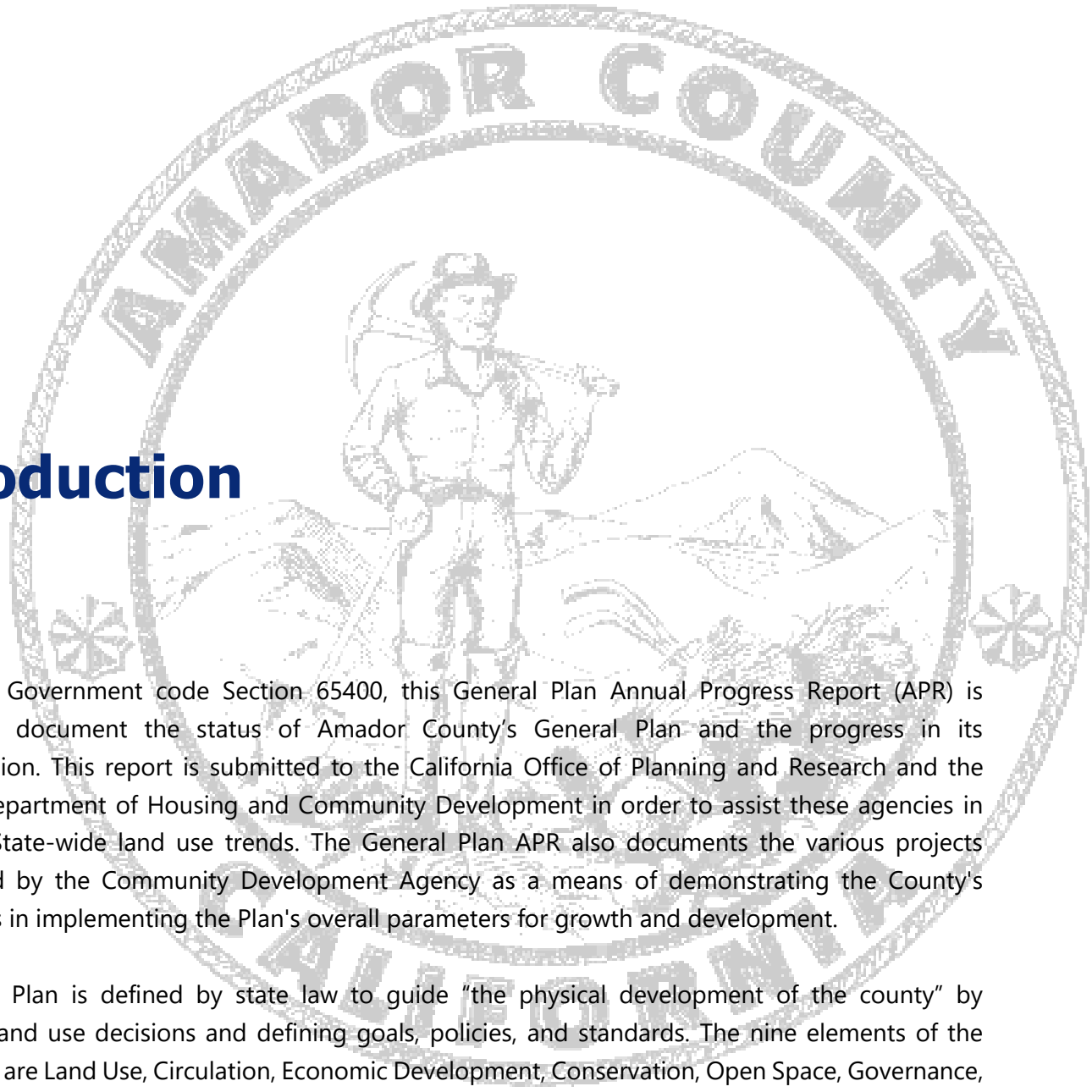




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Introduction

Purpose

Pursuant to Government code Section 65400, this General Plan Annual Progress Report (APR) is intended to document the status of Amador County's General Plan and the progress in its implementation. This report is submitted to the California Office of Planning and Research and the California Department of Housing and Community Development in order to assist these agencies in identifying State-wide land use trends. The General Plan APR also documents the various projects administered by the Community Development Agency as a means of demonstrating the County's effectiveness in implementing the Plan's overall parameters for growth and development.

The General Plan is defined by state law to guide "the physical development of the county" by addressing land use decisions and defining goals, policies, and standards. The nine elements of the General Plan are Land Use, Circulation, Economic Development, Conservation, Open Space, Governance, Safety, Noise, and Housing. The Amador County General Plan update was adopted in 2016, with the exception of the Housing Element which was adopted in 2015 and is updated on an 8-year cycle as determined by the California Department of Housing and Community Development. The Housing Element will be updated this year for the 2021-2029 cycle. The General Plan is expected to be updated in 2030.

This document is for reporting and informational purposes only; therefore, nothing in this report alters or creates policy. As an informational document, this report is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.



Document Organization

This report is organized to respond to OPR’s General Plan Annual Progress Report Guidelines by addressing the implementation of Amador County’s General Plan. Each section of this report correlates with the General Plan Elements and actions and events which took place through the 2021 calendar year. Following this introduction is a summary of the past years’ activities, issues, and projects in the greater context of each General Plan Element. Each General Plan Element is then evaluated with regards to priorities and goals for the future, completed achievements, and changes as well as a progress update of any mitigation monitoring programs. New policies, projects, and a review of existing goals are also included in this report.

Adoption and Reporting

Board of Supervisors reviewed the General Plan Annual Progress Report 2021 (APR) on _____, 2022.

Housing Element Reporting tables are attached in Appendix D.





COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency is the guiding authority of new projects proposed in the unincorporated territory of Amador County. These projects vary in scope and scale and are evaluated on an individual basis with respects to meeting set criteria established by various departments. Projects can be either ministerial (over the counter) with permitting based upon objective standards, or discretionary (requiring individual, site-specific review) and thus subject to CEQA.

Departments under the Community Development Agency include:

- ◆ Building
- ◆ Transportation and Public Works
- ◆ Surveying
- ◆ Environmental Health
- ◆ Air District
- ◆ Planning
- ◆ Code Enforcement

These departments' contributions to General Plan Implementation Measures are referenced in this report as well as other relevant activities which took place over the 2021 calendar year.

Building Department

The Building Department works closely with the Planning Department and issues building permits for new structures, grading, additions, renovations, demolitions, electrical, plumbing, and other related construction. The Planning Department provides clearance for some of these applications, reviewing the ministerial projects for consistency with existing land uses. The Planning Department can approve applications if the project is found to be compatible with a property's zoning or general plan designation, and conforms to all other applicable planning codes and regulations. A project may be denied if uses associated with its development are inconsistent with applicable policies. Certain types of construction activity can be indicative of community needs and changes County-wide.

For additional information on new dwelling construction and residential information, see pg. 38-39 for the update on Amador County's Housing Element.

The number of new dwellings constructed reflects residential growth trends of an area. As the General Plan is intended to reflect the needs of its communities and residents, it is important to track and record changes, as noted in its Housing Element Annual Progress Report.

For context regarding solar installations and the County's streamlining project, see pg. 27.

Residents and commercial institutions are encouraged to invest in solar energy, with many State policies incentivizing solar development. Solar panels can be installed as separate, ground-mounted systems or on roofs and shade structures. Increased energy efficiency and financial reductions for renewable energy sources are consistent with the County's Energy Action Plan.





Any construction project resulting in earth moving amounts greater than 50 cubic yards require a **Grading Permit** issued through the Amador County Building Department. The Planning Department will review applications for setbacks, zoning and General Plan consistency, and other planning-related factors. In 2021, **44 grading permits** were approved and issued by the Building Department.

The Building Department is responsible for application and enforcement of the County’s Fire and Life Safety Ordinance, Chapter 15.30 under the Building Code. This includes ensuring compliance with the Wildland-Urban Interface (WUI) zones established by the US Fire Administration. **Deviations** are required when a proposed building would not be able to comply with the WUI requirements. **12 Deviations** were approved in 2021.

Building Department Summary (2021)

New Dwellings **44**

Demo Permits: **10**

Grading Permits **44**

Total Building Permits: **1376**

Deviations **12**

Solar Installations **280**

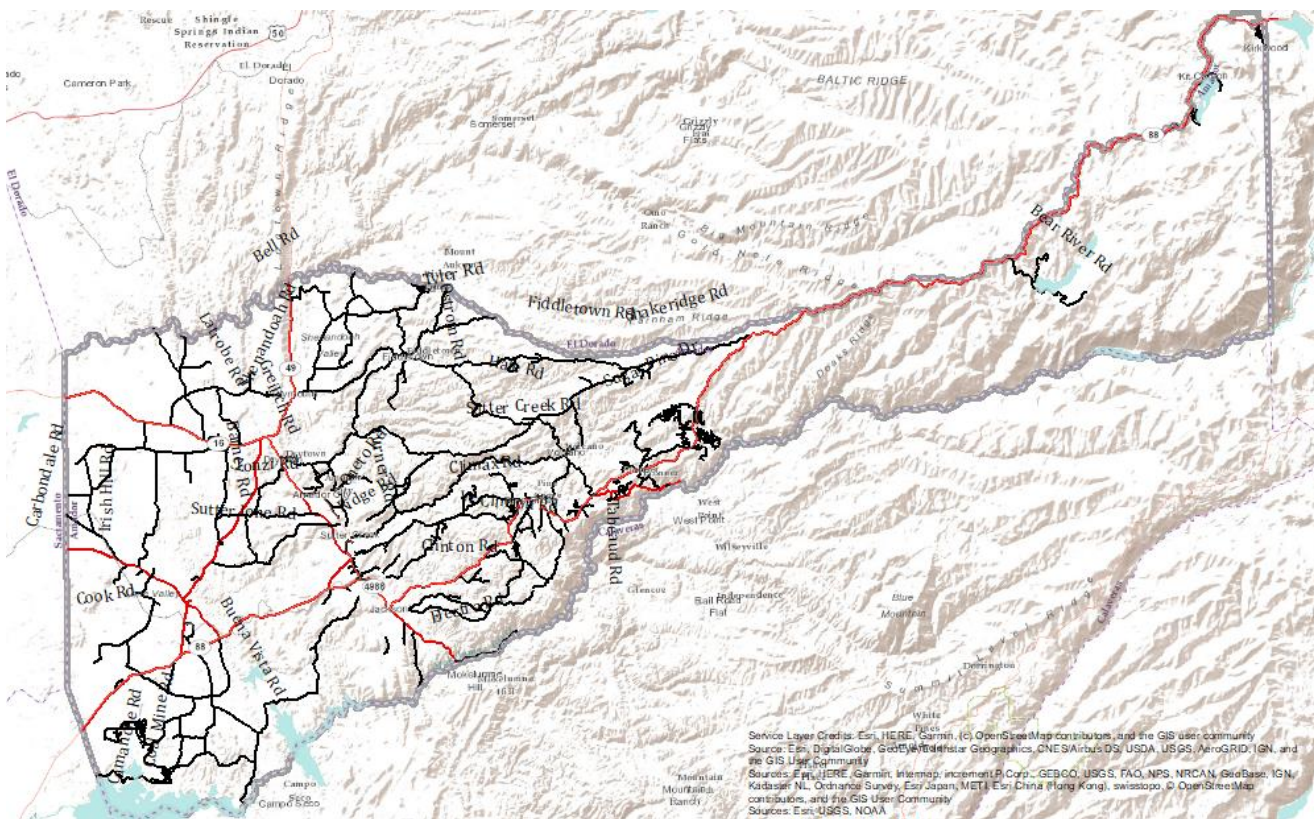


Transportation and Public Works

Amador County Transportation and Public Works Department is a vital element of the Community Development Agency, responsible for maintaining the County's road network, regulating new public projects, evaluating traffic impacts, issuing encroachment permits, and other various transportation systems management.

	2019	2020	2021
General Encroachment Permits	28	51	32
Utility Encroachment Permits	25	50	29
Service Requests	119	83	321
Deviations	22	-	-

Amador County Road Map- County Maintained Roads



Surveying

The Amador County Surveyor's Department became integrated into the Public Works Department in 2021. The County Surveyor is an appointed position, and the office is responsible for the recordation of maps and certifications by the Board of Supervisors. The role of the Surveying Department is instrumental in many planning processes and is often the final step for planning projects which affect official changes in lot lines and developments. This office also serves as an intermediary between the Planning Department, the County Assessor, and the County Recorder, tracking changes and ensuring that applications are accurately translated to recorded legal documents and the Assessor's tax roll.

