



AMADOR COUNTY
Annual Progress Report
2022 Reporting Year

Submitted to:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

Table of Contents

Introduction	5
Document Organization	5
COMMUNITY DEVELOPMENT AGENCY	6
Building Department	6
Transportation and Public Works.....	7
Surveying Department	8
Environmental Health	9
Waste Management	9
Amador Air District	9
Planning Department.....	10
CODE ENFORCEMENT	15
LAND USE.....	17
CIRCULATION AND MOBILITY.....	22
Goals and Policies- Circulation and Mobility.....	22
ECONOMIC DEVELOPMENT	24
CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT	25
TIMBERLAND PRESERVE ZONES.....	25
Goals and Policies- Economic Development.....	25
CONSERVATION.....	30
MINING OPERATIONS.....	30
ENERGY ACTION PLAN (EAP)	31
Goals and Policies- Conservation.....	32
OPEN SPACE.....	37
Goals and Policies- Open Space	37
GOVERNANCE.....	38
TRIBAL CORRESPONDENCE	39
2022 Supervisorial District Map.....	40
Goals and Policies- Governance	40
SAFETY	42

Goals and Policies- Safety	44
NOISE	46
Goals and Policies- Safety	47
Future Goals	48
2022 Housing Element Annual Progress Report.....	81

Introduction

Pursuant to Government code Section 65400, the 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 General Plan and measure growth and development within the County.

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 is in progress of being updated, and will be finalized in 2023. 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 2022 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.

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 Department
- ◆ Environmental Health
- ◆ Waste Management
- ◆ 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 2022 calendar year.

Building Department

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.

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.

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. 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. The number of new dwellings constructed reflects residential growth trends of an area. As the General Plan is intended to reflect the

Building Department Summary (2022)

Total Building Permits: **1465**

New Dwellings **44**

Demo Permits: **15**

Deviations **9**

Grading Permits **42**

needs of its communities and residents, it is important to track and record changes, as noted in its Housing Element Annual Progress Report.

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 2022, **42 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. **9 Deviations** were approved in 2022.

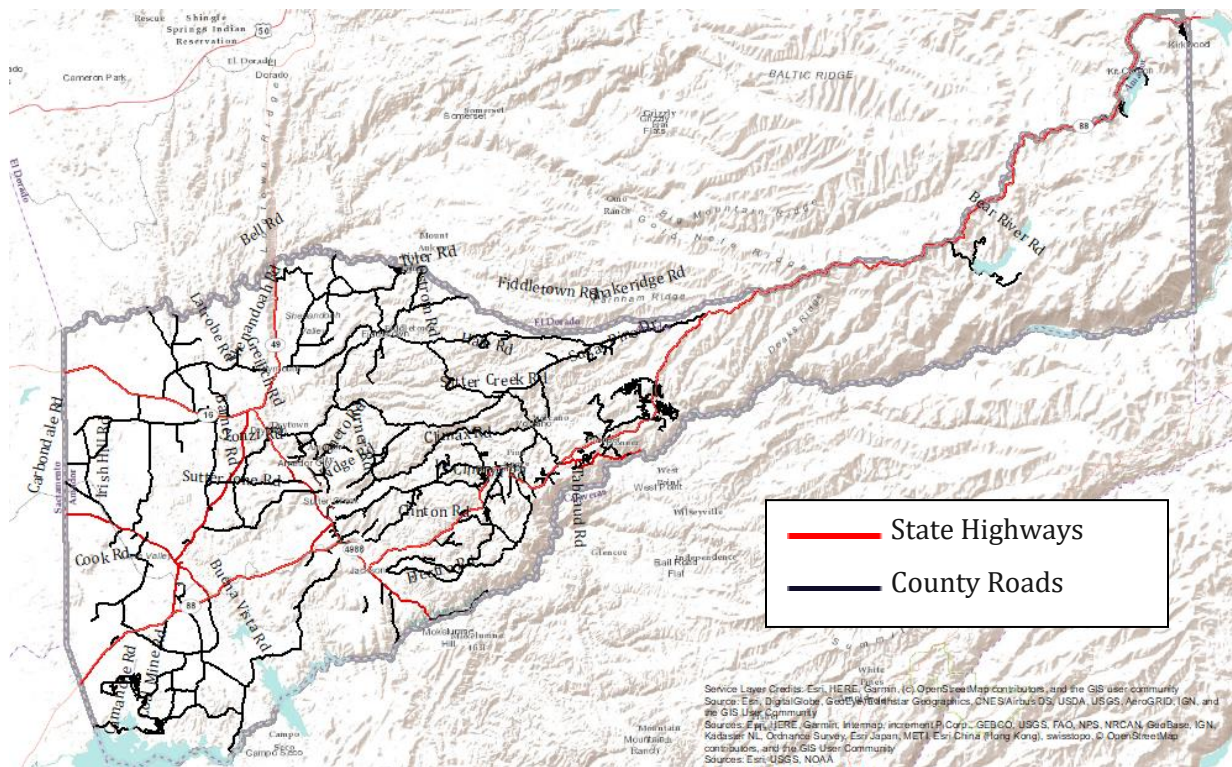
Transportation and Public Works

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.

Transportation and Public Works Department Permit Summary (2022)

	2019	2020	2021	2022
General Encroachment Permits	28	51	32	63
Utility Encroachment Permits	25	50	29	24
Service Requests	119	83	321	163
Transportation Permits	-	-	-	125

Amador County Road Map- County Maintained Roads (410.095 miles, 2022)



Surveying Department

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 and County Assessor and Recorder, tracking changes and ensuring that applications are accurately translated to recorded legal documents and the Assessor’s tax roll.

2022 Surveying Activity Summary

Boundary Line Adjustments	Line Mergers	Certificates of Compliance	Parcel Maps Recorded	Records of Survey
19	5	7	11	9

Environmental Health

Environmental Health Department Summary (2022)

- ◆ 349 Licensed Food Facilities
- ◆ 8 Licensed Body Art Facilities
- ◆ 29 Underground Petroleum Storage Tanks Permits
- ◆ 136 Waste Generator Permits
- ◆ 46 Above Ground Petroleum Storage Tank Permits

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.

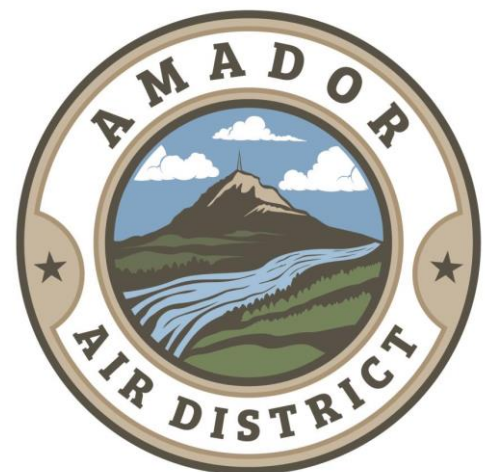
The County Environmental Health Department acts as a liaison between project applicants and many of the State and Federal Agencies responsible for implementing environmental health programs. The Amador County Environmental Health Department promotes and protects the health of the public and the environment by ensuring compliance with state and county regulations through programs which monitor food facilities, waste disposal, water well construction, public pools and spas, and other public and environmental health concerns. Much of the work that is done by the Amador County Environmental Health Department consists of investigations and inspections; conducting workshops and seminars; preparing and distributing information to the public; working with the public to solve problems; and when warranted, taking legal action.

Waste Management

The Waste Management Department manages the safe and sanitary storage, collection, transportation, and disposal of solid waste in Amador County. The Department is also responsible for the design, development, implementation, and promotion of recycling, waste reduction, and waste diversion programs. In addition to monitoring the County's waste disposal providers, this department also monitors inactive waste disposal sites, obtains grants and funding for programs to assist residents and assist with recycling and education regarding methods of waste disposal, In addition to

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, Ione, 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 2022, 698 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, and investigating, tracking and reporting of complaints received

In 2022, Amador Air District was responsible for monitoring 143 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	2022
Variances	2	1	2	3	3	3 applied for, 1 approved
Boundary Line Adjustment Reviews	11	15	15	6	12	19
Tentative Parcel Map	7	6	3 (1 approved)	4 (4 approved)	7 (5 approved)	13 New numbers assigned (3 approved in unincorporated in 2022)
Subdivision	0		0	0	0	1 applied for 0 approved
Map Extension Requests			1 (1 denied)	2 Subdivision Map	0	0

				extensions (approved)		
Zone Change	5	2	9 (4 approved)	4 (3 approved)	4 (1 approved)	6 (5 approved)
General Plan Amendment	2 submitted	0	2 submitted	0	2 submitted, 1 approved	4 submitted, 1 approved
Zoning Reviews for Alcoholic Beverage Licensing	22	21	14	15	20	29
Ministerial Use Permits	12	9	12 (12 approved)	6 (6 approved)	11 (11 approved)	13
Discretionary Use Permits	19	6	11 (7 approved)	2 (0 approved)	6 (1 approved 2021, 1 approved 2022)	10 applied, 7 approved
Zoning Interpretations	-	1	4	0	0	0
Planning Appeals	1	1	1	0	0	1
Floodplain Development Permits	0	0	0	0	0	0
Scoping Sessions	0	1	0	0	1	0

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 will utilize funds for 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 2023.

Funds from the Local Early Access Planning Grant (LEAP) and Senate Bill 2 (SB2) funds 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

Grant	Allocation
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

development. This project is still in development, with the first of several public workshops which took place in December of 2021. In 2022, there was an additional workshop, along with a scoping session prior to the release of the draft environmental document. The draft EIR is scheduled to be prepared early 2023.

Through the County's application for the 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 2023.

PUBLIC HEARINGS AND MEETINGS:

	2017	2018	2019	2020	2021	2022
Planning Commission Meetings	10	10	14	9	10	10
Technical Advisory Committee (TAC)	20	16	21	12	14	20
Tri-County Technical Advisory Committee	5	4	5	5	9	6
Agricultural Advisory Committee	4	3	3	2	2	1
Pre-application Meetings	3	3	2	0	0	1
Land Use Committee	-	2	7	5	10	7
Ag and Natural Resources Committee	-	1	1	0	2	3

Amador County Airport Land Use Commission	4	0	0	0	1	1
---	---	---	---	---	---	---

TRI TAC

The Tri-County Technical Advisory Committee 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 in 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. In 2022, the Amador County Planning Commission and Board of Supervisors approved an ordinance revision removing the required Tri-TAC approval of tree removal permits if a certified professional is able to approve the tree for removal.

2022 Tritac Projects included
3 Hazard Tree Removal Permits
1 Variance Review

ORDINANCES AND CODE AMENDMENTS

The County Code is a constantly changing document, becoming updated with the release of new legislation, community input, and changes within the developmental climate of the County. Ordinance amendments may be requested by residents or decisionmakers and often go through many periods of review, comment, and revision prior to review by the decisionmaking body. In the County, the Board of Supervisors reviews draft ordinances and may elect to adopt or reject amendments.

Recent Ordinance/Code Amendment History	
Short Term Rental	Introduced 2019, abandoned in favor of Nuisance Noise Ordinance
Beer Tasting	Introduced 2019, abandoned in favor of updating Winery and Agritourism ordinance
Agritourism	Introduced 2019, still in development
Design Guidelines for Town Centers	Began 2018, currently in development
Scenic Viewsheds	Began 2018, currently in development
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 (ADUs)	Introduced and adopted in 2020. Proposed amendment in 2022 addresses restriction of Short-term Rentals in ADUs. (Approved 2023)
Outdoor Lighting Regulations	Began 2018, denied by Board in 2020

Kirkwood Tree Ordinance	Introduced and approved in 2022
Detached Room Units (DRUs)	Introduced in 2022, currently in development
Eagle’s Nest Airport Land Use Plan (ALUC)	Introduced in 2022, currently in development
2023 Housing Element Update	Introduced in 2022, in progress

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. In 2022, the draft was prepared by staff and shall be forwarded to decisionmakers in 2023 for review.

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 2023.

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 2023.

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.

Kirkwood Tree Ordinance –This amendment to the Kirkwood Specific Plan Tree Ordinance was adopted with the intent to clarify that dead, dying, diseased, and hazardous trees and vegetation removal required for defensible space clearing per Public Resources Code 4291 do not need a permit from the Tri-County Technical Advisory Committee provided that the tree/vegetation removal is certified by a qualified forest professional. This amendment applied to all 732 acres included under the Kirkwood Specific Plan and was intended as an administrative streamlining effort to allow more efficient removal of hazardous trees for fire prevention and vegetation management. This amendment was recommended for approval in 2022 and approved early 2023.

Detached Room Units (DRUs) - The Board of Supervisors discussed a proposal to allow “Detached Room Units” to be permitted in a manner similar to traditional Bed & Breakfast Inns. The proposal was generally accepted as a positive alternative for overnight lodging in certain circumstances, and the proposal

was returned to the Land Use Committee for specifics related to parcel size, building setbacks, and a limited scope of locations. Through 2022, this ordinance was drafted and is to be reviewed by the Board of Supervisors in 2023.