The Surveyor's Office provides a variety of services, including:

- ◆ **Map Processing**- includes Records of Surveys, Boundary Line Adjustments, Parcel Maps, LAFCO Maps;
- ◆ **Land Title Processing**- scheduling & holding "in house" public hearings, processing abandonments, Certificates of Compliance, Certificates of Correction, and Corner Records;
- ◆ **Professional Services**- performing land surveys ordered by Court or on behalf of the performing land surveys assigned by the Board of Supervisors on behalf of the County, preparing legal descriptions on behalf of the County, Re-mounumentation of section corners, surveying County boundaries;
- ◆ **Uniform Property Numbering System**- Issuance of street addresses, acting as a direct liaison personnel - CDF, AFPD, OES, and to delivery and tracking personnel - post office(s), Assessor's Office (map person) and GIS (map person)



- ◆ **Road Names-** Board of Supervisors approves the naming or changing of road names
 Surveying maintains the road index of all roads - private, county maintained and city streets. This index distributed to emergency personnel and other governmental agencies. Surveying checks road names appearing on new maps to ensure "no road name duplication" as instructed by Board of Supervisors, and communicates with the various cities to ensure the "no road name duplication" on their maps as well;
- ◆ **Indexes/Data Bases-** Scan all recorded maps into computer system so that they can be reproduced, maintain geographical and multiple indexes to locate recorded survey maps, copies of updated assessor maps, numerous historical maps, LAFCO, assessment district, ag maps, some BLM maps and notes, town site maps and notes, ROS indexes;
- ◆ **Reprographics Services-** Provide copies of recorded maps, assessor maps, large format printing, scanning

2021 Surveying Activity Summary

Boundary Line Adjustments	Mergers	Certificates of Compliance	Parcel Maps Recorded	Subdivisions Recorded	Records of Survey
10	5	1	7	1	8



Environmental Health

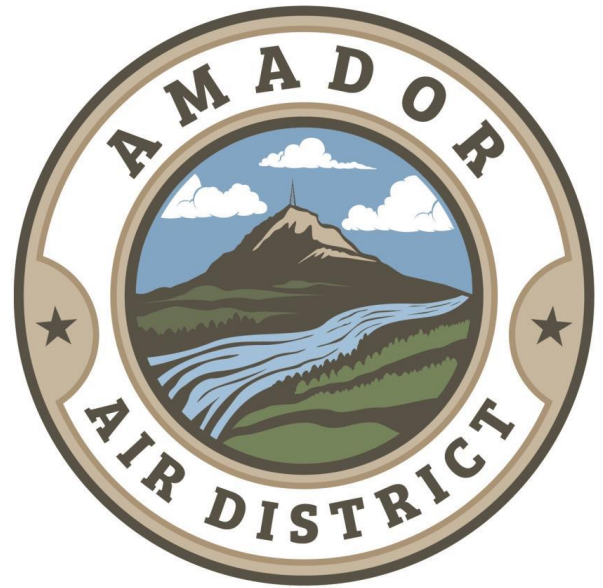


The Amador County Environmental Health Department deals with water systems and wells, food service, body art, septic permits, and other various specialized services and permits. The establishment of new water systems, regulation of hazardous substances, and other various environmental programs involve collaboration between the Environmental Health Department and the State of California. The CUPA, or Certified Unified Program Agency program regulates various hazardous materials regulatory programs administered by the County and also falls under Environmental Health Department’s responsibilities.

	2020	2021
Septic Permits	161	183 (128 approved)
Well Permits	65	94 (94 approved)
New Water Systems	10	1 (1 approved)
Food Service Permits	36	33 (33 approved)
Body Art Permits	8	0

Amador Air District

Amador Air District is responsible for monitoring and regulating air quality in the County through maintaining ambient air quality standards set by the USEPA and California Air Resources Board (CARB) to protect public health and the environment from adverse air quality impacts. They help to distribute informational resources to businesses and residents, and monitor the County's Air Quality Index (AQI) through the various Air Quality sensors placed throughout various county locations.



The Amador Air District consists of a Board of Directors and staff, comprised of the five Amador County Board of Directors and one member from each of the following cities: Amador City, Lone, Jackson, Plymouth, and Sutter Creek.

Residential burning is the use of an outdoor fire to dispose of natural vegetation originating on the property of a one or two family dwelling. A residential fire is considered to be smaller than 4 feet by 4 feet and must be at a residence. Amador Air District issues Large Pile Burn Permits for outdoor fires larger than 4 ft by 4 ft for residents. **In 2021, 603 Large Burn Permits were issued to residents.**

The Air District regulates businesses through:

- ◆ Placing conditions on business operations restricting the pollutions emitted
- ◆ Requiring installation of air pollution control equipment to meet current permitted standards
- ◆ Monitoring and inspections for compliance
- ◆ Requiring annual written reports of business activities
- ◆ Inspecting repair of reported breakdowns or malfunctions
- ◆ Investigating, tracking and reporting of complaints received

In 2021, Amador Air District was responsible for monitoring 160 sources of air quality pollutants.



Planning Department



Planning is charged with establishing and enforcing land use policies of the County Code and General Plan and making decisions regarding the General Plan. Planning is also responsible for determining and evaluating projects based on consistence with zoning, General Plan Designations, and impacts to the environment. Additionally, the Planning Department participates in reviewing other submissions to the County. In addition to the short-range planning activities, the Planning Department is responsible for long-range planning activities including, but not limited to, monitoring the General Plan and General Plan EIR Mitigation measures, tracking general trends within the County, coordinating communications between other local jurisdictions, and reporting housing data to the State.

Summary of Planning Projects

Type of Project	2017	2018	2019	2020	2021
Variances	2	1	2	3	3
Boundary Line Adjustment	11	15	15	6	12
Tentative Parcel Map	7	6	3 (1 approved)	4 (4 approved)	7 (5 approved)
Subdivision	0		0	0	0
Map Extension Requests			1 (1 denied)	2 Subdivision Map extensions (approved)	0
Zone Change	5	2	9 (4 approved)	4 (3 approved)	4 (1 approved)
General Plan Amendment	2 submitted	0	2 submitted	0	2 submitted
Zoning Reviews for Alcoholic Beverage Licensing	22	21	14	15	20

Type of Project	2017	2018	2019	2020	2021
Ministerial Use Permits	12	9	12 (12 approved)	6 (6 approved)	11 (11 approved)
Discretionary Use Permits	19	6	11 (7 approved)	2 (0 approved)	6 (1 approved 2021, 1 approved 2022)
Zoning Interpretations	-	1	4	0	0
Planning Appeals	1	1	1	0	0
Floodplain Development Permits	0	0	0	0	0
Scoping Sessions	0	1	0	0	1

Use Permit Applications

Use Permits are the main method of regulating the land use development throughout the unincorporated County. Property zoning designations have explicit by-right uses which include allowable uses which require no discretionary permit. Development under these by-right uses would potentially require ministerial use permits issued over the counter. Zoning designations also include listed and unlisted uses which require discretionary use permits, which require evaluation and approval by the Planning Commission who make individual findings for each unique case. Different fluctuations in the types and numbers of permits applied for indicate developmental trends in the County.

Planning Grants

Through the County's application for the Regional Early Action Planning Grant (REAP) in 2020, the County hopes to utilize funds to put towards a general zoning code update, the Housing Element Update with 6th Cycle RHNA, the Mother Lode Region ADU collaboration with three other counties (Calaveras, Mariposa, Nevada), staffing assistance, and updating the County's GIS mapping system to a modern ArcGis online format. These various projects will include evaluation of the inconsistencies in the county code and include development of design codes for Town Centers and in the Regional Service Center. Further development of these code updates is to take place in 2022.

Funds from the LEAP (Local Early Action Planning Grant and SB2 (Senate Bill 2) were allocated to the Wicklow Project, a currently-vacant parcel in the Martell area owned by the County and set aside for future mixed residential and commercial development. This project is still in development with the first of several public workshops which took place in December of 2021.

SB2	\$160,000.00 – Wicklow Specific Plan, awarded 2020
LEAP	\$150,000.00 – Wicklow Specific Plan- EIR, awarded March 3, 2021
REAP	\$444,004.00 awarded May 11, 2021

Public Hearings and Meetings:

Through the County's application for the REAP (Regional Early Access Planning) Grant in 2020, the County hopes to utilize funds to put towards a general zoning code update. This will include evaluation of the inconsistencies in the county code and include expansion of mixed-use zones in Town Centers. Further development of these code updates is to take place in 2022.

	2017	2018	2019	2020	2021
Planning Commission	10	10	14	9	10
Technical Advisory Committee (TAC)	20	16	21	12	14
Tri-County Technical Advisory Committee (TRITAC)	5	4	5	5	9
Agricultural Advisory Committee	4	3	3	2	2
Pre-Application Meetings	3	3	2	0	0
Land Use Committee	-	2	7	5	10
Agriculture and Natural Resources Committee	-	1	1	0	2

Amador County Airport Land Use Commission	4	0	0	0	1
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Tri TAC

The Tri-County Technical Advisory Committee (TRITAC) was established in 1979 through a Joint Powers Agreement between the counties of Alpine, Amador, and El Dorado. This committee is responsible for the primary planning efforts along the 50-mile stretch of CA Highways 88 and 89 between Dew Drop in Amador County to Luther's Pass in El Dorado County, and the Kirkwood Mountain Resort area. The committee also includes representatives from the El Dorado and Toiyabe National Forests and the Kirkwood Meadows Public Utility District. Kirkwood Mountain Resort is a Planned Development District with its own Specific Plan, adopted in 2003.



2021 TRITAC Projects included

- 16 Hazard Tree Removal Permits
- 2 Variance Reviews
- 0 Pre-Application meetings



Ordinances and Code Amendments

Recent Ordinance/Code Amendment History	
Short Term Rental	Introduced 2019, abandoned in favor of Public Nuisance Noise Ordinance
Beer Tasting	Introduced 2019, abandoned in favor of updating Winery and Agritourism ordinances
Agritourism	Introduced 2019, still in development
Design Guidelines for Town Centers	Began 2018, currently in development
Scenic Viewsheds	Began 2018, currently in development
Public Nuisance Noise	Introduced 2020, approved in 2020
Livestock Stocking Density	Introduced 2019, approved then repealed in 2020
Recreational Cannabis	Introduced and approved in 2019
Residential in Commercial	Introduced 2018, currently in development
Accessory Dwelling Units	Introduced and adopted in 2020
Outdoor Lighting Regulations	Began 2018, denied by Board in 2020

In progress – Adopted – Denied or abandoned

Agritourism Ordinance (Previously Beer Tasting)- 2020 brought the discussion of updating the County Regulations regarding Agritourism and other related agricultural activities. A zoning code update would expand uses in certain agricultural zones to allow property owners to capitalize on public interest in education and recreational activities often associated with Agriculture and local farming lifestyles. Discussion of the expansion of these allowed uses took place over 2020 by the Agricultural Advisory Committee and the Board of Supervisors' Land Use Committee. 2021 activities included additional research and communications with stakeholders and further exploration of these code updates are to take place in the near future.

Design Guidelines: Additionally under the General Plan, the County shall hold a public hearing to consider the adoption of Design Guidelines under certain General Plan Designations. These guidelines are intended to objectively guide development to be consistent with current character while encouraging responsible development prioritizing residents' needs. This project is currently in progress and shall continue to be developed into 2021.

Scenic Viewsheds: Pursuant to the implementation of the General Plan (2016), the County shall develop a draft ordinance and conduct research to support the preservation of scenic views within the county. This project is currently in process and shall continue to be developed into 2021.

Residential in Commercial- Public need and code consistency requires the county to reevaluate the current codes regarding mixed-use, primarily the allowance of residential uses in conjunction with commercial uses. The current code only allows conditional residential uses with commercial under the C1 zoning district however future discussions would expand this conditional use to potentially be allowed in other Commercial uses within specified General Plan Designations, primarily the TC-Town Centers. This will be incorporated in the upcoming Zoning Code Update.



Code Enforcement

Code Enforcement is a vital component of the Community Development Agency. Code violations are primarily researched and corrected by the impacted department within the Community Development Department. If the affected department is unable to establish compliance, the case is forwarded to Code Enforcement. The Code Enforcement Officer may then pursue further action to abate the violation at the property owner’s expense under County Code Section 2.06 Code Enforcement. Violations requiring abatement are heard before the Abatement Hearing Board, consisting of various County officials. They make a recommendation which is then forwarded with the case to the Board of Supervisors for decisive action.

Additionally, Code Enforcement also is the designated Abandoned Vehicle Authority (AVA), which is able to remove abandoned vehicles from private property.

Code Enforcement 2021 Activities- Summary	
Cases Opened	115
Cases Closed	28
Abandoned Vehicle Complaints	171
Abandoned Vehicles Removed	118



General Plan and Zoning Code Update



The Amador County General Plan was adopted in October 2016. The Amador County Planning Department has since focused efforts on implementation of the various measures delineated in the General Plan along with associated considerations.

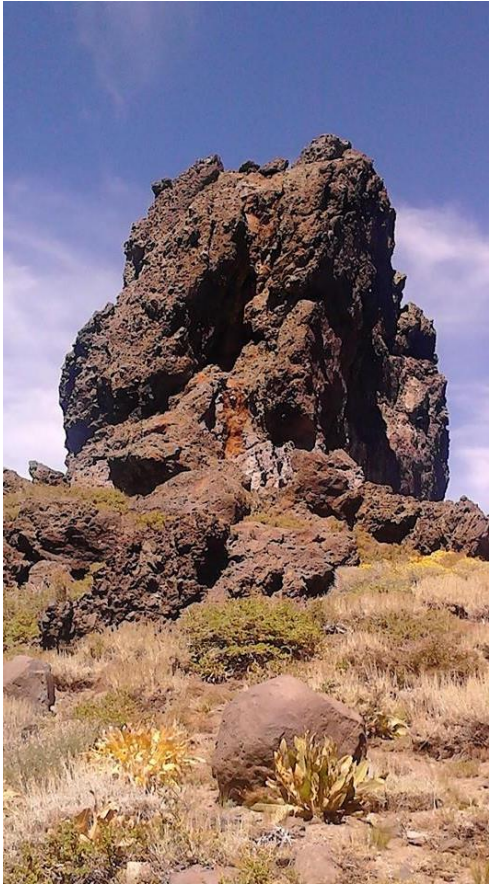
Included in the General Plan are nine primary elements under which most development and change can be analyzed. Described as a "roadmap leading to a better future," the General Plan provides a view of the future to support community, character, resources, and services. Seven of the nine elements found in this chapter are required by State Government Code 65302. In the chapters that follow, an overview of planning activities are evaluated within the context of the nine elements of the

General Plan. Included are also the mitigation measures drawn from the General Plan Implementation Plan, Mitigation Monitoring Report Program, Environmental Impact Report, and 2014-2019 Housing Element.

General Plan Elements Include:

- **Land Use**
- **Circulation and Mobility**
- **Economic Development (optional)**
- **Conservation**
- **Open Space**
- **Governance (optional)**
- **Safety**
- **Noise**
- **Housing**

Land Use



The Land Use Element of the General Plan defines the future location, type, and intensity of land uses and the relationship between them. Included are the goals, policies, and implementation programs which define the County's land use strategy through 2030. This element includes the General Plan Land Use Designations which guide maximum densities and future development.

Actions which significantly affect planning and land use include large project applications such as subdivisions, cell towers, commercialization civic projects, New Timber Preserve Zones and Williamson Act Contracts (new, non-renewed, ending) (see pg. 28).

New projects often require various precursor studies such as: use survey, housing element evaluation, CEQA Initial Study, Environmental Impact Report, etc.

This element is the most-referenced element for planning Department Activities, with the General Plan

Designation of properties determining the density limitation of the County and serving as both an indicator and guiding factor with regards to current and potential development.



Circulation and Mobility

This General Plan element "provides a brief introduction to the County's transportation infrastructure, methods, and patterns as context for circulation and mobility policy" and contains specific elements regarding:

- ◆ Roadway circulation
- ◆ Complete streets
- ◆ Public transit systems, use, and needs
- ◆ Bicycle and pedestrian transportation

Amador County has:

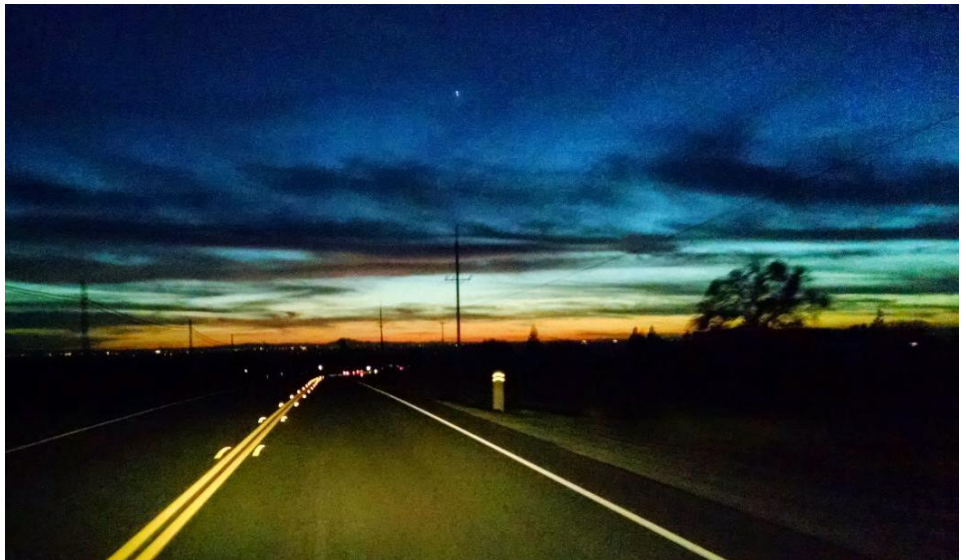
410 miles of County Roads

126 miles of State Highways

670 miles Total Roads

Roads covered by this element are categorized as arterials, major collectors, minor collectors, and local roads all of which provide a structure upon which to base further study. A road's Level of Service, or LOS has been the standard gauge of traffic congestion however as of 2020, Vehicle Miles Traveled, or VMT shall become the new standard measurement as required by state law. Roads are primarily managed by the California Department of Transportation (Caltrans) and the County, with other administrations consisting of the US Forest Service, California State Park Service, or the U.S. Bureau of Indian Affairs.

The goals of this element serve to maximize efficiency of existing roadways, guide data collection, and formulate realistic and innovative programs to guide current trends as well as changes in transportation. This element predicts an average annual growth rate of approximately 3.5%.



Transportation infrastructure plays an integral role in all other functions of local government; therefore efficiency and stewardship of road networks is instrumental in promoting both growth and stability. The Transportation and Public Works Department is responsible for the maintenance of all County Roads (pg. 9).

Economic Development

This element provides a balance between land uses and industries in addition to guiding economic development. Included within this element are:

- ◆ Promoting a positive corporate entity
- ◆ Creating employment opportunities
- ◆ Expanding and diversifying the tax base
- ◆ Support small businesses
- ◆ Attract investors
- ◆ Pursue resources to support growth

The Economic Development element is thus divided into the following sections to guide the implementation of these goals:

- ◆ Economic Conditions and Trends - describing the foundation, characteristics, and future targets for growth
- ◆ Agricultural conditions - outlining current production and locations
- ◆ Economic agencies and programs - economic development 'infrastructure'
- ◆ Economic strategies - development goals through incentives, education, and tourism
- ◆ Agricultural strategies - supporting new practices and technologies
- ◆ issues goals and policies - defining challenges and constraints as well as possible solutions

Economic Impact Analysis

As part of the General Plan Settlement the County approved the Economic Impact Analysis process as an available resource to County residents. This is an applicant-funded analysis of a development's economic impact on existing businesses.

In 2021, the County performed the first Economic Impact Analysis for a discretionary project.

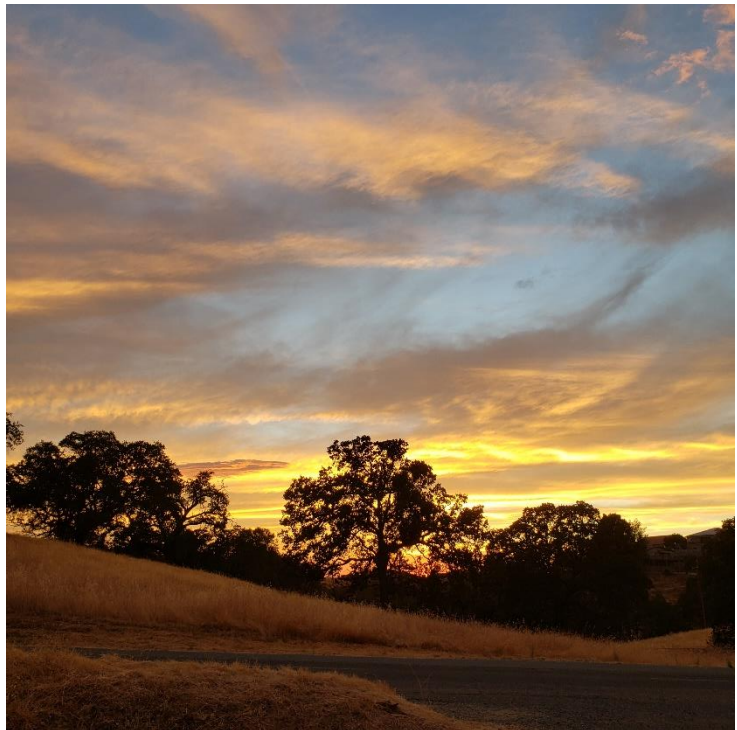


Conservation

Described in this element are the natural and cultural resources which fuel its agrarian industry and economy. As the responsible use and conservation of resources defines current and future productivity, it is imperative to develop a plan of management in order to balance efficiency and productivity with sustainability of resources.

Information provided in this element is required under the California Government Code and is intended to support the findings and background data provided in the Amador County General Plan Environmental Impact Report (EIR).

Additionally, due to the nature of resource conservation, many lands in question are also under open-space land use categories, therefore many of the unique uses associated with those designations support the conservation guidelines as describe in this element. A continuing goal of the County is to promote consistency of the ideas and practices expressed in these designations. In this section, responsibility when utilizing the unique resources of the county is a priority in order to ensure long-lasting economic and community health and viability.



Topics Covered

- ◆ Water ◆ Historical and Cultural Resources
- ◆ Air Quality and Climate Change ◆ Energy Resources
- ◆ Mineral Resources ◆ Timber Resources
- ◆ Related Plans and Programs ◆ Issues, Goals, and Policies

ENERGY ACTION PLAN(EAP)



The Amador County Energy Action Plan was introduced in 2016 following the adoption of the updated General Plan. This plan was developed in response to many of the goals of the General Plan Conservation Element. This Plan aims to provide information resources and opportunities for the community members, as well as provide a platform for collaboration between various local agencies.

The EAP Outreach Program has successfully distributed informational materials through local government offices, advertisements, and the local newspaper. This has generated homeowner and business-owner awareness of the EAP, its goals, and some of the resources it provides.

The County, primarily through the General Services Administration (GSA) has succeeded in greatly reducing GHG (greenhouse gas) emissions and energy usage. The Sierra Business Council released the 2018 Benchmarking Report documenting these changes.

The EAP was a collaborative effort by Amador County, Pacific Gas and Electric (PG&E), Sierra Business Partners, and local community representatives.

The EAP still plays a role in the furtherance of the County's Conservation Element and energy reduction goals, however the coming year will likely require reevaluation of these measures in light of new regulatory action by the State of California.

Jurisdictions participating in the Amador County EAP include:

- ◆ Amador County Unincorporated Areas
- ◆ City of Jackson
- ◆ City of Plymouth

CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT



The California Land Conservation Act (CLCA) of 1965, more colloquially known as the Williamson Act, is intended to preserve agricultural lands and agrarian industries statewide. This mechanism implements a system of contractual agricultural easements restricting the uses of properties to specific uses relating to agricultural industries to preserve and maintain agricultural lands. This State-determined, County-regulated program differs from county-to-County with many California counties choosing not to participate.

Amador County's long history of agriculture and rural lifestyles supports this program to the fullest. The AG, Exclusive Agriculture zoning district is dedicated to properties which choose to enroll under CLCA Contracts. The uses under the AG district become the land-use limitations of the contracts

within the County, offering tax reduction benefits to many residents throughout Amador.

88,308 acres currently enrolled
5 New Williamson Act Contracts
2 Amended Williamson Act Contracts
±135 new Williamson Act Acres
1 Expired Contract (176 acres unenrolled)
438 acres with non-renewal status

TIMBERLAND PRESERVE ZONES



Following the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, timberland preserve zones encourage compatible uses prioritizing resource management in the form of forest products, watersheds, wildlife and various timber resources.

28,332 acres are currently zoned TPZ through 2021

Mining Operations

Consistent with historic industries of the Mother Lode and Gold Country, mining still plays a major role in the economic activity of Amador County. Twenty-three active mines continue to harvest, refine, and process various minerals and aggregates which are then distributed within and outside the county.

2021 Activities included:

- **Monitoring the County's 23 Active Mines**
- **23 Annual Mine Inspections**
- **2 Requests for Amended Reclamation Plans**
- **2 Requests for Mine Use Permit Amendments**
- **1 Public Scoping Session for a Use Permit Amendment**



Open Space

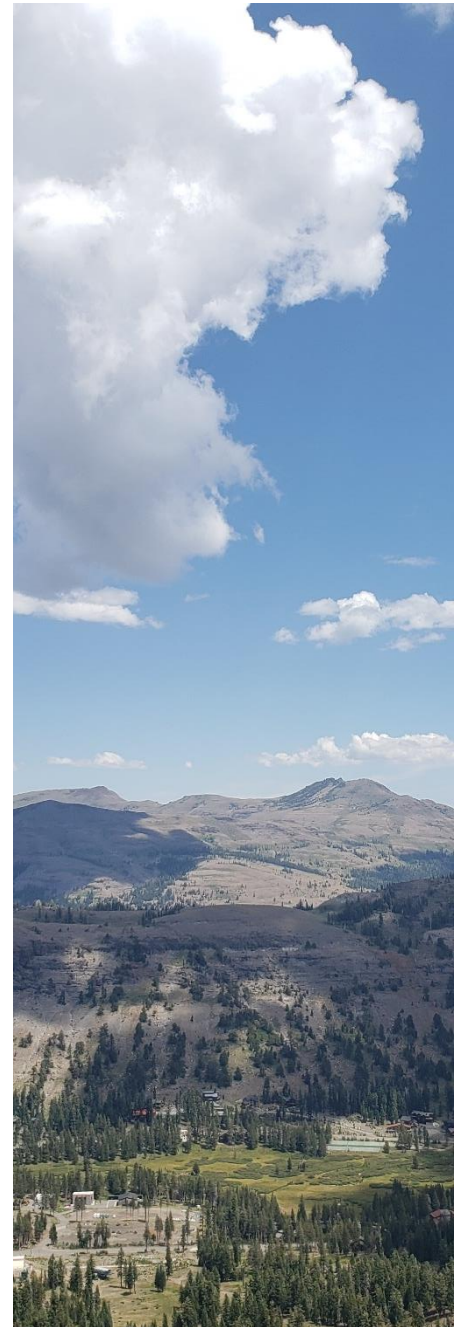
"Amador County's open space areas support recreational uses, vegetation, and wildlife habitat and help to maintain the County's scenic beauty."

This includes:

- ◆ Resource Production
- ◆ Outdoor Recreation
- ◆ Public Health and Safety
- ◆ Preservation of Natural Resources
- ◆ Recreation Areas

More than 30 Parks and Developed Recreation Areas are located in Amador County, supported by the County and the Amador County Recreation Agency (ACRA). Over 700 acres are designated as developed recreation for communities. This element of the General Plan is supported by ACRA's Recreation Master Plan which has been implemented since 2006.