Eagle’s Nest Airport Land Use Plan (ALUC)- This Ordinance amendment proposes to County Code Chapter 19.77 to establish overlay zones to limit development densities and building heights, and prevent incompatible land uses within three miles of Eagle's Next Airport. This land use overlay is intended to establish zones within the vicinity of Eagles Nest Airport and the ordinance was drafted and is to be reviewed by the Board of Supervisors in 2023.

2023 Housing Element Update –The County of Amador and the cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek are in the process of preparing a joint Housing Element update for the 6th Cycle. 2022 activities included the preparation of the administrative draft and coordination of meetings between the City and County jurisdictions. The final draft is scheduled to be approved in 2023.

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

Code Enforcement 2022 Activities-Summary	
Cases Opened	42
Cases Closed	33
Abandoned Vehicle Complaints	151
Abandoned Vehicles Removed	61

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, which is able to remove abandoned vehicles from private property. Code Enforcement

The County Code Enforcement Officer also assists County Residents by organizing and coordinating events and services to help reduce potential code enforcement issues within the County. In 2022, our Code Enforcement Officer helped organize two Community Clean Ups. The District Supervisors may elect to utilize a portion of their discretionary funds to back these events, which assist residents with disposing of various waste materials which accumulate on their properties.

Pioneer Community Cleanup April 30th, 2022

River Pines Community Cleanup July 30th, 2022

Collection Event Totals	
# of Box Hauls <i>(all material types)</i>	15
Trash Tonnage Disposed	28.72
Green Waste Tonnage Recycled	11.16
# of Tires Recycled	112
# of Electronic Waste Items Recycled	119

Collection Event Totals	
# of Box Hauls <i>(all material types)</i>	9
Trash Tonnage Disposed	10.22
Green Waste Tonnage Recycled	5.84
# of Tires Recycled (34)	0.39
# of Electronic Waste Items Recycled (?)	0.41

Transfer Station Voucher Totals	
<i>Accepted Tuesday, April 26th - Tuesday, May 3rd</i>	
1 Can of Trash	3
2 Cans of Trash	1
4 Cans of Trash	1
1.25 Yards of Trash	3
2.25 Yards of Trash	1
2.5 Yards of Trash	1
Trash Loose Yardage <i>(trailer loads)</i>	147
Appliances	17
Electronic Waste Items	2
# of Tires Recycled	28
Treated Wood Waste Yards	6
Green Waste Yards	65
Estimated Voucher Tonnage	38.17

Transfer Station Voucher Totals	
<i>Accepted Tuesday, Jul 26th - Tuesday, Aug 2nd</i>	
2 Cans of Trash	1
1.25 Yards of Trash	1
1.50 Yards of Trash	1
Trash Loose Yardage <i>(trailer loads)</i>	36
Appliances	10
Mattresses	2
# of Tires Recycled	7
Treated Wood Waste Yards	2
Green Waste Yards	6
Estimated Voucher Tonnage	7.94

TOTAL EVENT TONNAGE	78.05
----------------------------	--------------

TOTAL EVENT TONNAGE	24.8
----------------------------	-------------

GOT METAL - 4 tons of metal collected

General Plan and Zoning Code Update

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

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:	
<ul style="list-style-type: none"> • Land Use • Circulation and Mobility • Economic Development (optional) • Conservation • Open space 	<ul style="list-style-type: none"> • 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.

New projects often require various precursor studies such as: Cultural Resources Study, Oak Woodland Study, Economic Impact Analysis, 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.

Goals and Policies- Land Use

Diverse Land Uses		Planning Notes 2022
Goal LU-1	Attain a diverse and integrated mix of residential, commercial, agricultural, industrial, recreational, public, and open space land uses.	Most new projects are small-scale commercial or agricultural uses. The primary goal of most commercial development is generally centered around agritourism/wine industr, or commercial services to support existing
Policy LU-1.1	Protect existing land uses and public facilities from encroachment by incompatible land uses.	
Policy LU-1.2	Designate residential areas of varying densities to create the opportunity to provide affordable housing for all income levels. Consider affordable and senior housing needs in the siting and design of residential projects.	

		residential/town centers.
Policy LU-1.3	Encourage development patterns which support water quality objectives; protect agricultural land and natural resources; promote community identities; minimize environmental impacts; enable viable transit, bicycle and pedestrian transportation; reduce greenhouse gas emissions; and promote public health and wellness.	Due to the slow rate of development, most projects are small-scale and do not impact these generalized policies significantly. Individual property rights are often discussed, usually balancing the rights of one property owners' with that of their immediate neighbors.
Policy LU-1.4	Ensure that county land use decisions do not reduce military readiness.	
Policy LU-1.5	Encourage the continued viability of agricultural production in the County's agricultural areas.	
Policy LU-1.6	Balance the community's interests in protecting agriculture, historic, cultural, and natural resources, and species with the property rights of individual landowners.	
Goal LU-2	Enhance and maintain separate and distinct community areas within the county.	Several project applications in the past year consisted of additional uses to existing commercial properties (food trucks). Eagle's Nest ordinance amendment and the Detached Room Units (DRUs) were both developed with specific communities in mind.
Policy LU-2.1	Direct development to areas with existing urban services and infrastructure, or to areas where extending of urban services is feasible given distance from developed areas and topography, capacity, or land capability	
Policy LU-2.2	Target future commercial, industrial, and residential growth to Town Center and Regional Service Center locations, including the communities of Martell, Pine Grove, Buckhorn, and River Pines.	
Policy LU-2.3	Promote higher density or intensity development in infill areas, or areas adjacent to existing communities or activity centers	
Public Facilities		
Goal LU-3	Ensure the provision of effective law enforcement, fire, emergency medical services, and animal control throughout the county.	Local emergency service providers are consulted for all discretionary projects. The Hoover Hideout Use Permit/Zone Change project has required special consideration relative to fire-safe mitigations in upcountry areas.
Policy LU-3.1	Ensure that effective public safety facilities, staffing, and equipment are provided to maintain service levels as the county's population and development change.	
Policy LU-3.2	Coordinate with fire districts to maintain and improve fire service levels in the county.	
Policy LU-3.3	Increase community awareness regarding public safety, fire, and emergency response issues.	

Goal LU-4	Ensure adequate wastewater treatment, storage, and disposal capacity exists to serve the county's current and future demand.	Projects incorporated standard conditions subject to Environmental Health Approvals. It may be helpful to look into tracking activities related to CSDs in the future.
Policy LU-4.1	Work with the cities and water and wastewater providers to ensure that existing and potential locations for wastewater treatment are protected from nearby incompatible uses.	
Policy LU-4.2	Consider infrastructure availability and expansion in the evaluation of individual projects.	
Policy LU-4.3	Support efforts by water purveyors to educate the public on how to reduce water use, and utilize reclaimed water.	
Policy LU-4.4	Encourage countywide regional coordination and organizational structures to fully implement maximum recycled water reuse opportunities throughout the county.	
Policy LU-4.5	Encourage and promote water conservation and reuse to reduce new effluent disposal needs.	
Goal LU-5	Maintain efficient solid waste service.	Aces Waste Use Permit Amendment (2022) increased service at the Pine Grove Location, subject to approvals with CalRecycle and EH.
Policy LU-5.1	Increase public awareness of waste disposal options, recycling, composting, and other waste reduction options.	
Policy LU-5.2	Ensure the continued availability of waste disposal sites for solid waste.	
Policy LU-5.3	Continue to make solid waste transfer stations available and accessible.	
Goal LU-6	Ensure that adequate water supply, wastewater disposal, and public services are available prior to development.	Wicklow Way project is exploring wastewater treatment expansion.
Policy LU-6.1	Ensure that new development is able to meet water supply, wastewater disposal, and public service standards.	
Community Services		
Goal LU-7	Ensure the provision of accessible health care services.	
Policy LU-7.1	Support efforts to provide health care services in rural communities and activity centers located throughout the county as the population expands.	
Policy LU-7.2	Support and promote transportation options which permit seniors and residents with reduced mobility to receive adequate health care.	

Policy LU-7.	Support education options, including community college programs, which provide training for health care workers.	
Goal LU-8	Maintain high quality child care facilities, schools and libraries.	The County Library is currently undergoing improvements. They have been susceptible to flooding in the past.
Policy LU-8.1	Work with the Amador County Unified School District (ACUSD) to maintain local schools as community gathering and recreation locations. Work toward joint use of school facilities for recreation and lifelong learning wherever feasible and desirable.	
Policy LU-8.2	Encourage and facilitate the development of early care and education services throughout the county to meet the current and future needs of young children and families.	
Policy LU-8.3	Work with ACUSD to ensure that new school facilities can be planned, financed, and constructed as necessary to serve current population and future development.	
Policy LU-8.4	Provide for County library facilities and services consistent with community needs.	
Policy LU-8.5	Ensure that new residential developments include on-site pedestrian facilities to provide safe routes to schools.	
Goal LU-9	Ensure that land is available for future cemetery use.	
Policy LU-9.1	Identify and designate areas suitable for future cemeteries.	
Town Centers		
Goal LU-10	Guide future residential and local commercial uses into established cities, unincorporated Regional Service and Town Centers, and existing community areas (e.g. Pioneer, Volcano, Camanche, Fiddletown, Red Corral).	Planning is currently working on ordinance amendments guiding development in Town Centers. This shall be continued to be explored through 2023.
Policy LU-10.1	Clearly establish individual guidelines and boundaries to govern future land uses within the Town Centers. These guidelines should include a diverse mix of commercial, residential, public facility, and other uses. Community participation should provide direction for these guidelines.	
Policy LU-10.2	Develop form-based code specifications for the individual Town Centers. These specifications will be used to guide future development decisions in the Town Centers. Community participation should provide direction for these code specifications.	

Policy LU-10.3	Support Town Centers as desired sites for small, locally owned businesses.	
Regional Service Center		
Goal LU-11	Focus services that cater to a regional market in Martell.	Several small scale use permits expanded commercial operations in Martell. The adoption of the updated ALUC plan for Westover Field is also under review.
Policy LU-11.1	Develop guidelines to govern future land uses within the boundaries of the Martell RSC. These guidelines will include the desired mix of industrial, commercial, residential, public facility, and other uses.	
Policy LU-11.2	Develop form-based code specifications for Martell. These specifications will be used to guide development decisions to support a mix of uses and alternative modes of transportation, especially bicycle and pedestrian transportation. Promote green building standards and low impact development (LID) practices, consistent with State and federal law.	
Fire Protection, Emergency Services, and Public Service		
Goal LU-12	Reduce fire risks to existing and future structures.	
Policy LU-12.1	Ensure that appropriate levels of emergency services, including fire protection, can be demonstrated for new development.	
Policy LU-12.2	Ensure that new roadways meet County standards for firefighting access. These standards include minimum width, surface, grade, radius, turnaround, turnout, and bridge standards, as well as limitations on one-way roads, dead-end roads, driveways, and gate entrances.	
Policy LU-12.3	Continue to ensure that the County’s development code addresses evacuation and emergency vehicle access, water supplies and fire flow, fuel modification for defensible space, and home addressing and signing.	
Policy LU-12.	Ensure that new development or redevelopment in the Wildland-Urban Interface meets building and development standards to ensure adequate defensible space.	
Airport Compatibility		
Goal LU-13	Maintain compatible land uses in the vicinity of Westover Field.	ALUC may be updated (the draft ALUC plan reviewed/ revised and adopted) in the future
Policy LU-13.1	Ensure that future development proposals within the Airport Land Use Plan area are consistent with the requirements of the ALUP.	

Policy LU-13.2	Protect the viability of Westover Field. Future land uses should not restrict activities permitted at the airport.	following discussion in 2022-23
----------------	--	---------------------------------

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
- ◆ 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).