Undeveloped Recreation Areas primarily located in the eastern portion of Amador allow for many passive recreation uses. Included in this designation are portions of the Mokelumne Wilderness, El Dorado National Forest, Indian Grinding Rock State Park, and lands managed by the US Bureau of Land Management (BLM).



Scenic Roadways

33 miles of California State Route 49 is classified as a California designated Scenic Roadway. This is supported by a unique zoning law governing development in the "Scenic Highway Overlay District." This district contains specific constraints in order to preserve aesthetic quality of the roadway.

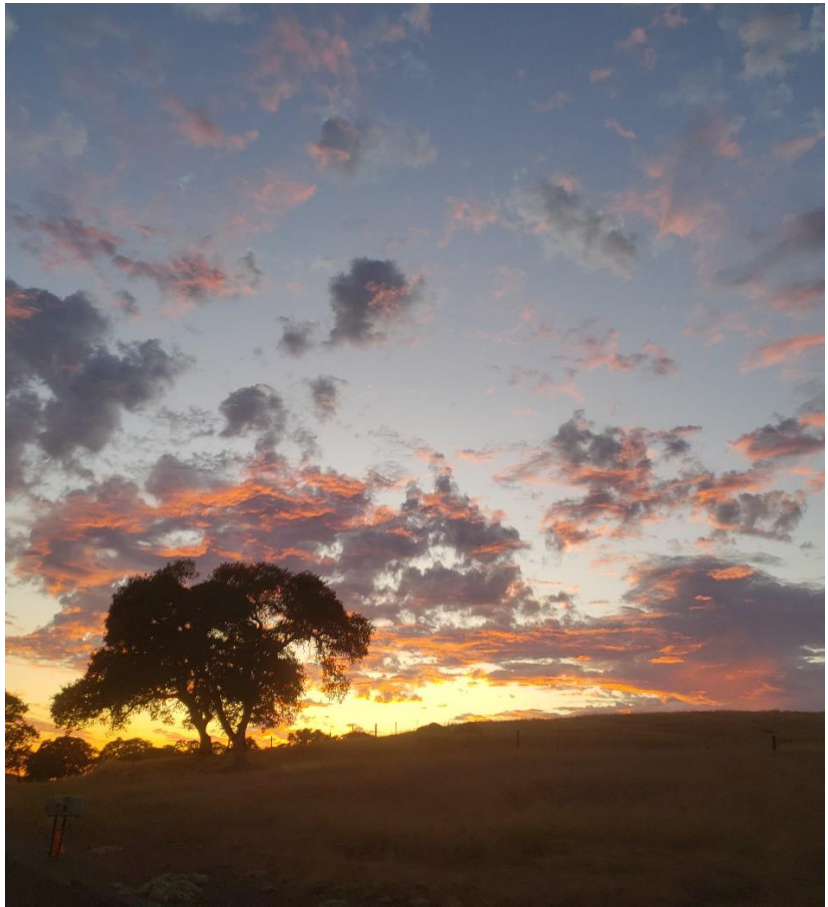
Biological Resources

Amador County aims to preserve the unique biological resources of the County as emphasized through the Conservation Element of the General Plan. This includes all realms of native flora and fauna in order to preserve ecosystem viability and variability. Continued efforts on behalf of the Planning Department and its constituents support responsible land use and accurate representation of biological data guiding new development. One such venue for this effort is through the Conservation Element of the General Plan and through measures implemented in the General Plan EIR, and Mitigation and Monitoring Plan.

In addition to native plants and wildlife, specific habitat areas as defined by the General Plan are also measured and supported through necessitated California Environmental Quality Act (CEQA) Initial Checklists, Environmental Resource Studies, and Environmental Impact Reports for major projects.

A number of endangered and threatened species exist within the Unincorporated County and preservation of these species is fundamental to retain ecological integrity of Amador County. The County works in collaboration with the

Environmental Health Department and Amador Air District in order to compile data regarding the various natural factors which play a substantial role in Community Development as a whole.





The Planning Department's role in performing environmental review of discretionary projects is one of the primary methods of regulating preservation of natural resources and acknowledgement of potential impacts of development on the unique biological resources of



sites within the County. A major part of Planning Department activities is preparing and presenting the CEQA Initial Studies for discretionary projects as required under California State Law. This requires that the County stay up-to-date regarding current statuses of biological resources on all scales.

Governance

Amador County Government assists in the implementation of the General Plan through the combined efforts of the Board of Supervisors, Planning Commission, County Counsel, County Administration, and the Community Development Agency.

Various Local, State, Federal, and Special Purpose Agencies and Districts also contribute to guidance structure and foundation of Amador County Government. All elements of the General Plan are supported by the various agencies taking responsibility of the implementation of change.

The General Plan Law, Subdivision Map Act, and California Environmental Quality Act (CEQA) are extremely influential laws which operate on the State level and shape planning throughout Amador County. In addition, the Housing Element Law, Cortese-Knox-Hertzberg Local Government Reorganization Act,



"Governance is broader than regulatory authority; it also describes how the County interacts with its citizens, as well as with State, Federal, and local agencies and organizations to carry out policies"

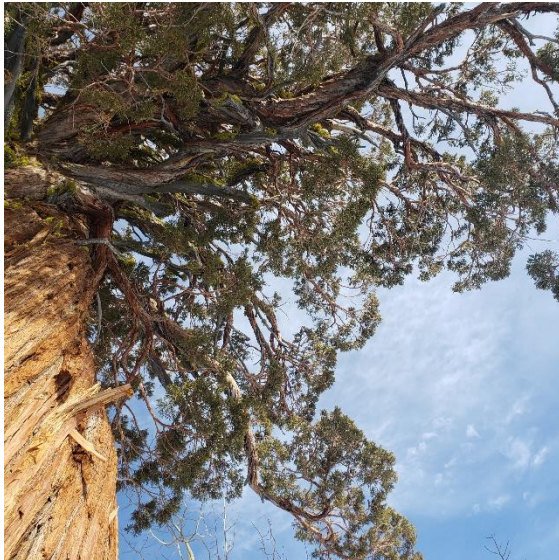
Endangered Species Act, Surface Mining and Reclamation Act (SMARA), Williamson Acts, and Timberland Preserve Zones (TPZ) also shape Planning activity.

In addition to the County's hierarchy of administration, collaboration with other agencies provides breadth and varied perspectives on addressing change and development in the County. This includes Amador Local Area Formation Commission (LAFCO), Airport Land Use Committee (ALUC), Amador County Transportation Commission (ACTC), Amador County Unified School District (ACUSD), East Bay Municipal Utility District (EBMUD), Amador Air District, Amador County Recreation Agency (ACRA), Amador Fire Protection Authority, Amador Fire Protection District (AFPD), Local Special Purpose Districts, Amador Transit, Amador Water Agency (AWA), and the several Tribes situated in the County.

Some of these entities also include the cities not under the County jurisdiction but which occasionally collaborate with the County on projects. There are five (5) incorporated cities in the County and eleven (11) recognized unincorporated communities in Amador.

The Amador County Community Development agency (see: pg. 6) operates a part of the County Administration which has jurisdiction over most of the unincorporated areas, excluding the Tribal Trust Lands, lands under the Bureau of Land Management, National Forest Areas, State Parks, and Caltrans managed spaces.

Tribal Correspondence



- ◆ Regional tribes including the Jackson Rancheria Band of Miwok Indians, Buena Vista Rancheria of Me-Wuk Indians, Lone Band of Miwok Indians, Shingle-Springs Band of Miwok Indians, Washoe Tribe of Nevada, and the United Auburn Indian Community, were included in all application referrals for review, pursuant to Public Resources Code Section 21080.3.1 to allow for a 30-day review period for California Native American Tribes to request consultation.
- ◆ In 2021, there was one request for consultation for a Planning Department-processed project.

Amador County Redistricting

Redistricting requires evaluation of the population data within the local jurisdiction to revise supervisorial districts to reflect the updated populations, following the 10-year federal census. This is vital for maintaining equitable supervisorial districts to accurately and adequately represent residents.

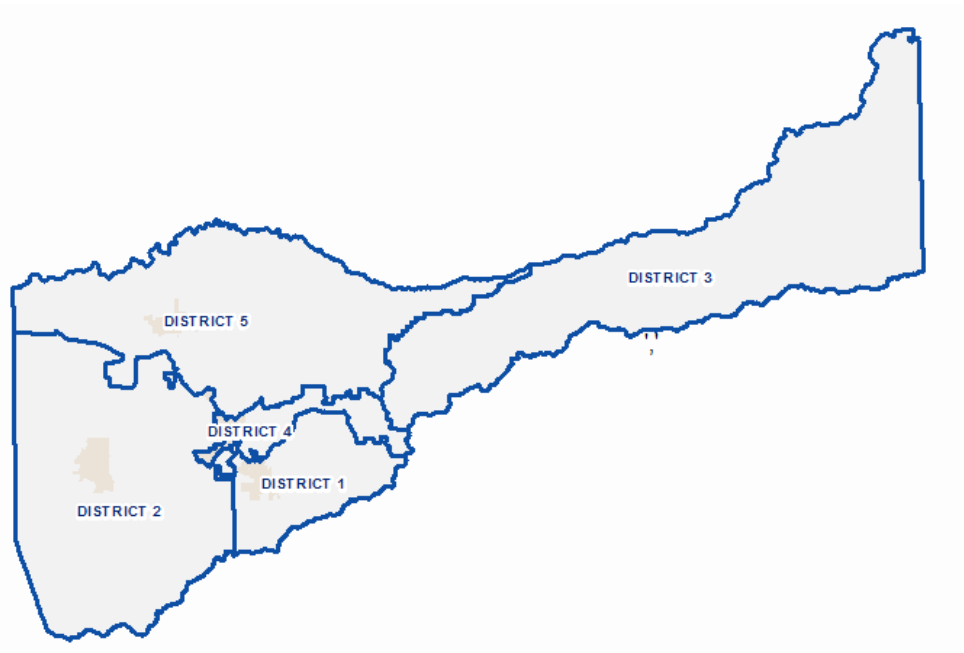
Following the release of the 2020 Census Data to the State of California, Amador County participated in the Redistricting process as established under Assembly Bill 849 (2019), also known as the Fair and Inclusive Redistricting for Municipalities and Political Subdivision (FAIR MAPS) Act. This requires cities and counties to engage communities in the redistricting process through public hearings, workshops, and outreach throughout the Redistricting process. The Planning Department worked closely with the Redistricting Advisory Committee and the Board of Supervisors assisting with the facilitation of public meetings and hearings, review of census and demographic data, and engagement with citizens and committee members to draft supervisorial maps.

These draft district maps were produced with Esri ArcGIS, which was recently included with the County's GIS update. The Planning Department collected and managed the data used in the

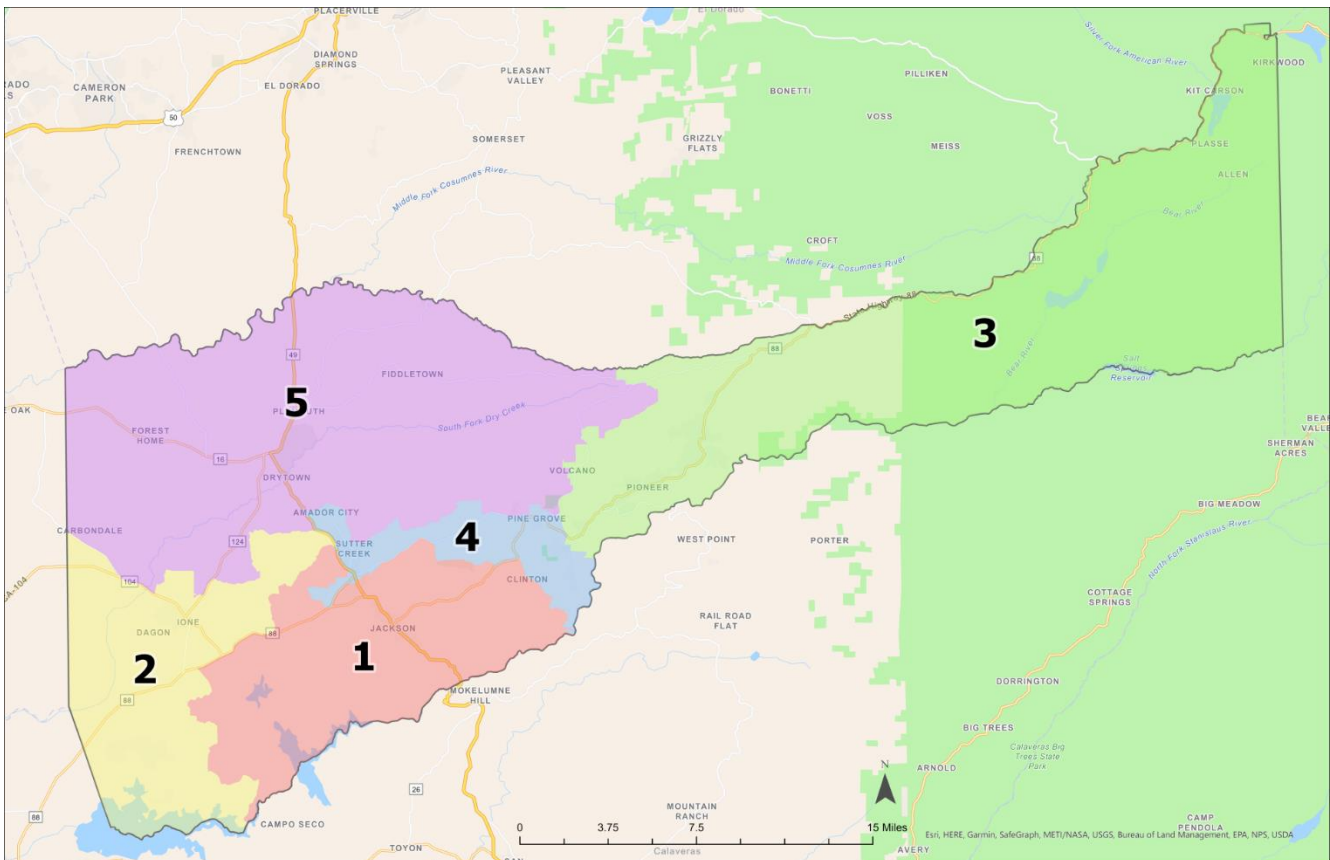
production of the draft maps, and performed reprographics for the Committee and the Board of Supervisors.