Goals and Policies- Circulation and Mobility

Roadway Circulation		Planning Notes 2022
Goal CM-1	Maintain adequate regional and local transportation facilities.	Pine Grove Improvement Plan has been approved and coordinates development along Highway 88 through Pine Grove (road widening, sidewalks, etc.) with Caltrans
Policy CM-1.1	Work with Caltrans and regional and local transportation agencies to address regional issues and opportunities related to growth, transportation financing and infrastructure, and other planning issues	
Policy CM-1.2	Work with Caltrans and regional and local transportation agencies to address regional issues and opportunities related to growth, transportation financing and infrastructure, and other planning issues	
Policy CM-1.3	Plan for future maintenance and expansion of roadway, trail, and other circulation infrastructure on an annual	

	basis, factoring for changes in funding and project priority or feasibility	
Policy CM-1.4	Encourage greater connectivity on local roads and improve the connections between unincorporated communities. Ensure multiple routes are available between communities wherever possible.	
Policy CM-1.5	Regional traffic should be directed around the historic centers of established communities where feasible.	
Goal CM-2	Maintain a safe, efficient, and comprehensive traffic circulation system.	
Policy CM-2.1	:Plan, build, and maintain a multi-modal and hierarchical transportation system.	
Policy CM-2.2	Identify key roads and intersections with historical or projected traffic congestion and/or safety problems and apply creative management measures to improve circulation.	
Policy CM-2.3	Work with Caltrans, Amador County Transportation Commission (ACTC), cities and surrounding jurisdictions to improve regional roadways.	
Policy CM-2.4	Maintain a Traffic Impact Fee program whereby to new transportation needs (including bicycle and pedestrian needs) generated by new development are paid for by the development on a fair-share basis. Increased roadway capacity should be funded through developer fees to the extent legally possible	
Alternative Transportation		
Goal CM-3	Provide transportation alternatives to the automobile.	
Policy CM-3.1	Identify priorities for the expansion of bicycle and pedestrian transportation that respect the rights of private property owners.	
Policy CM-3.2	The County will seek funding for, and include pedestrian and bicycle facilities in Capital Improvements Planning, as feasible. Promote bicycle/NEV routes and pedestrian walkways. These improvements routes should connect residents to communities, activity centers, and adjacent developments, and offer an alternative to automobile transportation.	
Policy CM-3.3	Coordinate with public agencies to connect trail facilities.	
Policy CM-3.4	Consider transportation needs in the context of new development proposals. Promote land use patterns which place residents near activity centers and	

	essential services to reduce the need for frequent automobile travel.	
Policy CM-3.5	: Coordinate with Amador Transit and other agencies to improve the availability of public transit connecting residents to services.	
Policy CM-3.6	Coordinate with Amador Transit to continue to provide public transportation from Amador County to regional job and activity centers located outside the county.	
Policy CM-3.7	The County will work cooperatively with Caltrans and local jurisdictions to identify priority alternative transportation improvements for bicycles, pedestrians, and transit users for state routes that intersect cities and towns and serve as mains streets for these communities.	
Scenic Highways		
Goal CM-4	Maintain and enhance the visual quality and scenic views along designated scenic corridors.	2022-23 incorporated mapping of scenic viewsheds along County Arterials and roadways as required in the General Plan Settlement (2016).
Policy CM-4.1	Maintain visual quality and scenic views along designated scenic corridors through project review and adoption of a scenic highway ordinance.	

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 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. There were no Economic Impact Analyses performed in 2022.

- ◆ 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.

CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT

The California Land Conservation Act 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.

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.

CLCA-Related Activities, Summary

98,348 acres currently enrolled
1 New Williamson Act Contracts
0 Amended Williamson Act Contracts
±40 new Williamson Act Acres
0 Expired Contract (0 acres unenrolled)
7 Contracts (438 ac) with non-renewal status

28,332 acres are currently zoned TPZ through 2022

Goals and Policies- Economic Development

Economic Development		Planning Notes 2022
Goal E-1	Develop and maintain a favorable business environment in the county.	
Policy E-1.1	Encourage an efficient and consistent regulatory environment, including a predictable development process.	
Policy E-1.2	Support and collaborate with local economic development organizations to bring new businesses and industry to the county, and to help local businesses develop and expand.	
Policy E-1.3	Refer businesses seeking economic development grants, loans, and other funds from state, federal, and private sources to local agencies and organizations that offer technical assistance.	
Policy E-1.4	Encourage the retention and expansion of existing businesses within the county.	

Policy E-1.5	Support improvement of infrastructure serving commercial and industrial development and agricultural business,	
Policy E-1.6	Promote the availability of early care and education facilities at locations which permit the parents of small children to work.	
Goal E-2	Improve the availability of communications services to businesses and residents	
Policy E-2.1	Coordinate with utilities and private service providers to encourage the provision of high-speed communications infrastructure and service throughout the county to encourage business development and expansion, and support home-based work	
Goal E-3	Develop educational and training options for county residents.	
Policy E-3.1	Encourage the establishment of higher education facilities in the county, including a community college and technical education or trade school facilities.	
Policy E-3.2	Work with existing and new businesses located in the county to coordinate training opportunities with existing and planned job requirements.	
Goal E-4	Improve the jobs-housing balance and maintain the fiscal health of the county.	
Policy E-4.1	Promote development of light industrial, manufacturing, and other commercial businesses to diversify the county’s economic base.	
Policy E-4.2	Promote a balance of commercial and industrial development to residential development which maintains the fiscal health of the county.	
Policy E-4.3	Improve the continued health of Amador County’s small businesses	
Policy E-4.4	Focus job development activities on higher wage jobs for the local population and jobs which produce goods or services for export from the region in order to maximize potential benefits.	
Policy E-4.5	Support the expansion of industrial activities in Amador County in accordance with the industrial development priorities identified in this Element.	
Goal E-5	Promote cultural and economic development of rural communities throughout the county.	
Policy E-5.1	Support existing and new programs and facilities which contribute to the cohesion and prosperity of	

	our rural communities, including local schools and shops	
Policy E-5.2	Work to expand the availability of community services and opportunities in the county’s rural communities	
Goal E-6	Retain existing and attract new businesses expand our economic base.	Winery Ordinance revisions addresses agritourism in the Shenandoah Valley and other winemaking communities in the County.
Policy E-6.1	Work with community members, business leaders, and local organizations to develop and implement a strategic plan for economic development in Amador County that encourages and attracts private sector investment.	
Policy E-6.2	Target key industries which are important to the future of the county for economic development	
Policy E-6.3	Use Amador County’s quality of life as an economic development and business attraction tool.	
Policy E-6.4	Establish benchmarks to measure the success of local economic development activities	
Tourism		
Goal E-7	Promote and expand tourism opportunities in Amador County.	See above.
Policy E-7.1	Partner with local and regional agencies to promote Amador County locally, nationally, and internationally as a tourist destination.	
Policy E-7.2	Identify key resources which are current or potential tourist draws, and work to maintain and enhance these resources. Encourage and promote nature tourism and outdoor recreational tourism. Identify key sites, locations, and activities which draw tourists, and develop a strategy to promote and market these resources.	
Policy E-7.3	Encourage agri-tourism which provides an additional source of income to farmers and ranchers	
Policy E-7.4	Promote development of support businesses and tourismrelated services in cities and rural communities near tourist sites, including retail uses such as lodging and restaurants.	
Policy E-7.5	Encourage and promote the County’s mining and gold rush history as a tourism resource.	
Policy E-7.6	Promote collaboration between the county, cities, and nongovernmental organizations to share resources and plan effectively for tourism.	
Economically Viable Agriculture		

Goal E-8	Preserve the land base necessary to sustain agricultural production and maintain long term economic viability of agricultural land uses.	Overall more land is entered into Agricultural Conservation easements than is removed.
Policy E-8.1	Ensure future land uses are appropriately located and scaled to fit in with the county’s rural and agricultural context.	
Policy E-8.2	On lands under Williamson Act contracts, provide for and support value-added agricultural activities designed to provide an additional source of farming income while maintaining the land for viable agricultural production, in accordance with state law.	
Policy E-8.3	Provide for and support value-added agricultural activities designed to provide an additional source of farming income while maintaining the land for viable agricultural production.	
Policy E-8.4	Promote development of support businesses associated with agri-tourism.	
Goal E-9	Maintain important farmlands for agricultural uses and agri-tourism.	
Policy E-9.1	Maintain the right of individuals in Amador County to farm, including enforcement of the County’s “Right to Farm” ordinance.	
Policy E-9.2	Encourage use of Williamson Act contracts to maintain farm and ranch lands in agricultural use.	
Policy E-9.3	Educate landowners about alternative methods of farmland preservation, including identification of funding for conservation easements	
Policy E-9.4	Direct future development toward “infill” areas (areas of existing urban development), areas contiguous to cities, and areas with infrastructure and services in order to maintain the viability of existing agricultural land.	
Policy E-9.5	Review future development for compatibility with existing adjacent and nearby agricultural uses.	
Policy E-9.6	Direct future development away from farmlands of local or statewide importance.	
Policy E-9.7	Encourage provision of farm family and farm worker housing in a manner that conserves important farmlands	
Policy E-9.8	Encourage the use of site planning techniques such as properly maintained buffers, building envelopes and setbacks on lands adjacent to agricultural uses in	

	order to protect agriculture from encroachment by incompatible land uses.	
Goal E-10	Encourage alternative means of providing water to agricultural users.	
Policy E-10.1	Promote use of reclaimed water in compatible farming and ranching settings.	
Policy E-10.2	Support the continued availability of water supplies to agricultural users. Agricultural water users should be encouraged to utilize surface water supplies.	
Timber Resources		
Goal E-12	Promote sustainable forest management that ensures continued timber production, water quality and the timber land base, and reduces the risk of catastrophic fires.	
Policy E-12.1	Encourage the continued economic and ecologic viability of timber harvesting and promote creation of defensible space and community wildfire protection.	
Policy E-12.2	Maintain Timber Production Zone (TPZ) areas as a renewable source of timber and wood products.	
Policy E-12.3	Encourage value-added activities (such as sawmills, cogeneration plants, timber-based manufacturing, and other uses) which contribute to the economic viability of timber production.	
Policy E-12.4	Protect timber resource areas from incompatible uses	
Mineral Resources		
Goal E-13	Maintain the viability of mineral and aggregate resources and encourage mineral and aggregate resource production in the county	Several new mining applications have been submitted to Planning in the last 5 years.
Policy E-13.1	Ensure extraction and processing of mineral resources and aggregate deposits may continue. Encourage extraction and processing of mineral and aggregate resources.	
Policy E-13.2	Promote the expansion or greater utilization of Amador County’s mineral and aggregate resources	
Policy E-13.3	Promote value-added manufacturing and processing of Amador County’s minerals.	
Policy E-13.4	Guide development away from areas where mineral and aggregate extraction is currently occurring and where resources are known to exist. Consider the location of known resources when approving new development.	

Industrial Development		
Goal E-14	Support and encourage industrial development that does not unduly disturb the lifestyle and environment currently enjoyed by County residents.	County is in need of industrial development however nimby movements stay strong. 2022 experienced a facility fire at Ampine, which resulted in the facility closing (indefinitely) and loss of jobs.
Policy E-14.1	Encourage existing industries to remain, expand, and rehabilitate or renovate their facilities.	
Policy E-14.2	Promote new industrial development projects which are compatible with and complement existing industry, offer beneficial use of the County’s natural resources, and make use of the present labor force.	
Policy E-14.3	Encourage new industrial activity on existing undeveloped sites where existing infrastructure and surrounding land uses are compatible with the type and nature of the potential use	

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

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-four active mines continue to harvest, refine, and process various minerals and aggregates which are then distributed within and outside the county.

2022 Activities included:

- Monitoring the County’s **23 Active Mines**

- **23 Annual Mine Inspections**
- **2 Requests for Amended Reclamation Plans**

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 providing 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 emissions and energy usage. SBC 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.

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. Amador 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.

Jurisdictions participating in the Amador County EAP include:

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

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.

Goals and Policies- Conservation

Water Supply and Water Quality		Planning Notes 2022
Goal C-1	Ensure that all future development permitted in the county can be provided adequate amounts of water.	
Policy C-1.1	Coordinate with the county’s water suppliers to ensure that water is available to serve both current and planned future residential, commercial, industrial, and agricultural needs. Include upland areas in future water management plans.	
Policy C-1.2	Guide future development to areas of the county where adequate water supplies can be ensured.	
Policy C-1.3	Limit reliance on groundwater wells as sources for community water systems. Where possible, encourage connection of developments to existing water supply systems.	
Policy C-1.4	Encourage new development, renovation, landscape, and agricultural projects to include water conservation measures, including use of graywater, reclaimed, or recycled water for irrigation, water-conserving plumbing fixtures, and low-water landscapes.	
Goal C-2	Maintain and improve water supply planning and infrastructure.	
Policy C-2.1	Encourage integrated management of surface water and groundwater resources, wastewater, stormwater treatment and use, and the development of reclaimed water.	
Policy C-2.2	Encourage conjunctive use of groundwater and surface water by water agencies to improve water supply reliability.	
Policy C-2.3	Support the county’s water suppliers, including public agencies and private entities within Amador County, in their efforts to protect water rights and water supply contracts.	
Policy C-2.4	Pursue management strategies that develop upstream/ downstream interregional conjunctive	

	use/water transfer programs to meet future water needs in Amador County.	
Policy C-2.5	Support efforts by water and wastewater agencies to respond to state mandates addressing the future challenges posed by climate change.	
Policy C-2.6	Reduce erosion and sediment loads which might limit the lifespan of existing water storage facilities.	
Policy C-2.7	Promote development patterns and practices which permit the continued use and future development of water storage and power generation facilities on the county’s streams and rivers.	
Policy C-2.8	: Federal, state, and/or local designations of surface waters in or adjacent to the County (e.g., Federal Wild and Scenic River, National Recreation Area) are considered incompatible with the long term water needs of Amador County.	
Goal C-3	Minimize negative effects of sewage treatment on water quality.	
Policy C-3.1	Guide future development to areas of the county with the ability to obtain adequate wastewater service and treatment capacity.	
Policy C-3.2	Encourage recycling and water-saving features in new development, including use of graywater, recycled, or reclaimed water for irrigation, to limit the water flows to septic systems and leach fields.	
Policy C-3.3	Encourage countywide coordination and organizational structures to maximize recycled water reuse opportunities throughout the county.	
Policy C-3.4	Work with landowners and wastewater providers to provide alternative systems for inadequate or failing septic and sewer systems.	
Goal C-4	Minimize negative effects of point and non-point sources on water quality.	
Policy C-4.1	Encourage site plan elements in proposed development such as reduced pavement/cover and permeable pavement, as well as drainage features which limit runoff and increase infiltration and groundwater recharge.	
Policy C-4.2	Limit the effects of current and former mining and mineral extraction activities on groundwater and surface water.	
Policy C-4.3	Promote agricultural and development practices which limit soil erosion and runoff.	