The Board of Supervisors adopted the new supervisorial map December of 2021.

2010-2020
Supervisorial
Districts



2021 Final Redistricting Map- Supervisorial Districts



Safety

This General Plan element seeks to reduce risks associated with earthquakes, fires, floods, other natural and human-caused disasters, and improve effective emergency response. Additionally, the Planning Department refers to FEMA flood insurance rate maps, County code regarding safety, and the Multi-Hazard Mitigation Plan to inform decisions regarding new development. As addressed in the Settlement item regarding information for new development related to wildland fire issues, the County has taken significant steps towards informing the general public and communities about resources and fire-safe practices in the unincorporated areas. In 2019, all County departments participated in an update to the Local Hazard Mitigation Plan (LHMP).

The Office of Emergency Services operates many of the online resources related to the Safety Element including:

- ◆ Amador County Emergency Operations Plan
- ◆ Amador County Long Term Care Facility Evacuation Plan
- ◆ Amador County Hazardous Materials Plan
- ◆ Amador County Auxiliary Communications Plan
- ◆ Amador County Road Atlas

Hazards most commonly evaluated include earthquakes and other seismic -induced conditions, slope instability and landslides, geologic hazards, flooding, avalanche, wildland and urban fires, and evacuation route failures.

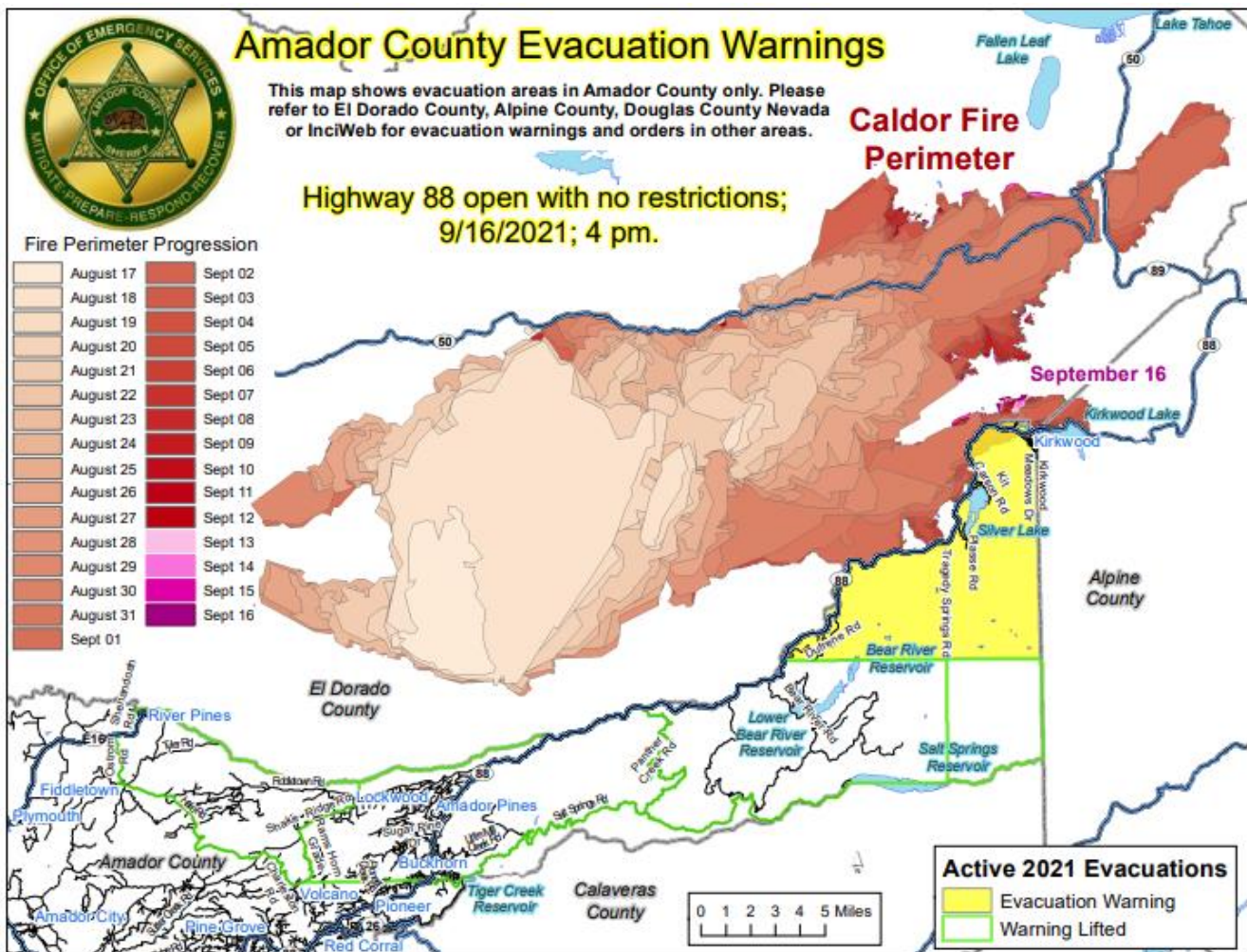
Additionally, the Safety Element addresses:

- ◆ Mining Site Safety
- ◆ Hazardous Materials
- ◆ Emergency Preparedness



2021 Wildfires

Following trends in recent years, summer and fall of 2021 were characterized by severe wildfires throughout the forested areas of California and much of the West Coast. The **Caldor Fire** burned in El Dorado, Alpine, and Amador County from August-October, destroying a significant amount of structures and burning 221,775 acres. Portions of the upcountry areas of Amador were evacuated while the wildfire was uncontained. No structures were burned in Amador once the fire was 100% contained in mid-October, and residents were available to return to their homes.



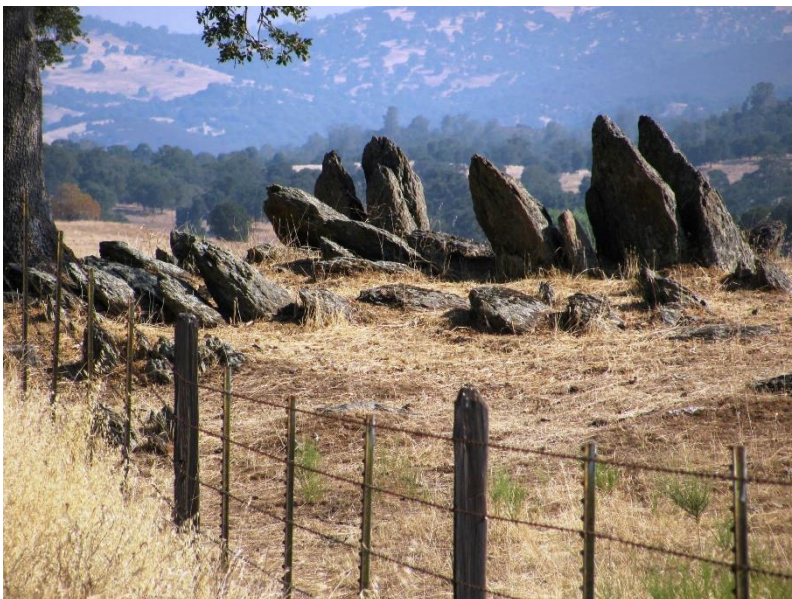
Noise

Amador County General Plan's Noise Element is intended to define and describe current noise conditions to assist in balancing goals of development in land use, transportation, building and other associated planning processes

Following the noise studies conducted through the General Plan, continued efforts to consider noise in planning decisions has continued through 2019. The County also has adopted Land Use Compatibility Standards and is in the process of implementing various measures to guide future development projects.



The Public Nuisance Noise Ordinance adopted in December 2019 as Code Section 19.50.010, introduced regulations for addressing nuisance noise with punitive measures enforceable through the Sheriff's Office.



In 2021, noise complaints were forwarded to the Sheriff for 11 different properties. Complaints regarding 4 of these properties resulted in administrative action by Code Enforcement.

Housing Plan Development Update

Amador County submits the Housing Element Annual Progress Report (APR) to the California Department of Housing and Community Development (HCD). This report tracks new housing development through monitoring of building permits of new single-family dwellings, multi-family dwellings, accessory dwelling units, and manufactured homes over the calendar year.

This information is tracked by HCD and indicates larger statewide trends, as well as assisting local jurisdictions in implementing goals and tracking progress with respect to the required Housing Element of the General Plan.

Included in this submission is information regarding the progress of current projects and tracking the progress of the Housing Element (see: Appendix B).

Housing development was fairly stable before and throughout 2021 as indicated by the similar total number of new units for each year. The distribution of new housing is comparable to the distributions in previous years, with there being significantly more moderate to above moderate new housing and RHNA goals for permitted units issued by affordability being met for the 2021 calendar year.

2021 Summary

Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total New Residences
7	7	13	17	44

The Housing element of the 2016 General Plan was adopted as a separate element in April 2015. In 2021 and into 2022 the Amador County Planning Department is coordinating communications with the Incorporated City Jurisdictions and is currently preparing the 2022 Housing Element Update, utilizing a portion of the REAP funds allocated to affirmatively furthering fair housing. The 2022 Housing Element will be finalized in 2022 in conformance with California State Law and RHNA requirements.

General Plan Implementation

The primary goals of the General Plan Implementation Plan are to apply the County's policies delineated in the General Plan and General Plan Environmental Impact Report. A number of these policies are ongoing processes, and are implemented during the review of land development projects.

The General Plan Settlement Agreement consists of several additional projects which were mandated following completion of the General Plan Environmental Impact Report. The General Plan was approved on October 4, 2016; litigation ended on April 2, 2018.

Terms of the Settlement Agreement include:

- Consideration of the adoption of standards and findings for new development related to wildland fire issues
- Adopting findings for discretionary development in the Agricultural General and Agricultural Transition Land Use Designations
- Requiring economic impact analyses for discretionary commercial developments of 5,000 square feet and larger
- Consideration of the adoption of standards and findings for new development to protect biological resources
- Consideration of the adoption of standards for new development to protect rural scenic quality
- Consideration of the adoption of design for development standards for town centers
- Consideration of the adoption of a dark skies ordinance
- Distribution information for new development related to wildland fire issues
- Establishment of a system to ensure accountability and respond to changes inconsistent with the General Plan

In addition to the information within the General Plan Implementation tracking table in Appendix C, progress related to the terms are included under pg. 18, under Planning Department-Ordinances.

Future Goals



Through the implementation of the Amador County General Plan, the County is able to guide growth and change in the unincorporated areas. The Amador County Planning Department plays an instrumental role in the integration of General Plan policies and projects in County function. Many ongoing projects continue on the path to implementation through the collaborative efforts of the Community Development Agency and its constituents.

Planning activity serves as a ministerial official of zoning and general plan designation and policy, In addition, Planning participates in review of larger development projects and performing various services to the community members. This function will continue well into the future as the Planning Department will act as primary source of information and planning support for all new development.

Growth and change in all elements of the General Plan will continue to be monitored and tracked, as well as progress on implementation and mitigation measures included in the Implementation Plan and the General Plan Environmental Impact Report. In addition, projects presented through the General Plan Stipulate Settlement shall continue to be implemented in 2022.

It is the goal of the County to serve the general public and help the County achieve its goals as designated by the General Plan. This report serves as a brief review of Planning activity from the 2019 calendar year and provides a baseline for project progression into 2021.

APPENDIX A :

GOVERNMENT CODE SECTION 65400

GOVERNMENT CODE TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 1. PLANNING AND ZONING [65000 - 66210] (Heading of Division 1 added by Stats. 1974, Ch. 1536.)

CHAPTER 3. Local Planning [65100 - 65763] (Chapter 3 repealed and added by Stats. 1965, Ch. 1880.)

ARTICLE 7. Administration of General Plan [65400 - 65404] (Article 7 added by Stats. 1965, Ch. 1880.)

65400.

(a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) The progress in meeting its share of regional housing needs determined pursuant to Section 65584 and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and

definitions adopted by the Department of Housing and Community Development.

The department may review, adopt, amend, and repeal the standards, forms, or definitions, to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. That report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

The report may include the number of units that have been substantially rehabilitated, converted from nonaffordable to affordable by acquisition, and preserved consistent with the standards set forth in paragraph (2) of subdivision (c) of Section 65583.1. The report shall document how the units meet the standards set forth in that subdivision.

(C) The number of housing development applications received in the prior year.

D) The number of units included in all development applications in the prior year.

(E) The number of units approved and disapproved in the prior year.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) The number of net new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building

permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall, for each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category. The production report shall include, for each entitlement, building permit, or certificate of occupancy, a unique site identifier which must include the assessor's parcel number, but may include street address, or other identifiers.

(I) The number of applications submitted pursuant to subdivision (a) of section 65913.4, the location and the total number of developments approved pursuant to subdivision (b) of section 65913.4, the total number of building permits issued pursuant to subdivision (b) of section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (b) of section 65913.4.

(J) The Department of Housing and Community Development shall post a report submitted pursuant to this paragraph on its Internet Web site within a reasonable time of receiving the report. (b) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

(Amended by Stats. 2017, Ch. 374, Sec. 1.5. (AB 879) Effective January 1, 2018.)

Appendix B

General Plan Implementation

PROJECT TITLE		Amador County Planning Department General Plan Implementation		Amador County		
Term	General Plan Settlement Agreement Approved 4/2/18	Responsible Entity	DATE ESTABLISHED	DUE DATE	STATUS	
A	Prepare and hold public hearing on County Code amendment to incorporate General Plan Settlement Agreement Term A (Standards and findings related to wildland fire issues for new developments of 5 or more units or lots in the high- and very-high fire hazard severity areas; Findings for development in the Agricultural-General and Agricultural-Transition General Plan land use classifications for any discretionary action that divides a parcel, increases allowable density or intensity, or requires approval of a discretionary use permit; Standards and findings to protect biological resources for discretionary use permits and new subdivisions of 10 or more lots; Economic impact analyses for new discretionary commercial developments of 5,000 square feet or more.	Planning, Assessor	4/1/18	10/1/18	Ordinance adopted 09/10/18	
B	Prepare and hold public hearing on Standards for New Development to Protect Rural Scenic Quality	Planning/BOS	4/1/18	4/1/20	In Progress	
C	Prepare and hold public hearing on Design for Development in Town Centers and Communities	Planning/BOS	4/1/18	4/1/20	In Progress	
D	Dark Skies Protection Ordinance		3/16/18	3/22/18	Ordinance 08/2020	
E	Develop Information for New Development Related to Wildland Fire Issues	Planning/BOS	4/1/18	10/1/18	Resolution adopted 09/2018	
F	Develop and Implement a Comprehensive General Plan Performance Monitoring System	Planning	4/1/18	4/1/21	Resolution adopted 09/2018	
GENERAL PLAN IMPLEMENTATION AND MMRP		Responsible Entity				
P-1	Zoning Code and Development Regulations	Transp/DPW, B, P, EH				
a	Update Zoning Code (incl. Town Centers and Mixed Use Regional Centers)		3/24/18	10/4/18		
b	update development regulations to require on-site retention/detention of stormwater		3/29/18	10/4/18		
c	adopt development regulations to reduce the potential for erosion and landslides			10/4/18		
d	revise Zoning Code to allow clustering of residential uses			10/4/18		
e	revise design and review standards to promote low impact development			10/4/18		
f	develop Town Center guidelines for Buckhorn, Pine Grove and River Pines			10/4/18		
g	develop guidelines on future land use mix in the Martell Regional Service Center			10/4/18		
P-2	Participate in Preparation of an Economic Development Plan	Planning + Lead Econ Dev. entity				
b	participate in prep of an Economic Development Plan			6/1/17	In Progress	
P-3	Provide input to water providers for coordinated response to future water demand	Transp/DPW, B, P, EH, Water Agencies				
a	provide input to utilities to plan for response to future demand, incl emergencies				Ongoing	
b	consult w/ utilities to develop supply by exp. storage, conjunctive use, conservation, recycling				Ongoing	
P-4	Flood Planning	Transp, DPW, B, P, OES				
a	county will conduct an annual review of the floodplain map				Annually	Complete
b	update flood protection policies and programs in the GP and Zoning Code as needed				Annually	
c	update locations which may accommodate floodwater				Annually	
P-5	Stormwater Management	Transp, DPW, Building, Planning, AG				
a	develop and implement a comprehensive stormwater management program				4/2/19	
b	develop best management practices to limit soil erosion and runoff				4/2/19	
P-6	Effective County Services	All depts + CAO				
a	develop standards for library/public safety/fire/emerg response/human/social services		3/24/18	4/2/19		
b	compare standards vs actual performance and report results to BOS w recommendations		4/2/19	Annually		
P-7	Effective Health Care and Community Services	HHS + Econ dev. entity				
a	support the recruitment of health care operations to the county (esp TC & Reg Centers)				Ongoing	
b	support increased education options including training/higher ed for health care workers				Ongoing	
c	support expanding access to health care and community services in rural communities				Ongoing	
P-8	Early Care and Education	Planning + Amador Child Care Council				
a	review processing and permitting for child care facilities to streamline their development				4/2/19 Annual	Complete
b	retain existing childcare and community service facilities and encourage dev of more				4/2/19 Annual	
P-9	Mineral Resource Management	Planning				
a	provide input to utilities to plan for response to future demand, incl emergencies				Ongoing	
P-10	Timber Production	Planning				
a	keep forest and timberlands in compatible land use designations and zone districts				Ongoing	
b	continue prime timber lands as TPZ areas; encourage responsible forestry and harvesting				Ongoing	
c	continue to encourage value-added timber activities to encourage economic vitality				Ongoing	
P-11	Farmland	LAFCO, cities				
a	seek to keep Farmland in ag designations				Ongoing	
b	work with LAFCO and cities to limit expansion of SOLs into farmland areas				Ongoing	
P-12	Emergency Response	OES, Sheriff, Police				
a	maintain effective emergency response; reduce hazards; update response plans				Ongoing	

General Plan Implementation

PROJECT TITLE	Amador County Planning Department General Plan Implementation	Amador County
b	assess resources needed to effectively respond to disasters; ensure proper staffing	Ongoing
c	regularly assess/address operational integrity of essential public facilities during emergencies	Ongoing
d	update equipment and training as necessary, adopting excellent training standards	Ongoing
e	maintain a list of appropriate emergency shelter locations for use in major disasters	Ongoing
P-13	Scenic Highway Corridor Ordinance	Planning, Building, TAC
a	develop and adopt an ordinance specifying state scenic highway requirements	10/2/17 Complete
P-14	Hazardous Materials Tracking	EH
a	implement the CUPA program; identify businesses handling hazmat; require legal compliance	Ongoing
b	review, revise permitting/inspection practices for businesses w/hazmat, prepare list	Ongoing
P-15	Waste Management	Waste Mgmt.
a	develop programs to maximize recycling to prolong landfill life	10/2/17
b	Establish performance criteria for commercial devs to use on-site waste mgmt/recycling	10/2/17
P-16	Lands for Special Uses	Planning
a	condition future development to ensure that lands suitable for special uses are available	Ongoing
b	potential WWTP locations will be identified/rezoned to protect from incompatible uses.	Ongoing
c	continue to encourage value-added timber activities to encourage economic vitality	Ongoing
DEVELOPMENT PROPOSAL REVIEW		Responsible Entity
D-1	Development Proposal Evaluation	Planning, Transp/DPW, EH, AFD, Water/wastewater providers
a	review proposed projects for consistency with GP goals, policies & programs	Ongoing
D-2	Fire-Safe Development	Planning, Transp/DPW, EH, AFD, local fire districts
a	review new development in all fire hazard severity zones to confirm they meet law	Ongoing
b	require new structures and improvements to be built to support effective firefighting.	Ongoing
c	developments in very high FHSZ shall include specific fire protection plans, etc	Ongoing
d	seek fire district input on dev to incorporate fire-safe planning/building	Ongoing
e	Trans. improvements shall incorporate access for firefighting, in areas w or w/o structures	3/24/18 Ongoing
f	consult with water agencies on needs for additional water, water mains, fire hydrants	3/29/18 Ongoing
g	require 100' setback for defensible space when possible for sensitive uses in high/v high FHSZ	Ongoing
D-3	Avoid Airport Hazards	Planning, ALUC
a	reduce or avoid impacts related to land use compatibility with Westover Field	Ongoing
D-4	Biological Resources	Planning, USFS, COE, NMFS, CDFW
a	avoid/reduce impacts to special status species/riparian/lone chaparral/oaks/wetlands	Ongoing
D-5	Stormwater Protection	Transp/DPW, Building
a	prior to grading or construction, project applicant(s) shall prepare a SWPPP	Ongoing
b	use BMPs throughout all site work	Ongoing
c	contractors shall retain a copy of the SPPP on site when required by law	Ongoing
D-6	Historic Preservation, Cultural Resources	Planning Building, Coroner (remains), Archives
a	reduce or avoid impacts to cultural resources through preservation in place	Ongoing
b	for historic structures, guide applicants to Sec of Interior guidelines and standards	Ongoing
c	where restoration/preservation not feasible, document resource and retain info in safe place	Ongoing
D-7	Air Emissions and Sensitive Receptors	Planning, Air District
1	projects to comply with applicable Air District (AAD) rules; obtain required AAD Permits	Ongoing
2	reference CARB or Air District guidelines; req HRA for projects with high TAC emissions	Ongoing
D-8	Soils and Geotechnical Evaluation	Building, Transp/DPW
a	require CBC geotechnical evaluation and recommendations for buildings to be occupied	Ongoing
b	provide soil shrink-swell info upon request; ensure foundation elements in expansive soils	Ongoing
c	structures/improvements to avoid/minimize hazards identified thru geotech. eval.	Ongoing
D-9	Hazardous Materials	EH, local districts, state, fed
a	maintain and update a list of hazardous sites/buildings/uses; share w applicants if possible	Ongoing
b	consult the hazardous sites list to evaluate/condition future dev	Ongoing
c	for Cortese-listed sites, applicants shall follow DTSC/RWQCB site cleanup reqs	Ongoing
D-10	Evacuation Planning and Routes	Planning, OES, Transp/DPW
a	ensure projects will not prevent emergency response plans or viability of evacuation routes	Ongoing
b	establish fire buffers along heavily traveled roads, favoring methods w least air quality impacts	Ongoing
D-11	Noise Standards	Planning
a	review and condition development proposals to reduce or avoid noise impacts	Ongoing
b	proposals that produce/affected by non-transp noise to employ noise reduction techniques	Ongoing
c	where legally permitted, require that the newest land use is responsible for mitigating noise	Ongoing
d	projects to apply day/night land use/noise standards at the property line of the source	Ongoing
e	apply the standards in Table D-11-1 to identify noise increases at property line	Ongoing

General Plan Implementation

PROJECT TITLE	Amador County Planning Department General Plan Implementation	Amador County
f	apply noise standards identified in Table N-3 to limit acceptable noise increases	Ongoing
g	(establishes acceptable impulsive noise thresholds at property lines)	Ongoing
h-m	apply specified noise standards to new dev proposals	Ongoing
PUBLIC INFORMATION OR OUTREACH		Responsible Entity
O-1	Public Meetings	All Departments
a	notice public meetings as required by law; incorporate public input into policy dev at early phase	Ongoing
O-2	Agricultural Viability	Planning, AG
a	help landowners continue farming with info on econ assistance, CLCA contracts, cons. Easements	Ongoing
O-3	Waste Diversion and Reduction	Waste Mgmt., EH
a	implement solid waste diversion/reduction/pub. ed. as required by AB 939 or Co policy	Ongoing
b	raise public awareness re proper wastewater collection, treatment, and disposal	Ongoing
O-4	Energy Efficient Businesses	Econ Dev. Corp, ATCAA, PG&E
a	help existing business become more energy efficient; consider incentives	Ongoing
O-5	Outreach to Property Owners and Developers	Planning
a	educate developers and property owners about historic/cultural resource issues	Ongoing
b	educate realtors/staff/property owners about right-to-farm ordinance and nuisance issues	Ongoing
COORDINATION WITH OTHER FEDERAL AGENCIES		Responsible Entity
C-10	Federal Notification	CAO, All departments
a	be aware of activities on the part of federal agencies with the potential to affect the County	Ongoing
C-2	Economic Coordination	
a	maintain regular communication w economic development entities to help businesses	Ongoing
C-3	Transportation Coordination	Planning, Transp/DPW
a	coordinate w. CA DOT re oversight of transp facilities and fire breaks along roadways	Ongoing
b	work w agencies to ensure transp improvement programs consistent with the Noise Element	Ongoing
C-4	Interagency Coordination	All Departments
a	maintain regular contact with other govt agencies to coord activities and avoid conflict	3/29/18 Ongoing
g	require 100' setback for defensible space when possible for sensitive uses in high/v high FHSZ	Ongoing
c	Increase cooperative efforts among fire districts, public agencies, and landowners	Ongoing
C-5	Tribal Coordination	
a	maint reg comms w recognized Tribes re proposed devs, burial plans, and dev impacts on Tribes	Ongoing
C-6	Tourism and Education	Planning, Dept. of AG
a	develop a countywide agritourism program	Ongoing
b	protect and promote the county's historic and cultural resources	Ongoing
C-7	Parks and Recreational Facilities	ACRA, MLLT, Cities, Adjacent Counties
a	consult w ACRA and other agencies to promote approp rec facilities to county residents	Ongoing
b	work with ACRA and others to identify funding and other resources	Ongoing
c	consult with the cities, School District & ACRA to promote joint use of rec facilities	Ongoing
d-e	coord w ACRA on provision of adequate trails network and sanitation facilities	Ongoing
C-8	Solid Waste Disposal	Waste Mgmt.
a	work with solid waste disposal providers to ensure continued capacity and educate public	Ongoing
C-9	Schools and School Funding	Land Use Agency, ACCUSD, Office of Education, ACCA
a	ensure that new school facilities can be planned, financed, and constructed as needed	Ongoing
C-10	Transit Agency Coordination	Transp/DPW, Planning, Amador Transit, Council of Tourism
a	provide transit opportunities that meet needs of residents and visitors	Ongoing
FUNDING PHYSICAL IMPROVEMENTS OR CAPITAL PROJECTS		Responsible Entity
F-1	Infrastructure Improvements	Planning, Transp/DPW, EH
a	consult with utilities to support dev of safe new treatment facilities or conveyance systems	Ongoing
b	maint/improve drainage/stormwater infrastructure; explore single agency/vector control	Ongoing
c	consult w new and existing businesses re needs for expanding infrastructure improvements	Ongoing
F-2	Future Water Supplies and Funding	Planning, AWA, water suppliers
a	work w local entities to seek alt resources, funding sources, retain water rights access,	Ongoing
F-3	Fire Services Funding	Planning, AFD
c	for Cortese-listed sites, applicants shall follow DTSC/RWQCB site cleanup reqs	Ongoing
F-4	Transportation Improvements	Transp/DPW, Planning
a	use traffic impact fees to fund transportation improvements required by new dev	Ongoing
b	use CIP to prioritize, fund, build required roadway improvements; coordinate w RTP & Caltrns	Ongoing