Policy C-4.4	Promote use of protective measures to limit the effects of industrial or hazardous materials sites on surface water resources and groundwater recharge zones.	
Goal C-5	Reduce the negative effects of new development on stormwater runoff and non-point source water pollution.	
Policy C-5.1	Develop Low Impact Development (LID) standards for new construction, including residential developments of 5 or more units, and commercial or industrial projects. These standards should be incorporated into the County’s development ordinances.	
Policy C-5.2	Encourage the use of LID strategies to help Amador County sustain and improve both surface- and groundwater quality.	
Energy Resources		
Goal C-6:	Reduce energy use and promote renewable and locally available sources of energy.	Del Rapini Use Permit Project application was denied, for a battery storage facility in Pine Grove. Primary concerns were for fire response and land use compatibility.
Policy C-6.1	Encourage new development to be pedestrian-friendly, and located near existing activity centers to limit energy use associated with automobile transportation.	
Policy C-6.2	Encourage energy-efficient businesses and manufacturers of green products to locate in Amador County	
Policy C-6.3	Promote increased energy efficiency and green building practices through the County’s use of these practices and through use of incentives.	
Policy C-6.4	Encourage development of renewable energy generation options.	
Policy C-6.5	Support use of renewable and locally-available sources of energy where feasible.	
Historical Resources		
Goal C-7	Preserve the county’s historical resources	8 Cultural Resources Studies were submitted for discretionary projects in 2022.
Policy C-7.1	Balance the community’s interest in historic preservation with the rights of individual property owners.	
Policy C-7.2	Promote use of building envelopes or cluster development as a means of protecting historical resources when land is developed.	
Policy C-7.3	Support the preservation of historic structures, including rehabilitation and adaptive reuse of	

	structures. Encourage property owners to preserve and maintain historic structures.	
Policy C-7.4	Promote the preservation of historically significant Gold Rush sites, mining sites and other identified sites.	
Policy C-7.5	Collaborate with interested groups to develop interpretive materials for historically-important sites.	
Policy C-7.6	Promote historic preservation as an engine for Amador County’s tourist economy.	
Cultural Resources		
Goal C-8:	Preserve the county’s cultural resources.	See Historical Resources.
Policy C-8.1	Balance the community’s interest in the protection of cultural resources with the rights of individual property owners.	
Policy C-8.2	Encourage project design that will protect cultural and archaeological resources, and consider using incentives to support protection of these resources when land is developed.	
Policy C-8.3	Educate local realtors, property owners, and developers regarding the need to protect and preserve cultural resources, with the objective of increasing cultural resource awareness among existing and new property owners.	
Policy C-8.4	Encourage other interested groups to develop interpretive materials for culturally and archaeologically important sites.	
Air Quality		
Goal C-9	Maintain and improve air quality.	
Policy C-9.1	Encourage development of commercial or industrial businesses which provide jobs for county residents in order to reduce vehicle miles traveled for residents who must drive elsewhere for employment.	
Policy C-9.2	Encourage infill development, and development near existing activity centers in order to encourage walking or bicycle use in running local errands.	
Policy C-9.3	Promote the separation of emission sources from sensitive receptors such as schools, day care centers, and health care facilities.	
Policy C-9.4	Encourage energy conservation and energy efficient design in new development projects.	

Policy C-9.5	Promote recycling of waste materials and the use of recycled materials.	
Policy C-9.6	Maintain viable public transportation options in Amador County, and provide transit connections such as park-and-ride services to job centers in nearby counties.	
Policy C-9.7	Work with state and federal agencies to seek recognition of air pollutant movement from valley to mountain counties as a contributor to reduced air quality.	
Greenhouse Gas Emissions		
Goal C-10	Reduce GHG emissions associated with automobile travel, electrical power generation and energy use.	
Policy C-10.1	Evaluate the potential effects of climate change on the county’s human and natural systems and prepare strategies that allow the County to appropriately respond and adapt.	
Policy C-10.2	: Develop and adopt a comprehensive strategy to reduce GHGs within Amador County by at least 15 percent from current levels by 2020.	
Policy C-10.3	Guide new development to areas where pedestrian and bicycle access to existing activity centers is possible, in order to reduce the need for automobile travel and VMT.	
Policy C-10.4	Work with service providers to ensure that transit offerings in the county are stable or expanding, and that transit is tailored to meet residents’ needs.	
Policy C-10.5	Require new development projects to incorporate building placement and design features to increase energy efficiency in new structures.	
Policy C-10.6	Support green building through incentives for Leadership in Energy and Environmental Design (LEED) certification of new commercial, industrial, public, and multi-family residential buildings. Promote incentives for compliance with this standard as a way to increase the energy efficiency of new structures. Promote increased energy efficiency and green building practices through the County’s use of these practices.	
Policy C-10.7	Support parcel-scale energy generation, including addition of solar panels for residential structures and cogeneration for larger commercial or industrial uses.	

Policy C-10.8:	Expand recycling and waste minimization efforts, including recycling of construction and demolition materials.	
----------------	--	--

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

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.

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).

Goals and Policies- Open Space

Scenic Corridors Recreation		Planning Notes 2022
Goal OS-1	Ensure provision of park and recreational facilities serving residents and visitors.	
Policy OS-1.1	Support efforts by ACRA to maintain and enhance existing parks.	
Policy OS-1.2	:Support efforts by ACRA to provide a range of recreational facilities and programming to serve all county residents, including facilities and programs geared toward youth and seniors.	
Policy OS-1.3	Identify potential revenue sources to develop and maintain existing facilities, as well as to provide and expand recreational facilities as needed.	
Goal OS-2	Encourage the development and use of recreational and transportation trails within Amador County.	
Policy OS-2.1	Promote the development of a network of recreational trails for pedestrians, hikers, equestrians, and bicyclists.	

	Where possible, promote the functional use of trails as transportation corridors.	
Policy OS-2.2	Link trails to existing infrastructure, including other recreation opportunities, parks, schools, neighborhoods, and commercial areas. Coordinate with surrounding counties and communities to connect trails to regional and statewide systems.	
Natural Resource and Species Protection		
Goal OS-3	Protect wildlife habitats, including sensitive environments and aquatic habitats, consistent with State and federal law.	Discretionary projects include submission of Oak Woodlands studies. No Oak Woodland-specific mitigations were required/prescribed for the projects submitted in 2022.
Policy OS-3.1	Encourage preservation of oak woodlands in accordance with Public Resources Code Section 21083.4.	
Policy OS-3.2	Encourage the conservation of corridors for wildlife movement, particularly in oak woodland areas and along rivers and streams.	
Policy OS-3.3	Support voluntary conservation easements to protect wildlife habitat, including oak woodlands.	
Policy OS-3.4	Use site planning techniques, including, but not limited to, buffers, setbacks, and clustering of development to protect sensitive environments, including wetlands, riparian corridors, vernal pools, and sensitive species.	
Policy OS-3.5	Protect aquatic habitats from the effects of erosion, siltation, and alteration.	
Policy OS-3.6	Encourage the use of appropriate native species for reclamation and revegetation components of development projects. Restrict the introduction of invasive exotic species. The County will amend Chapter 15.40 of the County Code (governing grading and erosion control) to include a section addressing the requirement to limit the potential for introduction and spread of invasive species during soil disturbance and construction activities.	
Goal OS-4	Protect special status species, including threatened and endangered species, consistent with State and federal law.	
Policy OS-4.1:	Ensure that new development complies with State and federal laws concerning special status species preservation.	

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. In addition, the Housing Element Law, Cortese-Knox-Hertzberg Local Government Reorganization Act, 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 Unified School District, East Bay Municipal Utility District (EBMUD), Amador Air District, Amador County Recreation Agency (ACRA), Amador Fire Protection Authority, Amador Fire Protection District, Local Special Purpose Districts, Amador Transit, Amador Water Agency, and the several Tribes situated in the County.

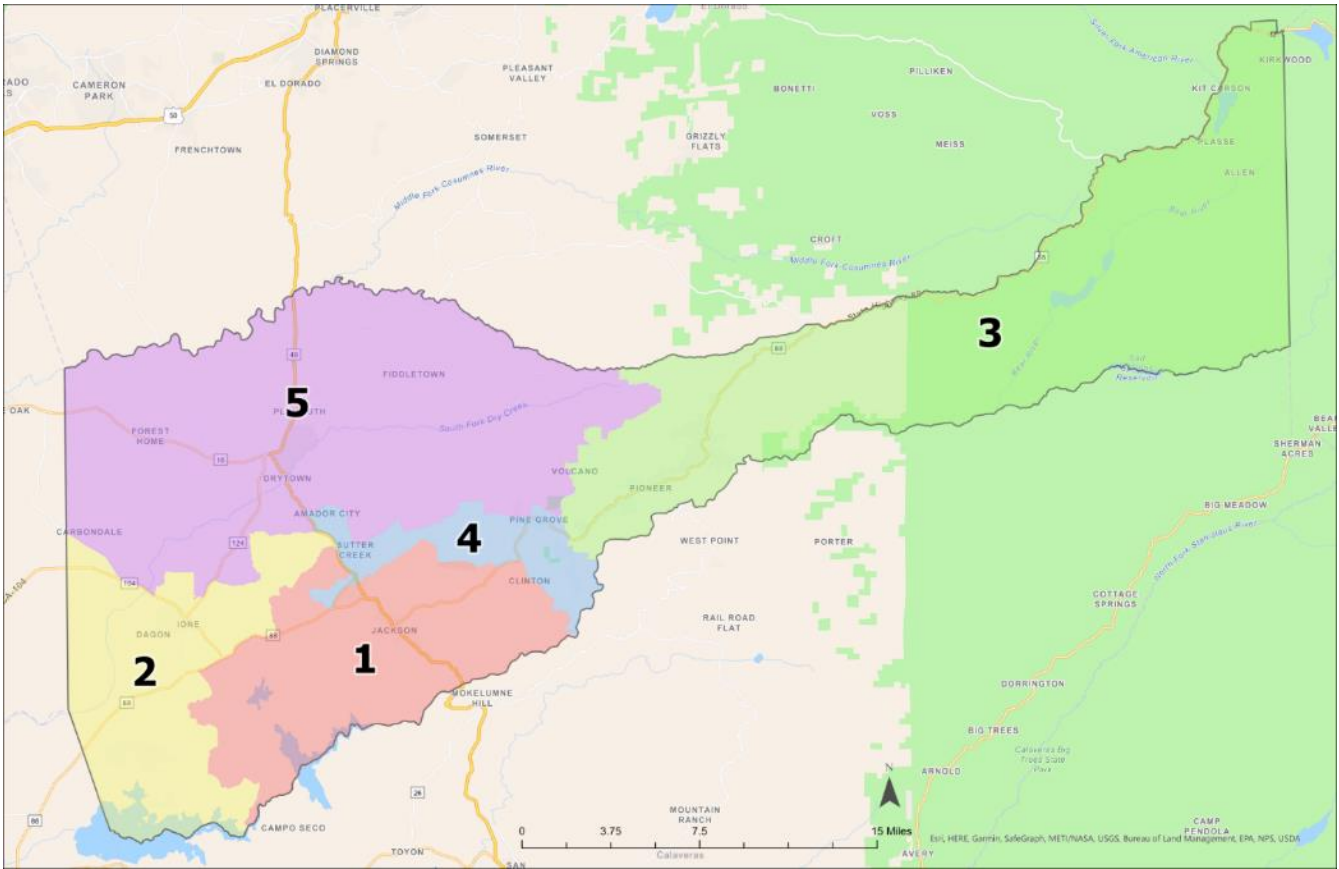
Some of these entities also include the cities not under the County jurisdiction but which occasionally collaborate with the County on projects. There are five (5) incorporated cities in the County and eleven (11) recognized unincorporated communities in Amador.

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 Miwuk Indians, Buena Vista Rancheria of Me-Wuk Indians, Ione Band of Miwok Indians, Shingle-Springs Band of Miwok Indians, Washoe Tribe of Nevada, and United Auburn Indian Community, were included in all application referrals for review, pursuant to Public Resources Code Section 21080.3.1 to allow 30-day review period for California Native American Tribes to request consultation.
- ◆ In 2022, there were six (6) requests for consultation for a Planning Department-processed project (Wicklów Specific Plan, Berry Mine Amendment, Del Rapini UP/GPA/ZC/PM, Oneto WA, Goose Hill UP, Ray PM).

2022 Supervisorial District Map



Goals and Policies- Governance

Public Involvement		Planning Notes 2022
Goal G-1	Amador County will make decisions in the public interest, and will seek meaningful public input to support its decisions.	
Policy G-1.1	Conduct open meetings where County residents have an opportunity to voice their opinions and concerns.	
Policy G-1.2	Provide public notice of meetings by a variety of methods.	
Policy G-1.3	Encourage public participation in the County’s discussions, meetings, and policy development.	
Cooperation with Other Local Agencies		
Goal G-2	Amador County will promote the interests of its residents in its dealings with other local governments and coordinate with cities and other local government agencies to ensure orderly growth and efficient service provision.	

Policy G-2.1	Encourage participation by County residents and business owners in solutions to County and regional issues.	
Policy G-2.2	Coordinate with other agencies and jurisdictions to identify and resolve regional problems.	
Policy G-2.3	Actively participate in long-range regional land use and transportation planning efforts to ensure positive outcomes for the County.	
Policy G-2.4	Encourage collaboration among public agencies, residents, and civic organizations.	
Policy G-2.5	Work with other local agencies, including cities, the Amador County Transportation Commission, the Amador County Recreation Agency, the Amador Fire Protection Authority, and the Amador Water Agency, to ensure that public services such as fire protection, flood protection, recreation, water, and wastewater services are provided efficiently and cost-effectively.	
Policy G-2.6	Consider schools an essential part of the infrastructure required to accommodate new development and establish maintaining adequate school facilities as a community priority. Ensure that potential effects on the County educational system are considered when reviewing development projects.	
Cooperation with State, Federal, and Tribal Agencies		
Goal G-3	Amador County will promote the interests of its residents in its dealings with the State and federal governments.	There were 3 Tribal Consultation Site visits conducted in 2022.
Policy G-3.1	Maintain regular communication with State and federal agencies which manage public land or are involved in land use decisions in Amador County.	
Policy G-3.2	Communicate the County's and residents' interests and opinions to State and federal agencies throughout their decision making processes	
Policy G-3.3	Promote the County's goals for stewardship, property rights, judicious use, and conservation of natural and agricultural resources in interactions with State and federal governments.	
Policy G-3.4:	Consult with Native American Tribes to aid in the protection of traditional tribal cultural places when reviewing future development projects.	
Policy G-3.5	Evaluate future planning and development activities of Native American Tribes to ensure that potential traffic, noise, light, public safety, and other effects from these activities are minimized within the County's jurisdictional area.	

SAFETY

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

Additionally, the Safety Element addresses:

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

This General Plan element seeks to reduce risks associated with earthquakes, fires, floods, and 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).

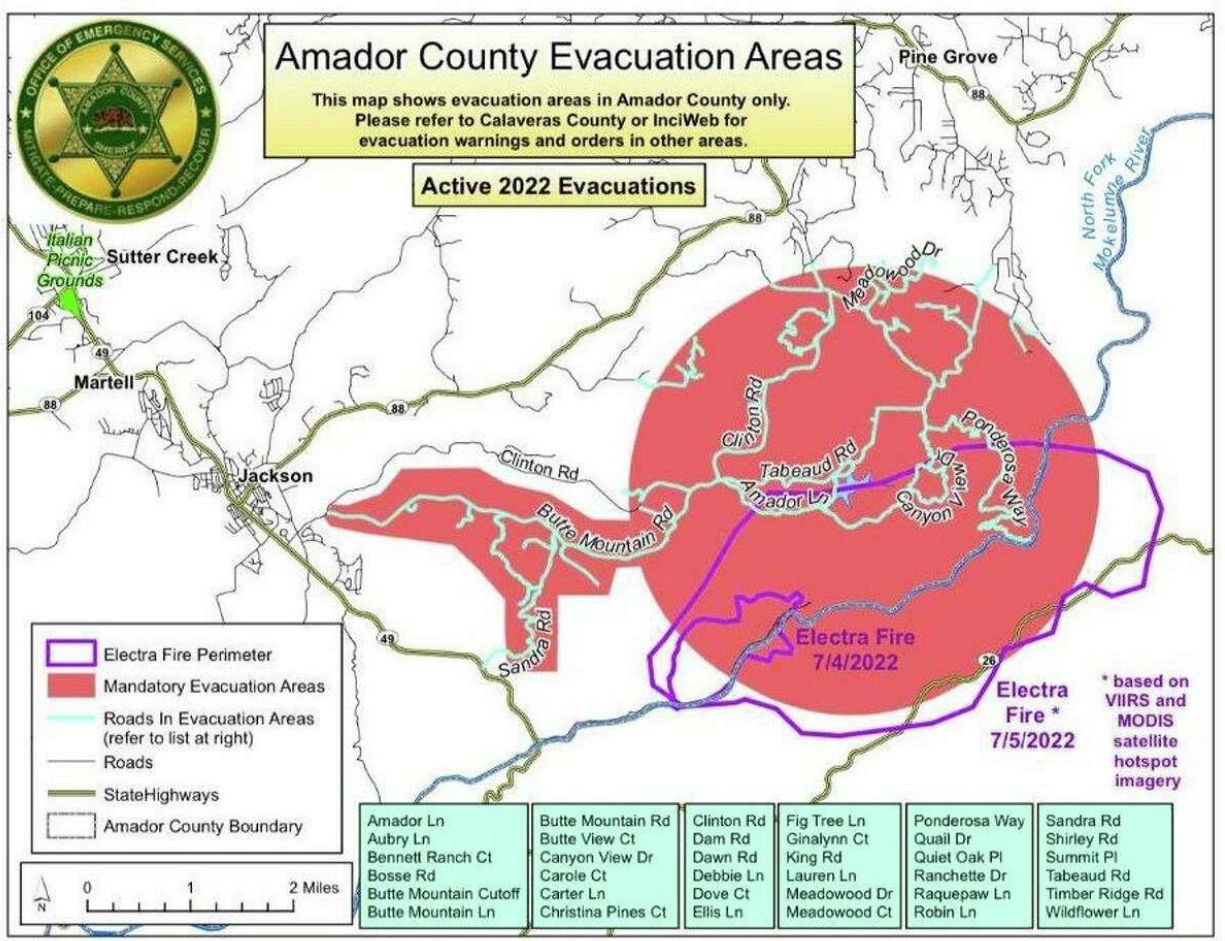
Hazards most commonly evaluated include earthquakes and other seismic -induced conditions, slope instability and landslides, geologic hazards, flooding, avalanche, wildland and urban fires, and evacuation route failures.

2022 Wildfires

Following trends in recent years, summer and fall of 2022 was characterized by severe wildfires throughout the forested areas of California and much of the West Coast. The **Electra Fire** was reported in July 2022 near a Pacific Gas & Electric powerhouse on the North Fork of the Mokelumne River. As of 7 p.m. Tuesday July 5th, it had burned 3,900 acres (6 square miles) with 5% containment, and 1,217 structures were threatened. The evacuation area was expanded on Tuesday afternoon as the fire moved toward the northeast. By Wednesday July 8th it had burned 4,428 acres and is 65% contained.

By July 14th, all evacuation warning and order areas within Amador County had been removed that were related to the Electra Fire.

ELECTRA FIRE EVENTS PROGRESSION				
	Parcels in Evacuation Warning:	Evacuation Warning Population	Mandatory Evacuation Population	Mandatory Evacuation: Parcels
Wednesday 7-6-22	Approx 1,082	--	: 2,042	976
Thursday 7-7-22	: 1,055	--	650	385
Friday 7-8-22	396	685	512	264
Saturday 7-9-22	392	634	0	26



Goals and Policies- Safety

Flood Hazards		Planning Notes 2022
Goal S-1	Prevent loss of life or property from flooding.	Winter of 2022 into 2023 experienced some severe flooding and flood relief was provided from FEMA.
Policy S-1.1	Direct future development (as defined in “Floodplain Management Regulations” set forth in the Amador County Code) to areas outside the floodway portion of the 100- year floodplain.	
Policy S-1.2	Limit development in other areas prone to flooding, including the floodway fringe, other portions of floodplains and inundation areas. Require structures in these areas to incorporate floodproofing measures, including elevation above the 100-year floodplain profile.	
Policy S-1.3	Reduce urban runoff and maintain the carrying capacity of floodplains or flood channels. Require provision of on-site retention and detention basins in new development applications as needed to reduce downstream flooding hazards.	
Policy S-1.4	Designate agriculture, passive parks, open space, and other low-intensity uses within floodplain areas	
Policy S-1.5	Provide for construction of dams and water retention facilities on agricultural lands to support agricultural land uses, consistent with state and federal law.	
Fire Hazards and Protection		
Goal S-2:	Reduce fire risks to current and future structures.	
Policy S-2.1	Consistent with state regulations and local code requirements, Require new buildings to be constructed to provide fire-defensible spaces, separated from property lines and other buildings on the same or adjacent properties by adequate building setbacks clear of brush and fuel. Require new buildings in areas of moderate to high fire risk to be constructed using building materials and designs that increase fire resistance.	
Policy S-2.2	Guide new development to areas where adequate fire protection, roads, and water service are available to support fire response.	
Policy S-2.3	Incorporate fire safety site planning techniques within new development applications in high- or very-high fire risk areas. Encourage building envelope or cluster development techniques to increase defensible areas.	
Policy S-2.4	Work with fire districts or other agencies and property owners to coordinate efforts to prevent	

	wildfires and grassfires including consolidation of fuel buildup abatement efforts, firefighting equipment access, and water service provision.	
Policy S-2.5	Work with fire districts and other agencies to educate the public regarding fire risks and periods of elevated or extreme risk due to drought or other factors.	
Goal S-3	Maintain or improve fire response times	Del Rapini Use Permit Battery Storage Facility included mitigations incorporating fire response timings. These shall be included in the future for projects with potentially hazardous materials.
Policy S-3.1	Support efforts by fire districts to obtain adequate funding to provide fire protection at desired levels. Implement impact fees if needed to provide adequate fire service.	
Policy S-3.2	Encourage cooperation and regional agreements among fire districts and state and federal fire agencies to maximize fire protection capabilities across the county.	
Geologic and Seismic Hazards		
Goal S-4	Protect people and property from seismic hazards.	Flooding in 2022-2023 may result in development of examination of mitigation measures implemented to reduce subsidence risk with development projects.
Policy S-4.1	Enforce site-specific seismic design category requirements per the California Building Code (CBC) to minimize earthquake damage.	
Policy S-4.2	Require minimum setbacks for habitable construction along streams between the stream bank and structure, based upon the susceptibility of the bank to seismic shaking-induced lurching.	
Policy S-4.3	Discourage new construction of structures or improvements in or near a seismic risk area or geologic hazard area unless these projects meet design standards to minimize or eliminate seismic risk.	
Goal S-5	Protect people and property from landslides, mudslides, and avalanches.	
Policy S-5.1	Use the development review process to lessen the potential for erosion and landslides. Restrict site grading which steepens unstable slopes	
Policy S-5.2	Limit development in areas with high landslide, mudslide, or avalanche susceptibility	
Mining and Hazardous Materials Sites		
Goal S-6	Protect people and resources from hazards posed by mining facilities and hazardous materials sites	
Policy S-6.1	Coordinate with State and federal agencies to limit hazardous materials risks through the land use planning process. Utilize existing County hazardous materials facility information to identify areas of hazardous materials use, and restrict the use of	

	hazardous materials to nonresidential and non-sensitive areas.	
Policy S-6.2	Locate hazardous materials facilities so as to limit potential hazards related to the proximity of sensitive populations and the distance and routes traveled for local deliveries.	
Policy S-6.3	Encourage the use of programs and products to reduce and replace the use of hazardous materials where feasible.	
Policy S-6.4	Develop a map and inventory of former mine locations to alert property owners to areas with potential subsidence issues.	
Policy S-6.5	Work with other agencies to limit the effects of former mining activities.	
Public Safety and Emergency Preparedness		
Goal S-7	Respond appropriately and efficiently to natural or human-caused emergencies.	
Policy S-7.1	Maintain a disaster response plan to coordinate response actions.	
Policy S-7.2	Continue to coordinate with other local public safety and law enforcement agencies to ensure effective emergency response.	
Policy S-7.3	Work with other agencies to designate evacuation routes for various natural or human-caused emergencies.	
Policy S-7.4	Maintain the operational integrity of essential public facilities during emergencies, including flood emergencies.	

NOISE

Amador County General Plan's Ordinance 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 Noise Ordinance adopted in December 2019 as Code Section 19.50.010 addresses nuisance noise, and punitive measures enforceable through the Sheriff's Office.

In 2022, noise complaints were forwarded to the Sheriff for 1 property. None of these Complaints resulted in administrative action by Code Enforcement.

Goals and Policies- Safety

Noise and Land Use Planning		Plannign Notes 2022
Goal N-1	Manage noise levels throughout the County through land use planning and development review and promote a pattern of land uses compatible with current and future noise levels.	
Policy N-1.1	Enforce noise standards to maintain acceptable noise limits, especially near noise-sensitive uses. Noise measurement methods are subject to County approva	
Policy N-1.2	Encourage the use of siting and building design techniques as a means to minimize noise impacts.	
Policy N-1.3	Evaluate potential noise conflicts for individual sites and projects, and require mitigation of all significant noise impacts (including construction and short-term noise impacts) as a condition of project approval.	
Policy N-1.4	Protect existing areas with acceptable noise environments, and also those locations deemed “noise sensitive” from new noise sources	
Policy N-1.5	Promote the use of ‘smart design’ including berms, landscaping, setbacks, and architectural design features for noise abatement as an alternative to sound walls to enhance community aesthetics and minimize barriers to pedestrians. Use of sound walls should be restricted to cases where all other methods have been exhausted.	
Roadway and Railroad Noise		
Goal N-2	Minimize noise conflicts from transportation sources.	
Policy N-2.1	Minimize noise conflicts between current and proposed land uses and the circulation network by encouraging compatible land uses around critical roadway segments with higher noise potential.	
Policy N-2.2	Minimize noise conflicts between current and proposed land uses and railroad corridors by protecting railroad corridors from encroachment of incompatible land uses and by adhering to the noise standards presented in Tables N-2 and N-3.	