General Plan Implementation

PROJECT TITLE	Amador County Planning Department General Plan Implementation	Amador County
c	use CIP to implement circulator system on Figure CM-1, meeting design/performance specs.	Ongoing
d	for projects that require a traffic study, use fair share fee calculations	Ongoing
e	review impact fees to ensure bike/ped, goods movement, and transit are represented	Ongoing
F-5	Reclaimed Water	Planning, EH, AWA, other water/wastewater service providers
a	encourage use of reclaimed water wherever possible	Ongoing
b	proposals that produce/affected by non-transp noise to employ noise reduction techniques	Ongoing
F-6	Energy Efficiency, Renewable Energy, and Green Building	Planning, Building
a	support LEED, etc., energy efficiency and green building techs, parcel-scale gen.	Ongoing
b	expand renewable/alt energy production (permitting, reduced fees, tech asst & research)	Ongoing

seeding or soil binders are used. · Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. · Water exposed soil with adequate frequency for continued moist soil. However, do not overwater to the extent that sediment flows off the site. · Suspend excavation, grading, and/or demolition activity when wind speeds exceed 20 mph. · Plant vegetative ground cover (fast-germinating native grass seed) in disturbed areas as soon as possible. Water appropriately until vegetation is established. · Treat site accesses to a distance of 100 feet from the paved road with a 6 to 12-inch layer of wood chips, mulch, or gravel to reduce generation of road dust and road dust carryout onto public roads. · Post a publicly visible sign with the telephone number and person to contact at the construction site regarding dust complaints. This person shall respond and take corrective action within 48 hours.

Jurisdiction	Amador County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/30/2014 - 09/30/2021

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Note: "*" indicates an optional field
 Cells in grey contain auto-calculation formulas

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																							
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement							Affordability by Household Incomes - Building Permits							Building Permits Data Issued			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Category (SFA, SFS 2 to 4.5+ ADU, MH)	Tenure R=Rentor O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Data Issued
Summary Row: Start Data Entry Below							0	7	0	7	0	13	17		44	0	7	0	7	0	13	17	
001-140-020	001-140-020	1690 Long Gate Rd PLY	Williams	41460	SFD	O						1		1/20/2021	1						1		1/20/2021
015-530-031	015-530-031	16990 Dapple Ct PG	Ferdani	210121	ADU	R		1						1/25/2021	1		1						1/25/2021
015-230-076	015-230-076	16050 Meadow Lark Ln SC	Machi	41489	SFD	O							1	2/22/2021	1							1	2/22/2021
008-391-006	008-391-006	5056 Carbonate Rd IONE	Ponce	210071	ADU	R		1						2/23/2021	1		1						2/23/2021
003-470-002	003-470-002	1111 Camanche Pkwy IONE	Wiseman	210094	SFD	O							1	3/9/2021	1							1	3/9/2021
032-110-009	032-110-009	19990 Pine Dr E PIO	Beeler	200027	SFD	O							1	3/2/2021	1							1	3/2/2021
023-684-001	023-684-001	24865 Shake Ridge Rd VOL	Ahlstrom	210335	SFD	O			1					4/15/2021	1			1					4/15/2021
032-380-027	032-380-027	27684 N Chaparral Ct PIO	McGee	41521	SFD	O						1		4/23/2021	1						1		4/23/2021
026-172-008	026-172-008	33766 Dengburg Dr KW	Larsen	41511	SFD	O						1		4/30/2021	1						1		4/30/2021
032-140-009	032-140-009	27798 Holiday Ln PIO	Nahas	210033	SFD	O							1	4/27/2021	1							1	9/22/2021
014-030-036	014-030-036	14401 Emigrant Trl RP	Landgraf	42835	MH	O			1					4/2/2021	1						1		4/2/2021
001-090-004	001-090-004	21271 Latrobe Rd PLY	Estey	LD10134	SFD	O				1				5/17/2021	1								5/17/2021
003-420-075	003-420-075	4866 Curran Rd IONE	Buckmaster	210061	ADU	R							1	5/26/2021	1							1	5/26/2021
003-511-003	003-511-003	1979 Village Dr IONE	Roa	210435	SFD	O				1				5/14/2021	1								5/14/2021
003-511-004	003-511-004	1977 Village Dr IONE	Roa	210576	SFD	O							1	5/12/2021	1							1	5/12/2021
005-250-013	005-250-013	5010 Camanche Rd IONE	Hesselline	210577	SFD	O							1	5/12/2021	1							1	5/12/2021
032-300-035	032-300-035	26925 Highway 88 PIO	Richmond	210598	MH	O							1	5/14/2021	1							1	5/14/2021
026-171-002	026-171-002	34701 Dangburg Rd KW	Solgaard	210531	MH	O							1	5/7/2021	1							1	5/7/2021
044-470-037	044-470-037	15400 Ginalyn Ct Jax	Menendez	210500	SFD	O							1	6/7/2021	1							1	6/7/2021
023-651-004	023-651-004	20181 Prairie Dr VOL	Morse	210579	SFD	O							1	6/1/2021	1							1	6/1/2021
014-030-036	014-030-036	14401 Emigrant Trl PLY	Landgraf	210762	SFD	O							1	6/30/2021	1							1	6/30/2021
014-053-001	014-053-001	23080 Horseshoe Ln PLY	Raymond	210833	ADU	R		1						6/30/2021	1								6/30/2021
003-420-076	003-420-076	4288 Curran Rd IONE	Gill	210540	SFD	O				1				7/1/2021	1							1	7/1/2021
023-280-013	023-280-013	20140 Pine Dr VOL	Camera	210579	SFD	O								7/7/2021	1							1	7/7/2021
011-320-002	011-320-002	10800 Sutter Creek Ranchos Rd SC	Patterson	210863	ADU	R								7/2/2021	1								7/2/2021
033-810-017	033-810-017	16940 Golf Links Ct PIO	Massaglia	LD0139	SFD	O							1	7/20/2021	1								7/20/2021
044-120-009	044-120-009	4385 Hwy 88 JAX	Sanders	42552	SFD	O								7/7/2021	1								7/7/2021
011-050-035	011-050-035	9751 Tonzi Rd IONE	Lyons	210526	MH	O								8/10/2021	1							1	8/10/2021
015-160-065	015-160-065	14007 Cook Ranch Rd SC	Praag	210651	SFD	O								8/6/2021	1								8/6/2021
015-220-076	015-220-076	13513 Shake Ridge Rd SC	Brusatori	210779	SFD	O							1	8/12/2021	1							1	8/12/2021
036-330-004	036-330-004	18912 W Clinton Rd JAX	Jobart	210867	SFD	O				1				8/6/2021	1							1	8/6/2021
044-110-079	044-110-079	16161 Highway 88 JAX	Womack	210889	SFD	O							1	8/19/2021	1								8/19/2021
015-260-013	015-260-013	16794 Sutter Creek Rd SC	Grantham	210917	SFD	O								8/15/2021	1								8/15/2021
044-120-009	044-120-009	14385 Highway 88 JAX	Sanders	200025	SFD	O							1	9/16/2021	1							1	9/16/2021
012-070-085	012-070-085	5618 Red Valley Rd JAX	Roa	210526	SFD	O								9/21/2021	1							1	9/21/2021
003-300-006	003-300-006	2904 Grapevine Gulch IONE	Savage	211151	SFD	O								9/10/2021	1								9/10/2021
015-150-032	015-150-032	14815 Turner Rd SC	Wurm	211248	SFD	O							1	10/13/2021	1								10/13/2021
042-060-008	042-060-008	16205 Ridge Rd SC	Smart	211253	SFD	O								10/5/2021	1								10/5/2021
040-030-101	040-030-101	12916 Sutter Creek Rd SC	Frederick	211303	MH	O								10/20/2021	1								10/20/2021
008-230-046	008-230-046	14870 Redemption Ct ANAD	Ambroselli	211298	SFD	O								11/5/2021	1								11/5/2021
040-030-033	040-030-033	14133 Ridge Rd SC	Fancher	210582	SFD	O							1	11/24/2021	1							1	11/24/2021
030-680-020	030-680-020	19375 Laurel Rd SC	Bastion	211297	SFD	O							1	12/17/2021	1							1	12/17/2021
015-220-076	015-220-076	13513 Shake Ridge Rd SC	Ristrom	211475	SFD	O				1				12/10/2021	1							1	12/10/2021
015-220-076	015-220-076	13513 Shake Ridge Rd SC	Ristrom	211588	SFD	O								12/28/2021	1							1	12/28/2021

Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing without Financial Assistance or Deed Restrictions		
9	10							11	12	13	14	15	18	17
# of Units Issued Building Permits	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?+	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N+	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Deed Restriction Type (may select multiple - see instructions)
44	0	7	0	7	0	13	17		44	0	0			
1						1		1/20/2021	1		N		Sale Price	
1		1						1/25/2021	1		N		Sale Price	
1							1	2/22/2021	1		N			
1		1						2/23/2021	1		N		Sale Price	
1							1	3/9/2021	1		N			
1						1		3/2/2021	1		N			
1				1				4/15/2021	1		N		Sale Price	
1						1		4/23/2021	1		N		Sale Price	
1						1		4/30/2021	1		N		Sale Price	
1							1	9/22/2021	1		N			
1				1				4/2/2021	1		N		Sale Price	
1				1				5/17/2021	1		N		Sale Price	
1							1	5/26/2021	1		N			
1				1				5/14/2021	1		N		Sale Price	
1						1		5/12/2021	1		N		Sale Price	
1						1		5/12/2021	1		N		Sale Price	
1							1	5/14/2021	1		N			
1						1		5/7/2021	1		N		Sale Price	
1							1	6/7/2021	1		N		Sale Price	
1							1	6/1/2021	1		N			
1						1		6/30/2021	1		N		Sale Price	
1		1						6/30/2021	1		N		Sale Price	
1				1				7/1/2021	1		N		Sale Price	
1		1						7/7/2021	1		N		Sale Price	
1		1						7/2/2021	1		N		Sale Price	
1						1		7/20/2021	1		N		Sale Price	
1						1		7/7/2021	1		N		Sale Price	
1						1		8/10/2021	1		N		Sale Price	
1		1						8/6/2021	1		N		Sale Price	
1							1	8/12/2021	1		N			
1				1				8/6/2021	1		N		Sale Price	
1						1		8/19/2021	1		N		Sale Price	
1							1	8/15/2021	1		N			
1							1	9/16/2021	1		N			
1		1						9/21/2021	1		N		Sale Price	
1							1	9/10/2021	1		N			
1							1	10/13/2021	1		N			
1							1	10/5/2021	1		N			
1						1		10/20/2021	1		N		Sale Price	
1							1	11/5/2021	1		N			
1							1	11/24/2021	1		N			
1						1		12/17/2021	1		N		Sale Price	
1				1				12/10/2021	1		N		Sale Price	
1							1	12/28/2021	1		N			

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Amador County - Unincorporated		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Accessory Dwelling Unit Ordinance	Resolve Current Code to meet State Requirements regarding ADUs	Completed	Ordinance Adopted and included under County Code 19.72
Program H-1:	Support AWA's Efforts to Develop Infrastructure Capacity in Martell The County is committed to ensuring that adequate water and wastewater system capacity is available to support its fair share of the regional housing need.	The County will twice annually meet with AWA to assess the wastewater expansion efforts and support any and all efforts	County has approved loans to Amaor Water Agency for water and wastewater systems improvements.
Program H-2:	Identify Parcels with Available or Anticipated Water and Sewer Service	Completed	Complete.
Program H-3:	Pursue Funding and Prepare a Plan for Funding Infrastructure Improvements Continue to work cooperatively with AWA, ARSA, and other agencies that own or operate water and sewer infrastructure.	June 2015 and ongoing	The County has secured \$160,000.00 SB2 grant funding and \$150,000 LEAP grant funding in the 2019 cycle to prepare a plan for development of 200 acres of County-owned property with a focus on 31 acres zoned for high-density residential development, including extension of water and wastewater services. (see Program H-15) (Wicklow Project)
Program H-4:	Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing Developments and affordable housing targets for each of the undeveloped SPAs in the county.	Ongoing	No large projects have been proposed in the SPA land use designations. In response to the State's ADU laws, the County allows ADUs on all residentially-zoned parcels (subject to water/wastewater capacity). The County's 2016 General Plan update created mixed use land use designations for three Census-designated places along major arterials to encourage the development of affordable housing in close proximity to goods and services.
Program H-5:	Amend Code to Offer Incentives for Affordable Infill Housing Housing Choice Voucher Program Contact the Housing Authority of the County of Stanislaus (HACS) at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available.	2015 as part of the County General Plan Update	
Program H-6:	Publicize Opportunities and Resources to Support the County's Housing Goals Maintain the County's website and continue to provide brochures which publicize opportunities, agencies, and programs which can help to meet the County's housing goals.	Annually during General Plan reporting	Not completed. This Program is being reevaluated in light of some of the recent collaboration as part of the Mother Lode Region Accessory Dwelling Unit Housing Project, for which REAP funds shall be allocated. Included County jurisdictions include Mariposa Calaveras, Nevada, and Amador.
Program H-7:	Maintain a Code Enforcement Position Maintain a code enforcement officer position, as funding permits. The code enforcement officer should provide Planning Department staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3	2015 and ongoing	Ongoing.
Program H-8:	Encourage Farmworker Housing Consistent with the Health and Safety Code.	Ongoing	Ongoing. Code Enforcement Officer position is included in the 2021-2022 County budget. It is anticipated that this position will be maintained for the long term as the County is in the process of revising and strengthening its code enforcement functions. A new position was added in the Planning Department that assists with housing- and zoning-related compliance.
Program H-9:	Amend the Zoning Code to allow transitional and supportive housing in all zones that allow housing with same restrictions.	Completed	Completed with ADU Code Update. Currently, the county enforces the State's regluationas regarding Farmworker housing.
Program H-10:	Amend the Zoning Code to Remove Constraints; Propose amendments to the zoning code to remove regulatory constraints to the provision of affordable housing:	42156	Complete.
Program H-11:	Adopt a Reasonable Accommodation Procedure for Housing "Reasonable accommodation" refers to flexibility in standards and policies to accommodate the needs of persons with disabilities.	42156	ADA ramps are excluded when determining building setbacks. The density increase for inclusion of housing for low- and very-low income categories is applied through the General Plan.
Program H-12:	Raise Densities in the RM Designation and R-3 Zone	2015 as part of the General Plan Update	The County Building Department currently follows this practice as a matter of course and this program will be deleted.ting.
Program H-13:			The 2016 General Plan update allows increased denisties for projects that include housing for low- and very-low income categories