Policy N-2.3	Encourage coordinated site planning and traffic control measures that minimize traffic noise in noise-sensitive land use areas.	
Policy N-2.4:	Encourage the use of alternative transportation modes such as walking, bicycling, and mass transit to minimize traffic noise	
Policy N-2.5	Support establishment of quiet zones near areas where rail crossing intersect public roads to minimize the noise associated with the use of train horns.	
Aircraft Noise		
Goal N-3	Minimize noise conflicts between airports and surrounding land uses.	ALUC Land Use Plan under review
Policy N-3.1	The airport noise section of the Westover Field ALUP is hereby incorporated into the General Plan by reference	
Policy N-3.2	Ensure future development in the vicinity of airports, including Westover Field and Eagle’s Nest Airport, is compatible with current and projected airport noise levels for each facility in accordance with the noise standards presented in Table N-3.	
Stationary Noise Generators		
Goal N-4	Minimize noise conflicts with stationary noise generators.	
Policy N-4.1	Protect the continued viability of economically valuable noise sources such as farm operations, mining activities, commercial and industrial facilities, and airports.	
Policy N-4.2	Restrict the location of sensitive land uses near major noise sources to achieve the standards presented in Table N-3	
Policy N-4.3	Prevent the encroachment of noise sensitive land uses into areas designated for use by existing or future noise generators.	

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.

HOUSING PLAN DEVELOPMENT UPDATE

Amador County submits the Housing Element Annual Housing 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 showed an increase from the relatively stable trends in the past five years, with 2022 showing almost double the new dwellings of the previous year (2021). The distribution of new housing is comparable to the distributions in previous years, with there being significantly more moderate to above moderate new housing, however the RHNA goals for permitted units issued by affordability are met for the 2022 calendar year going into the 6th cycle.

PERMITTED UNITS BY AFFORDABILITY (CALENDAR YEAR)

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total New Residences
2017	0	2	13	17	32
2018	1	4	22	7	34
2019	0	1	13	14	28
2020	3	2	11	16	32
2021	7	7	13	17	44
2022	1	4	25	35	65

The Housing element of the 2016 General Plan was adopted as a separate element in April 2015. In 2022 The County of Amador and the cities of Amador City, Ione, Jackson, Plymouth, and Sutter Creek are in the process of preparing a joint Housing Element update for the 6th Cycle. Public comment and review was postponed for much of 2021-2022 due to the state of emergency resulting from the COVID-19 Pandemic, therefore the various deadlines were pushed forward into 2022 and 2023. The administrative draft was prepared in 2022, and was sent for review by HCD in February of 2023. Following HCD comments, the element is scheduled to be finalized in May of 2023. The 2023 Housing Element will include an overview of the previous (2014-2019) Housing Element as well.

To secure alternate funding for this project, the County applied for a Regional Early Action Planning Grant in January 2021, and was given notice of award in June 2021. Since that time, the County released a Request

for Proposals, evaluated responses, and selected a consultant to prepare the Joint Housing Element for the 6th Cycle. The joint Housing Element update is to be completed by the end of 2023. Any required zone changes will begin the administrative process immediately following HCD certification.

The 2022 Housing Element Progress Report is submitted alongside the General Plan Annual Progress Report, and contains a summary of housing development through the past calendar year within the context of meeting housing goals and the Regional Housing Needs Assessment (RHNA) goals.

2022 Housing APR Summary

Jurisdiction	for County - Unincorporated	
Reporting Year	2022	(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	1
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	25
Above Moderate		35
Total Units		65

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	54	54	54
2 to 4	0	0	0
5+	0	0	0
ADU	5	5	5
MH	6	6	6
Total	65	65	65

Housing Applications Summary	
Total Housing Applications Submitted:	65
Number of Proposed Units in All Applications Received:	65
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
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

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 wild land fire issues
- Adopting findings for discretionary development in the Agriculture General and Agriculture 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

General Plan Implementation Measures

<p>Program P-1: Zoning Code and Development Regulations</p>	<p>a. The County will update the Zoning Code to implement the policies and programs of the General Plan. This update will include creation of zone districts to implement the Town Centers and Regional Service Center as mixed-use centers.</p> <p>b. The County will update development regulations to require on-site retention and detention of stormwater, with the objective of avoiding potential increases in downstream flood flows. The County will not regulate stormwater retention and detention to a greater degree than state or federal requirements, unless it is determined by the Board of Supervisors that a clear and overarching need exists.</p> <p>c. The County will adopt development regulations with the objective of reducing the potential for erosion and landslides. These regulations include requirements to avoid locating development on a geologic unit or soil that is unstable or would become unstable as a result of the project. The regulations will also include site grading standards to avoid making unstable slopes steeper.</p>
--	--

	<p>d. The County will revise the Zoning Code to allow for clustering of residential uses, including smaller residential lots where the balance of the required lot area will be protected by a conservation easement or other means. The purpose of this tool is to permit the preservation of permanent open space to protect specific resources while allowing property owners to develop the same number of units. These regulations would include minimum and maximum final lot sizes, development standards, and placement of units to provide maximum use of the remaining portions of land as agricultural or open space. The Zoning Code revisions will provide that, where cluster development is proposed, parcels may vary in size provided the overall density of the project does not exceed the maximum density allowed within the zoning designation. Revisions will provide that the remaining areas must be kept in agriculture or open space use.</p> <p>e. The County will review its design and improvement standards (in Chapter 17 of the Amador County Code), and modify codes and specifications as needed to provide for the use of low impact development techniques. The objective of these changes is to maintain the County’s surface- and groundwater quality.</p> <p>f. The County will develop individual guidelines for the three Town Centers (Buckhorn, Pine Grove, and River Pines), to be referenced in the Zoning Code. The Town Centers are desired sites for small, locally owned businesses. (see also Program C-2, “Economic Coordination”)</p> <p>g. The County will develop guidelines to govern the future land use mix in the Martell Regional Service Center, to be referenced in the Zoning Code. The guidelines will also include form-based code specifications, alternative transportation, green building, and low-impact development standards for use in evaluating future discretionary development decisions in Martell. Related Policies: LU-10.1, LU-10.2, LU-10.3, LU-11.1, LU11.2, E-1.1, E-8.1, E-9.4, C-4.1, C-5.1, C-5.2, C-7.2, C-7.3, C-8.2, OS-3.1, OS-3.2, OS-3.4, S-1.3, S-5.1, S-5.2</p> <p>Responsible Agencies/Departments: Planning, Building, Transportation and Public Works, and Environmental Health Departments</p> <p>Time Frame: Within 12 to 24 months from adoption of General Plan.</p>
<p>Comments/ Review: Zoning Code update under review. Current development appears centered around existing town centers, with some interest in expanding commercial opportunities in agricultural/residential areas. Current obstacles for development is preservation of existing character, fire safety risk, traffic requirements, and cost of application/construction.</p>	
<p>Program P-2: Economic Development Plan</p>	<p>a. In consultation with the lead economic development entity and other agencies, the County will participate in the preparation of an Economic Development Plan. This plan will be led by the lead economic development entity, and will:</p> <ol style="list-style-type: none"> 1. Identify and recommend to the Board of Supervisors changes or deletion of codes, rules, and/or regulations which are restrictive to economic development; 2. Identify the needs of existing businesses and acknowledge the important contributions of existing businesses to the community;

	<p>3. Identify specific goals or targets for business retention and development over the next 20 years;</p> <p>4. Include targets for economic development in twoyear increments and implementation steps to be undertaken to achieve specific goals; and</p> <p>5. Include a targeted Business Attraction Program, incorporating a focused market effort, with a goal of attracting businesses to relocate in Amador County.</p> <p>Related Policies: E-6.1, E-6.2, E-6.3, E-6.4</p> <p>Responsible Agencies/Departments: Planning Department Working With: Lead economic development entity</p> <p>Time Frame: June 2017 for Economic Development Plan.</p>
<p>Comments/Review: No projects required an economic impact analysis; the majority of new applications are small-scale, resident-owned businesses. Existing commercial climate still recovering from Covid.</p>	
<p>Program P-3: Future Water Supply</p>	<p>a. The County will provide input to water providers in their efforts to plan for coordinated response to future water demand, and future water supply emergencies, including needed capacity during wildfires, and droughts. These efforts would include integrated regional water management plans (addressing surface and groundwater resource, wastewater, stormwater treatment and use, development of reclaimed water, and flooding). These plans should include information on areas with water service capacity. The objective of this planning effort is to assure sufficient reliable water supplies are available to serve new projects, as well as existing and planned development. This planning effort will include:</p> <ol style="list-style-type: none"> 1. Planning for adequate water supply and water treatment capacity to support future development. 2. Development and implementation of reasonable best management practices for water conservation. These may include (but are not limited to) use of graywater, reclaimed, or recycled water for irrigation, water-conserving plumbing fixtures, and low-water landscapes. 3. Development of water-use standards and regulations to limit demands during water supply emergencies and droughts. 4. Communicate to all appropriate state and federal elected officials, state and federal agencies and departments, that the County is not supportive of projects or designations that would be incompatible with the long term water needs of Amador County. <p>b. The County will consult with water suppliers as they pursue water and wastewater plans to develop adequate water supplies through expansion of surface water storage, conjunctive use of surface water and groundwater, water conservation, and water recycling.</p> <p>Related Policies: C-1.1, C-1.2, C-1.4, C-2.1, C-2.2, C-2.3, C-2.4, C-2.5, C-2.8, C-3.2, G-3.1, G-3.2</p>

	<p>Responsible Agencies/Departments: Planning, Building, Transportation and Public Works, and Environmental Health Departments Working With Water Agencies</p> <p>Time Frame: Ongoing; Urban Water Management Plans updated at 5-year intervals.</p>
<p>Comments/Review: Amador Water Agency, the primary water service provider in the County is currently at capacity for new connections and wastewater disposal. Currently, projects are often evaluated for utilizing preexisting connections. If larger-scale projects are received in the future, there could realistically be substantial concerns with establishing water and wastewater service.</p>	
<p>Program P-4: Flood Planning</p>	<p>a. In order to avoid or substantially reduce the risk that flooding poses to people and property, the County will conduct an annual review of the floodplain map shown in Figure S-1 of the Safety Element, comparing Figure S-1 to flood mapping available from state and federal agencies such as the Federal Emergency Management Agency and the Department of Water Resources. The purpose of this review is to ensure changes are noted and corresponding portions of the General Plan, including land use designations if necessary, are revised.</p> <p>b. The County will update flood protection policies and programs in the General Plan and applicable development standards (including the Zoning Code) to integrate data from the State Plan of Flood Control and the Central Valley Flood Protection Plan on an annual basis, if required, based on the annual review. For flood-related revisions to the Safety Element, the County will consult with relevant agencies serving the County, consistent with State law. Subsequent subdivision approvals, development agreements, permits, and other County entitlements will incorporate these revised policies and regulations.</p> <p>c. The General Plan’s description of locations which may accommodate floodwater for groundwater recharge and stormwater management will be updated following subsequent annual reviews, as necessary. Related Policies: S-1.1, S-1.2, S-1.3, S-1.4</p> <p>Responsible Agencies/Departments: Planning, Transportation and Public Works, and Building Departments, Office of Emergency Services</p> <p>Time Frame: Annually, concurrent with General Plan report, or as specified</p>
<p>Comments/Review: Will likely be addressed in 2023 following several substantial flood events.</p>	
<p>Program P-5: Stormwater Management</p>	<p>a. The County will develop and implement a comprehensive stormwater management program. The objective of this program is to reduce adverse hydrology and water quality impacts by limiting the quantity and increasing the water quality of runoff flowing to the county’s streams and rivers. This program will incorporate stormwater management programs for agricultural land that are developed and maintained within the Amador County Department of Agriculture and follow state agricultural guidelines. b. Develop a recommended menu of best management practices (BMPs) to limit soil erosion and runoff from residential, commercial, mining, industrial and hazardous materials sites, which may include (but are not limited to) reduced pavement cover, permeable pavement, and drainage features which increase infiltration and groundwater recharge. The County will require use of some or all of these measures as permit conditions to reduce or avoid adverse erosion,</p>

	<p>water quality, and hydrology effects, including potential effects on the lifespan of existing water storage facilities. The menu may include low-impact development practices (such as naturalized stormwater management techniques and climate appropriate landscaping) which should be reviewed as part of Program P-1(e).</p> <p>Related Policies: C-2.6, C-4.1, C-4.2, C-4.3, C-4.4</p> <p>Responsible Agencies / Departments: Transportation and Public Works Department, Building Department, Planning Department, Department of Agriculture</p> <p>Time Frame: Within 12 months of adoption of General Plan.</p>
<p>Comments/Review: The Consumnes Groundwater Sustainability Plan is in development and will likely affect development in the southwestern portion of the County.</p>	
<p>Program P-6: Effective County Services</p>	<p>a. In order to evaluate and maintain the effectiveness of County services, the County will develop service standards for library, public safety, fire response, emergency response, human, and social services. Actual performance will be compared to these standards on an annual basis, and results presented to the Board of Supervisors, with recommendations for action if necessary.</p> <p>b. Develop a standard for public safety staffing, facilities, and equipment. Based on the cost of maintaining this standard, the County will establish a program consistent with the Mitigation Fee Act to levy proportional impact fees on new development proposals.</p> <p>Related Policies: LU-3.1, LU-8.4, E-5.1, E-5.2, S-3.1, S3.2, S-7.4</p> <p>Responsible Agencies/Departments: All Departments, County Administrative Officer</p> <p>Time Frame: During annual budget process or other similar fiscal or review process, as determined appropriate.</p>
<p>Comments/Review: No comments.</p>	
<p>Program P-7: Effective Health Care and Community Services</p>	<p>a. The County will facilitate the provision of effective health care to Amador County’s residents. Actions include:</p> <ol style="list-style-type: none"> 1. In consultation with the lead economic development entity, support the recruitment of health care operations to the county, with a special focus on encouraging provision of health care services in the Regional Service Center and Town Center areas. 2. Support increased education options in the county, including training and higher education for health care workers. 3. In consultation with health care providers and other non-government organizations, seek to expand access to health care and community services in rural communities. 4. Work to identify specific health care needs and availability of services for the Amador County senior population. <p>Related Policies: LU-7.1, LU-7.2, LU-7.3, E-5.2</p> <p>Responsible Agencies/Departments: Health and Human Services Department Working with: The County’s lead economic development entity.</p>

	Time Frame: Ongoing
Comments/Review: No comments.	
Program P-8: Early Care and Education	<p>a. The County will review the processing and permitting process for child care facilities to identify ways to streamline or simplify development of these uses. These changes will be proposed for update in the Zoning Code (See also Programs H-5.5 and H-5.6 in the Housing Element).</p> <p>b. In its economic development activities and development review process, the County should support the retention of existing commercial uses primarily oriented to child care and community services, and encourage the development of new facilities, with particular attention to locations where child care and education services will permit the parents of small children to work.</p> <p>Related Policies: LU-8.2, E-1.6, E-5.1, E-5.2</p> <p>Responsible Agencies/Departments: Planning Department Working With: Amador Child Care Council</p> <p>Time Frame: Within 12 months after adoption of General Plan, then ongoing.</p>
Comments/Review: Zoning Code Update shall address inconsistencies between existing code permitting child care facilities. ALUC plan was cited relative to permitting of child care facilities in the ALUC Safety zones.	
Program P-9: Mineral Resource Management	<p>a. In order to ensure extraction and processing of mineral resources and aggregate deposits may continue, the County will regulate land uses in Mineral Resource Zone 2 areas to ensure compatibility between mineral extraction and surrounding existing and planned uses.</p> <p>Related Policies: E-13.1, E-13.2, E-13.3, E-13.4</p> <p>Responsible Agencies/Departments: Planning Department</p> <p>Time Frame: Ongoing</p>
Comments/Review: No comments.	
Program P-10: Timber Production	<p>a. In order to reduce impacts related to conversion of forest land, timberland, and Timberland Production Zones (TPZ) to other uses, the County will seek to keep forest land and timberland in compatible land use designations and zone districts. The County will maintain land presently designated Open Forest or other general plan designations and zoned TPZ in those current general plan designations if a change would result in the conversion of existing forested lands.</p> <p>b. The County will continue to designate lands which are prime timber lands as Timber Production Zone areas. For lands so designated, the County will encourage responsible forestry and timber harvesting.</p> <p>c. The County will continue to encourage value-added activities (such as sawmills, cogeneration plants, timber-based manufacturing, and other uses) which contribute to the economic viability of timber production at appropriate locations.</p> <p>Related Policies: E-12.1, E-12.2, E-12.3</p> <p>Responsible Agencies/Departments: Planning Department</p>

	Time Frame: Ongoing
Comments/Review: Ampine burned down. There is substantial interest in an industrial property upcountry which was originally permitted as a cedar mill.	
Program P-11: Farmland	<p>a. It is the County’s objective to maintain key farmlands for agricultural and agritourism uses, and reduce impacts related to conversion of Farmland (Prime Farmland, Farmland of Local or Statewide Importance, and Unique Farmland) to other uses. The County will seek to keep Farmland in agricultural designations when land use or zoning changes are proposed in the unincorporated area. For future changes to nonagricultural designations that affect Farmland areas, the County will reduce or avoid loss of Farmland to the extent feasible.</p> <p>b. The County will also work with cities and LAFCO to promote the protection of Farmland, including identifying alternatives to expansion of spheres of influence into areas of Farmland.</p> <p>Related Policies: E-9.6</p> <p>Responsible Agencies/Departments: Planning Department Working with: Amador LAFCO, cities</p> <p>Time Frame: Ongoing</p>
Comments/Review: Recent annexations include expansion of the cities’ spheres of influence. Future actions may require addressing the urban-rural interface to preserve viable farmland.	
Program P-12: Emergency Response	<p>a. In order to maintain effective emergency and disaster response and reduce hazards related to fire, flood, and public safety emergencies, the County will implement and periodically update disaster plans, including the Multi-Hazard Mitigation Plan and Emergency Operations Plan, to meet federal, state, and local emergency requirements. This effort will include planning to coordinate response actions, and the identification and planning for evacuation routes for dam failure, wildfire, and flooding.</p> <p>b. The County will regularly assess the resources needed to effectively respond to disaster situations, and ensure proper staffing levels at emergency response agencies.</p> <p>c. The County will regularly assess the operational integrity of essential public facilities during emergencies, including flood emergencies, and identify actions to maintain operations, as necessary.</p> <p>d. The County will update equipment and training as necessary, including adopting training standards that meet or exceed state and national standards.</p> <p>e. The County will develop its capability to handle mass shelters in case of major disasters by maintaining a list of appropriate emergency shelter locations. These sites should be well connected to evacuation routes.</p> <p>Related Policies: LU-3.3, S-7.1, S-7.2, S-7.3, S-7.4</p> <p>Responsible Department: County Office of Emergency Services, Sheriff’s Department, Police Departments</p> <p>Time Frame: Ongoing</p>

Comments/Review: Planning assisted OES with fire response mapping. Updated, web-based GIS through ESRI has assisted in publishing information accessible to residents relative to road closures, evacuations, and hazard areas.	
Program P-13: Scenic Highway Corridor Ordinance	<p>a. The County will develop and adopt an ordinance specifying standards to implement state scenic highway requirements. The intent of this ordinance is to provide land use controls and regulatory safeguards to preserve and enhance an area of special and unique natural beauty and aesthetic interest in Amador County which has been identified as being a basic resource in the economy of the County. In order to accomplish this goal, the ordinance will establish design review controls to ensure that future development within this corridor will not substantially detract from the aesthetics and the County will consequently retain the overall scenic value, as well as economic resource value of SR 88. The objective of this ordinance will be to reduce or avoid visual impacts to state-designated scenic highway corridors. This ordinance will be based on standards in the County's 1985 Scenic Highways Element. Standards will address landscaping, signs, appearance of buildings (including exterior colors, materials, and height), parking, maintenance, grading, and undergrounding of utilities. R</p> <p>Related Policies: CM-4.1, CM-4.2, CM-4.3</p> <p>Responsible Department: Planning Department, Building Department, Technical Advisory Committee</p> <p>Time Frame: Within 6 months after adoption of General Plan.</p>
Comments/Review: No comment.	
Program P-14: Hazardous Materials Tracking	<p>a. In order to avoid or substantially reduce hazards related to the use, transport, or disposal of hazardous materials, the County will continue implementing the Certified Unified Program Agency program, identifying businesses using, storing, and/or transporting hazardous materials. The County will continue to monitor these operations, and will require compliance with state and federal laws.</p> <p>b. The County will review, revise, and continue permitting and inspection practices for businesses using, storing, and/or transporting hazardous materials, and will provide public agencies (the sheriff, fire departments, California Highway Patrol, and city police departments) with a list of such businesses upon request to encourage hazardous material training before an event occurs.</p> <p>Related Policies: S-6.1</p> <p>Responsible Department: Environmental Health Department</p> <p>Time Frame: Ongoing</p>
Comments/Review: No comment.	
Program P-15: Waste Management	<p>a. Develop programs to maximize recycling of waste products generated by the community to prolong useful life of landfills. In consultation with waste disposal providers, the County will continue to make solid waste transfer stations available and accessible to county residents.</p>

	<p>b. Establish performance criteria for commercial and industrial developments to incorporate on-site waste reduction, waste segregation, and/or recycling of preand post-consumer wastes.</p> <p>Related Policies: LU-5.1, LU-5.2, C-9.5, C-10.8</p> <p>Responsible Agencies/Departments: Waste Management Department</p> <p>Time Frame: Within 6 months after adoption of General Plan and ongoing.</p>
<p>Comments/Review: Amador County is currently exempt from the California regulations requiring a program for recycling/disposal of food waste. This deadline extension is until December 31, 2026 at which point the County will be required to implement a program per State Codes.</p>	
<p>Program P-16: Lands for Special Uses</p>	<p>a. The County will condition future development proposals as necessary to ensure that lands suitable for special uses—including cemeteries, wastewater treatment plants, and solid waste disposal facilities— are available.</p> <p>b. Locations for potential wastewater treatment will be identified and rezoned appropriately so as to protect them from incompatible surrounding land uses.</p> <p>c. When evaluating potential land use changes, consider the continued use and future development of water storage and power generation facilities on the county’s streams and rivers.</p> <p>Related Policies: LU-5.2, LU-9.1, C-2.7 Responsible Agencies/Departments: Planning Department</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: Several Special uses have been applied for including a cemetery and amendment to a current solid waste disposal facility.</p>	
<p>Development Proposal Review (D) Program D-1: Development Proposal Evaluation</p>	<p>a. The County will review proposed projects for consistency with goals, policies, and implementation programs of this general plan. Evaluation criteria for discretionary development proposals (Program D-1a(6) shall also apply to ministerial development proposals) include:</p> <ol style="list-style-type: none"> 1. Compatibility with existing land uses and public facilities. 2. Location within an existing community, infill development, and ability to increase the density, intensity or diverse service offerings of designated Town Center and Regional Service Center areas. 3. Adequate provision of emergency services, including fire services. Applicants must demonstrate that emergency services meeting the County’s standards (see Program P-6 [Effective County Services]) can be provided to the proposed project. The objective of this program is to avoid or substantially reduce impacts to public services. 4. Availability of public water and wastewater, and ability to connect to existing water and wastewater systems. The objective of this program is to avoid impacts related to lack of reliable water supply, including sufficient water for fire hydrant flow criteria, or wastewater service. If feasible, new units will be required to connect to nearby existing water or wastewater systems. Project applicants must demonstrate the availability of water supply, water treatment capacity and wastewater treatment. If increased water or wastewater capacity is required, applicants must pay their fair share of the necessary improvements. Where septic or connection to an existing

wastewater system is not feasible, the County will require new development to demonstrate a means of wastewater collection, treatment, and reuse or disposal will be created that would be operated by an approved entity with adequate technical, financial, and managerial resources to assure safe and effective operation. Any such proposed method shall be consistent with goals and objectives of the general plan as well as any planning goals of the operating entity.

5. Availability of water and septic capacity. For projects being served by private well and septic systems, the applicant must demonstrate the availability of sufficient water and septic treatment capacity in accordance with the County’s Code.

6. Impact on traffic and transportation infrastructure and provision of alternative transportation. The County will continue to require developments to pay into the traffic mitigation fee program(s) to mitigate impacts to roadways. The County will require future ministerial and discretionary projects that exceed threshold traffic volumes to conduct traffic studies (following Amador County Traffic Impact Study Guidelines). The purpose of these traffic studies will be to identify and mitigate any cumulative or project impacts (roadways below the County’s standard of LOS C for rural roadways, and LOS D for roadways in urban and developing areas) beyond the limits of the mitigation fee program(s). Projects will be required to mitigate their identified offsite impacts by constructing improvements and/or pay a “fair share” of those improvements that would be required to mitigate impacts outside the established mitigation fee program(s) (see Program F-4). The objective of this program is to substantially reduce or avoid traffic impacts, including cumulative impacts, of development which would occur to implement the General Plan.

7. The fiscal impact of development proposals, including residential proposals of 50 or more units, on public services. This evaluation will include cost and revenue effects, and whether the proposal can have a positive fiscal impact to the County.

8. The fiscal impact of large retailers. Large retailers (as defined in the Glossary) may be required to submit a fiscal analysis.

9. The presence of Farmland, proximity of development to working farms, and other effects on agricultural resources. Where the potential for conflicts exist that could adversely affect the operations of working farms, the County will work with the applicant to provide setbacks or use other site planning techniques (such as berms, fencing, landscaping, and building orientation), as appropriate, to substantially reduce or avoid impacts to agriculture from encroachment by other conflicting land uses. Include conditions (such as sizing of facilities or service area boundaries) for proposals which would require infrastructure improvements into areas of Farmland to avoid inducing urban growth.