Program H-14:	Assisting "At-Risk: Units Redesignation and Rezoning of Sites County staff will pursue redesignation and subsequent rezoning of additional areas of APN 044100027000 as well as all of APN 044100011000 as discussed in Program H-1.1 in the County's 4th round Housing Element to the RM General Plan designation and the R3 zone district.	As needed Redesignation when General Plan is adopted and shortly thereafter for implementation zoning (anticipated late 2015 through 2016)	The County informally allows flexible compliance timelines that provide time for at-risk/substandard housing units to comply with applicable building codes. The County has secured \$160,000.00 SB2 grant funding and \$150,000 LEAP grant funding in the 2019 cycle to prepare a plan for development of 200 acres of County-owned property with a focus on 31 acres zoned for high-density residential development, including extension of water and wastewater services. (Wicklow Project) (see Program H-3). The SB2 and LEAP Grant Funding was approved in 2020-2021 and the County has secured a contract with consultants to prepare the Specific Plan and coordinate public workshops and public hearings for official adoption.
Program H-15:			
Additional Programs	Project Name	Timeframe	Description
SB2	Wicklow Way Project		2022 SB2 Funding is allocated to the Project.
LEAP	Wicklow Way Project		2022 LEAP Funds are allocated to the EIR for the Wicklow Way Project
REAP	Joint Housing Element		2022 Pursuant to 6th Cycle RHNA, the County is applying a portion of the REAP funding to the preparation and approval of a new JO
REAP	Participation in the MLR ADU Housing Pro		2022 The County shall participate in the Mother Lode Region ADU Collaboration project including Mariposa County and Calaveras. F
REAP	Amador county Zoning Code Update		2022 A significant portion of the funds obtained through REAP shall be applied to the County's Zoning Code Update, which includes
*Review of Previous Housing Element Programs, Accomplishments, and Statuses	<	<	<
Program H-1.1:	Rezone appropriate parcels to meet State law requirements for the Land Inventory. Create smaller parcels suitable for development of individual affordable projects.		The rezonings and parcel splits have not taken place. However after further evaluation of the densities and units achievable on parcel 044100027000 and on five other parcels zoned R-3, the County has sufficient appropriately zoned land to address the 4th cycle RHNA. (See more detailed discussion in Appendix C). This program will be deleted.
Rezone Land Inventory Parcels and Provide Appropriately-Sized Parcels		40695	Delete The County initiated a first meeting with Amador Water Agency (AWA) on March 15, 2011, to participate in AWA's efforts to expand wastewater capacity at Martell. This program will be modified and continued.
Program H-1.2:	In collaboration with AWA, develop a strategy for provision of wastewater treatment to the sites on the County's Land Inventory. Implement this strategy by December 2012.	December 2011 for strategy, water, and wastewater service by December 2012. Potential incremental improvements in availability Capacity prior to 2012.	The Tanner Water Treatment Plant improvements increased capacity to 6.0 GD, which is fully allocated. The Sutter Creek Wastewater Treatment Plant (WWTP) handles all wastewater collected from the Martell area and is fully allocated. Any WWTP expansions will be development driven. Modify to remove implemented portions of the program and continue.
Support AWA's Efforts to Develop Infrastructure Capacity in Martell			Maps were prepared by the AWA in 2010 displaying County parcels and all water distribution and wastewater collection systems, improvement districts, and wholesale areas. Updates will continue to be made annually or as needed to address new and anticipated service areas. This program will be modified and continued.
Program H-1.3:	Prepare and maintain a map of parcels or areas with existing and planned water and sewer service. Responsible Agencies: Environmental Health Department		
Identify Parcels with Available or Anticipated Water and Sewer Service	Working with: Amador Water Agency	February 2011 and ongoing	Modify to make AWA primary responsible agency and continue.
Program H-1.4:	Prepare a list of water and wastewater capital improvement projects. Pursue funding to complete these projects or to assist developers and agencies to complete these projects.	March 2011 and ongoing	The AWA provided a list of capital improvement projects at a meeting on March 5, 2011. No funding applications have been pursued to date. This program will be continued.
Pursue Funding and Prepare a Plan for Funding Infrastructure Improvements			
Program H-1.5:	Require residential projects of 4 or more units on land designated as SPA provide a certain percentage of total units on site as housing affordable to extremely low, very low, low and moderate income households or pay an in-lieu fee.	Ongoing	Targets for the undeveloped special planning areas have not yet been created as the General Plan update is not yet complete. No affordable units have been constructed, nor have any in-lieu fees been collected. This program will be modified and continued. Modify to reflect the status of the General Plan update and continue.
Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing			
Program H-1.6:	Review and confirm consistency between the housing element and other general plan elements and community goals in conjunction with preparation of the County's annual general plan implementation report.	Annually in January	County is currently updating the General Plan. The draft General Plan is expected to be ready for public review in July 2014. Review for consistency is ongoing throughout the update process. This program will be continued. Modify to reflect current status of General Plan update and continue. This will now be a joint Cities/County Housing Element program.
Perform Internal Consistency Review in Conjunction with Annual General Plan Implementation Report			
Program H-1.7: Pursue Funding for Affordable Units	The County will pursue appropriate State and federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low- and moderate-income households.	Ongoing	County staff and elected officials have been supportive of a grant request by Victory Village Amador for funding to assist with the continued operation of a transitional housing facility for homeless veterans. The project has been approved by the County and will provide 20 beds when built. Amador-Tuolumne Community Action Agency (ATCAA) applied for and was awarded \$1 million to build transitional housing for homeless families with children in Tuolumne County in the Amador County region. ATCAA's project (not in Amador County) is under construction and will be completed in September 2014. This project is composed of rental units affordable to very low-income households. This program will be continued. Continue. This will now be a joint Cities/County Housing Element program.

Program H-2.1: Maintain the First-Time Homebuyers Funding Program	Apply for additional first-time homebuyers funds which can be reinvested through a revolving loan program. As funding permits, continue to operate the County's existing first-time homebuyers program.	Ongoing	Amador County last received a first-time homebuyer award through HOME in 2008. Funding for the program has been provided in the past by the California Department of Housing and Community Development (HCD) HOME programs and Community Development Block Grant program. Seven households were assisted during the previous planning period. Households had to be below 80% AMI to qualify. This program will be continued.
Program H-2.2: Amend Code to Offer Incentives for Affordable Infill Housing	Provide incentives for infill projects on land zoned R-1 or R-2 when the landowner enters into an agreement with long-term affordability covenants and restrictions.	40878	Modify to remove reference to Central Sierra Planning Council and update to currently available funding sources, and continue. This will now be a joint Cities/County Housing Element program. Implementation of this program will take place following adoption of the General Plan update. The update is still in process. The draft General Plan is expected to be ready for public review in October 2014. No standards for infill development have been adopted. The County has issued 63 permits for singlefamily homes from 2009 to present. This program will be continued.
Program H-2.3: Pursue Changes in Fee Collection Timelines	Adopt provisions to grant deferral payments or installment payments for impact and other fees for qualifying affordable housing projects.	41244	The County reduced development-related fees during fiscal year 2008–2009. So far no affordable housing projects have taken advantage of the fee reduction. This program has been implemented and will be deleted. The Housing Choice Voucher program has been administered by the Housing Authority of the County of Stanislaus (HACS) since January 1, 2012. In 2012, 576 vouchers were used in Amador County, and 610 were used in 2013. For 2009–2011, the program was administered by HCD. The number of vouchers averaged 53 in 2009, 49 in 2010, and 56 in 2011. The program is advertised on the HACS website. This program will be continued. Modify to remove reference to Central Sierra Planning Council and continue.
Program H-2.4: Housing Choice Voucher Program	Obtain additional Housing Choice Vouchers and publicize availability of vouchers.	Annually during General Plan reporting	The County continues to support the Amador Food Bank and ATCAA in their homeless prevention programs. Services for the homeless were expanded in 2009 to include rapid re-housing rental assistance, housing counseling, housing search and placement, housing stabilization services including legal services and credit repair, job referrals, benefits counseling and financial literacy classes. These services are offered by the ATCAA. Funding sources have included Federal Emergency Shelter Grant, Emergency Housing and Assistance Program, Community Development Block Grant, Emergency Food and Shelter Program, Child and Adult Care Food Program, United Way Income Impact, and community donations.
Program H-2.5: Extremely Low Income Households	Offer additional supportive services to homeless residents, and reduce incidence of homelessness.	July 2011 and ongoing	Continue. This will now be a joint Cities/County Housing Element program.
Program H-3.1: Pursue Formation of a County Housing Task Force to Consolidate the County's Housing Needs and Programs under a Single Housing Plan	Contact city managers and city planners to reestablish a housing task force. Maintain the County's website and continue to provide brochures linking residents with resources. Brochure locations could include the public counter, the senior center, the Veterans Services Department, the A-TCAA Family Resources Center, Health and Human Services Department, Victim-Witness Assistance Program, Behavioral Health Department, Probation Department, and the Conservator/Public Guardian's Office.	Meet by March 2011, then ongoing	Amador County and the cities of Jackson, Lone, Plymouth, Amador City, and Sutter Creek are participating in a joint Housing Element update for the 2022 Housing Element. A housing task force will not be created. The County views the joint Housing Element update as the first step in this process. This program will be modified and continued. Modify to reflect the initiation of the joint Housing Element and continue. This will now be a joint Cities/County Housing Element program.
Program H-3.2: Publicize Opportunities and Resources to Support the County's Housing Goals		40544	The brochure was distributed to the County Library, Social Services, etc. Website upkeep is ongoing. There are links to most of the listed resources' websites on the County's website
Program H-4.1: Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building	Allow rehabilitation of housing using materials and methods as of the date of original construction unless a health or safety hazard would result.	Ongoing	The County Building Department currently follows this practice as a matter of course and this program will be deleted.
Program H-4.2: Continue to Enforce State Energy Efficiency Standards for Residential Buildings	Enforce State Energy Efficiency Standards for Residential Buildings.	Ongoing	The County Building Department currently follows this practice as a matter of course and this program will be deleted.
Program H-4.3: Maintain a Code Enforcement Position	Maintain a position of code enforcement officer.	Ongoing	County currently employs a Code Enforcement Officer and assistant. Complaints about poor/substandard housing conditions are handled by the Building Department but they receive so few that they don't keep track of the numbers. The County conducted a housing condition survey in 2008 that found 88 percent of the housing units surveyed to be in sound condition. County staff has confirmed that the condition of the housing stock remains comparable to the conditions at the time of the 2008 survey. Continue

Jurisdiction	or County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/30/2014 - 09/15/2021

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		17
Total Units		44

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	34	34	34
2 to 4	0	0	0
5+	0	0	0
ADU	5	5	5
MH	5	5	5
Total	44	44	44

Housing Applications Summary	
Total Housing Applications Submitted:	44
Number of Proposed Units in All Applications Received:	44
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Madison County - Unincorporated	
Reporting Year	2021	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	150,000.00	<i>Total award amount is auto-populated based on amounts entered in rows 15-26.</i>
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Prepare/Release RFP	\$1	1	Completed	Local General Fund	
BOS Approve Contract	\$1	2	Completed	Local General Fund	
Scoping Meeting(s)	22,500	22502	In Progress	Local General Fund	
NOP and Draft EIR	100000	122502	In Progress	Local General Fund	
PC Review of Draft EIR	2500	125002	In Progress	Local General Fund	
Final EIR Preparation and review	22500	147502	In Progress	Local General Fund	
BOS Certification of Final EIR and Project	2498	150000	In Progress	Local General Fund	*Project Funded by SB2 Award

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		17
Total Units		44

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		17
Total Units		44

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	7
Low	Deed Restricted	0
	Non-Deed Restricted	7
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		17
Total Units		44