10. Proximity to and compatibility with forestland, timberland, and Timberland Production Zones. The County will work with the applicant to provide setbacks or use other site planning techniques (such as berms, fencing, landscaping and building orientation) in order to substantially reduce or avoid

impacts to forest land, timberland, or Timberland Production Zones from encroachment by incompatible land uses.

11. Proximity to and compatibility with flood prone areas. In order to substantially reduce or avoid flood hazards, no development (as defined in 15.16.050 of the Amador County Code) may be proposed in floodways, and floodproofing must be adequate (including elevation above 100-year flood stage) for all developed uses proposed within the floodplain.

12. Impacts to oak woodlands. The County will assess impacts of proposed projects on oak woodlands, and require mitigation per Public Resources Code Section 21083.4.

13. The County will evaluate development proposals for compatibility with nearby mineral extraction activities and mapped resources to reduce or avoid the loss of mineral resource availability

14. The County will evaluate development proposals for compatibility with existing airports (including heliports and airstrips).

15. Pedestrian and bicycle improvements. The County seeks to improve pedestrian, and bicycle access.

16. Effect on military readiness and national security.

17. Energy conservation and greenhouse gas emissions. The County will consider energy consumption, energy use, and greenhouse gas emissions when evaluating development proposals. This review will include compatibility with an Action Plan compatible with federal, state, and local requirements and building placement and design features to increase energy efficiency.

18. Where available, the County will encourage new development to participate in the extension of reclaimed water facilities (either off-site or on-site) for beneficial use.

19. Encourage the use of reclaimed water for irrigation, mining, and compatible agricultural, public, commercial, and industrial applications wherever practical in order to reduce wastewater storage and disposal needs, and extend available water supplies.

20. The County will use the Recreation Master Plan as a guide when evaluating project applications to ensure that adequate park facilities are provided to serve the current and projected population.

21. When evaluating development proposals that include a residential component, explore possibilities for these projects to include sites for educational facilities for school-aged children. Project applicants will work closely with the Amador County Unified School District to mitigate the impact of these projects to the educational system. To the extent practical, projects shall be conditioned to provide that the required school facilities are operating prior to the occupation of the residences which the schools are intended to serve.

Related Policies: LU-1.1, LU-1.2, LU-1.3, LU-1.4, LU-2.1, LU-2.2, LU-2.3, LU-4.2, LU-4.3, LU-4.4, LU-4.5, LU-6.1, LU-8.3, LU-8.5, LU-12.1, CM-1.1, CM-1.5, CM-3.2, CM3.4, CM-3.5, E-4.2, E-4.3, E-5.1, E-9.5, E-9.7, E-9.8, E12.4, E-13.4, C-1.2, C-1.3,

	<p>C-3.1, C-6.1, C-6.4, C-6.5, C9.2, C-10.3, C-10.5, C-10.7, OS-3.1, S-1.1, S-1.2, S-2.2, G-2.6</p> <p>Responsible Agencies/Departments: Planning, Transportation and Public Works, and Environmental Health Departments Working With: Amador Fire Protection District and water and wastewater agencies.</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: These potential impacts are reviewed for all discretionary projects subject through CEQA. The CEQA Initial Study is prepared alongside preparation of the environmental document for these projects, which often include mitigation monitoring and reporting programs (MMRPs) with Mitigated Negative Declarations. Additional studies for discretionary projects include Oak Woodlands Studies prepared by a Registered Professional Forester (RPF), Biologist, Arborist, or other qualified individual, a Cultural Resources Study conducted by a professional meeting the Department of the Interiors standards for archaeological qualifications, and an economic impact study for larger commercial developments.</p>	
<p>Program D-2: Fire-Safe Development</p>	<p>a. The County will review new development applications in moderate, high, and very high fire hazard severity zones to confirm they meet the standards of the Title 24 Wildland Urban Interface Building Codes and 14 CCR 1270.</p> <p>b. The County will require new structures and improvements to be built to support effective firefighting.</p> <p>c. New development applications in very high fire hazard severity zones shall include specific fire protection plans, actions, and/or comply with Wildland Urban Interface codes for fire engineering features.</p> <p>d. The County will seek fire district input on development applications to allow proposed projects to incorporate fire-safe planning and building measures. Such measures may include (but are not limited to) buffering properties, creating defensible space around individual units, using fire-resistant building materials, installing sprinkler systems, and providing adequate on-site water supplies for firefighting.</p> <p>e. Transportation improvements shall incorporate access for firefighting, within and between existing neighborhoods to provide improved connectivity, but also in areas with no structures. Access standards include minimum width, surface, grade, radius, turnaround, turnout, and bridge standards, as well as limitations on one-way roads, dead-end roads, driveways, and gate entrances.</p> <p>f. Where public water is available, the County will consult with water agencies on needs for additional water, water mains, fire hydrants, and related appurtenances needed to meet required fire flow criteria and for sufficient water capacity to serve peak demands of multiple fire engines to protect improvements from wildland fires.</p> <p>g. A 100' setback for defensible space will be required, when possible, for high density multiple-family residential or sensitive uses (e.g., care homes, schools, large day care facilities, etc.) proposed to be located in high or very high fire hazard severity zones.</p> <p>Related Policies: LU-12.2, LU-12.3, LU-12.4, S-2.1, S-2.3</p> <p>Responsible Departments: Planning, Building, Transportation and Public Works Departments Working With: Amador Fire Protection District; local fire districts and Cal FIRE</p>

	Time Frame: Ongoing
Comments/Review: Any projects in moderate to very high Fire Hazard Severity Zones (FHSZ) per Calfire are required to include specific findings for discretionary projects in those zones creating five or more units or lots. These codes are included under Chapter 19.50.010	
Program D-3: Avoid Airport Hazards	<p>a. In order to reduce or avoid impacts related to land use compatibility with Westover Field, the County will require projects to comply with the requirements of the Airport Land Use Plan, subject to the discretion of the Board of Supervisors.</p> <p>Related Policies: LU-13.1, LU-13.2</p> <p>Responsible Agencies/Departments: Planning Department Working With: Amador County Airport Land Use Commission</p> <p>Time Frame: Ongoing</p>
Comments/Review: The current ALUC Land Use Plan is under review.	
Program D-4: Biological Resources	<p>a. When considering discretionary development proposals, it is the County’s objective to avoid or substantially reduce impacts to special status species, riparian habitat, lone chaparral, oak woodlands, and wetlands (including vernal pools and nonjurisdictional wetlands) through project design and modification to the extent feasible.</p> <p>Related Policies: OS-3.1, OS-3.2, OS-3.3, OS-3.4, OS-3.6, OS-4.1</p> <p>Responsible Agencies/Departments: Planning Department Working With: US Fish and Wildlife Service, US Army Corps of Engineers, National Marine Fisheries Service, California Department of Fish and Wildlife</p> <p>Time Frame: Ongoing</p>
Comments/Review: Standard Biological Resource Protection/Conservation mitigation measures are included with all discretionary projects not already developed for high-intensity uses.	
Program D-5: Stormwater Protection	<p>a. Prior to the approval of project construction and grading activities, project applicant(s) shall prepare a Stormwater Pollution Prevention Plan consistent with the statewide National Pollution Discharge and Elimination System stormwater permit for general construction activity. Project applicant(s) shall also prepare and submit the appropriate Notices of Intent and any other necessary engineering plans and specifications for pollution prevention and control (including a Stormwater Pollution Prevention Plan) to Amador County and the Central Valley Regional Water Quality Control Board. Where practical, stormwater management requirements related to the County’s comprehensive stormwater management program (described in Program P-5) may be incorporated into the SWPPP. The objective of this program is to reduce or avoid impacts related to stormwater pollution.</p> <p>b. Where required by law, best management practices identified in the Stormwater Pollution Prevention Plan shall be in place throughout all site work.</p> <p>c. All construction contractors shall retain a copy of the approved Stormwater Pollution Prevention Plan on the construction site, when required by law.</p> <p>Related Policies: C-4.3, OS-3.5</p>

	<p>Responsible Agencies/Departments: Transportation and Public Works Department, Building Department</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No SWPPP were reviewed by planning in 2022.</p>	
<p>Program D-6: Historic Preservation, Cultural Resources</p>	<p>Data recovery would only be implemented as a mitigation measure when preservation or other mitigation measures are not feasible. Through the discretionary review process, the County will work with applicants to assure their projects comply with state and federal laws that preserve and protect cultural resources, including historic resources and archeological sites. These mitigation measures would be developed by an archaeologist that specializes in prehistoric or historic archaeology, and/or an architectural historian (as appropriate) that meet the Secretary of Interior’s Standards. With regard to historical resources of an archaeological nature, including traditional tribal cultural places, preservation of values would be the preferred method of protecting a sacred area from adverse impacts. Preservation in place may include avoiding a resource, incorporating sites within open space, covering sites with fill, or deeding sites into a permanent easement (14 CEQA Guidelines Section 15126.4(b)(3)(B)). If preservation is not feasible, then data recovery according to CEQA Guidelines Section 15126.4(b)(3)(C) shall be followed. The County will work with applicants to comply with state and federal laws that preserve and protect cultural resources, including historic resources and archeological sites.</p> <p>b. When evaluating discretionary projects with historical resources that are historic structures, the County will use its review process to guide the applicant toward the use of the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings; or use of the Secretary of the Interior’s Standards for Rehabilitation; and the Guidelines for Rehabilitating Historic Buildings (Weeks and Grimmer 1995). The Secretary of the Interior’s Standards for the Treatment of Historic Properties presume each historical resource is unique. Thus, each significant resource presents its own identity and its own distinctive character. Character in this instance refers to those visual aspects and physical features that comprise the appearance of an historical resource. As commonly referred, characterdefining features include the overall shape of the resource, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment (Nelson, ND). Following the Secretary’s Standards will result in the retention of as many key character-definingfeatures as possible in the protection, preservation, restoration, or renovation of cultural resources such as historic buildings, structures, objects, landscapes, or sites, where feasible. When possible, project applicants shall also strive to maintain or restore original proportions, dimensions, and elements of historic buildings or structures and preserve or restore features of historic objects, landscapes, or sites. Applicants may be required to use historic preservation techniques and standards to maintain the historical integrity of historic buildings or structures (including the Historic Building Code [Title 24, Part 8]) where mandated. Where restoration or renovation is undertaken to meet the proposed use of the owner, upgrades to plumbing, electrical, HVAC, and interior arrangements will be allowed. An expansion that meets building code guidelines will be</p>

	<p>permitted so long as the style of the expansion matches the original structure. Individuals that meet the Secretary of Interior’s Standards for architectural preservation will be used to determine that the impact on historical resource resulting from the expansion is mitigated to a less-than-significant level. When evaluating discretionary projects with historical resources that are not historic structures, including but not limited to archaeological sites, significant impacts will be avoided or mitigated using the framework established by CEQA Guidelines Section 15126.4(b)(3). Preservation in place will be the preferred manner of mitigating impacts to archeological sites. When data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information about the resource, will be prepared and adopted prior to excavation. Such studies will be deposited with the California Historical Resources Regional Information Center. If an artifact must be removed during excavation or testing, curation may be an appropriate mitigation.</p> <p>c. Where restoration or preservation of a cultural resource is not feasible, applicants shall document the resource and retain the information in a secure location. Access to confidential information will be conducted pursuant to federal and state laws, including but not limited to the California Public Records Act, Government Code § 6250 et seq., and the Information Practices Act of 1977, Civil Code § 1798 et seq. Archaeological collections will be curated according to the Guidelines for the curation of Archeological Collections (State Historical Resources Commission (1993), and will be funded by the project applicant. Related Policies: C-7.3, C-7.4, C-7.5, C-8.1, C-8.3</p> <p>Responsible Agencies/Departments: Planning Department, Building Department, Sheriff/Coroner (when remains are found) Working With: County Archives</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: Standard mitigation measures are incorporated for all discretionary projects, per the General Plan.</p>	
<p>Program D-7: Air Emissions and Sensitive Receptors</p>	<ol style="list-style-type: none"> 1. In the review of development proposals, the County will require projects to comply with all applicable Amador Air District (AAD) rules and obtain all required AAD Permits. 2. In the review of development proposals, the County will reference the guidelines presented in the California Air Resources Board’s Air Quality and Land Use Handbook: A Community Health Perspective, or the Amador Air District guidelines and recommendations available at the time, when establishing buffers around existing or proposed sources of toxic air contaminants or odorous emissions. During future environmental CEQA review for individual projects, projects that would result in substantial TAC emissions directly or indirectly (e.g., industrial sources), or for land use projects that would expose sensitive receptors to substantial TAC concentrations (e.g., residential land uses located near existing TAC sources), the County will require an HRA to be performed by project applicants to determine whether existing or proposed on-site sensitive receptors will be exposed to significant levels of TAC emissions. An HRA would only be required for those projects that would be anticipated to expose sensitive receptors to substantial TAC concentrations based on the project description or other

	<p>relevant characteristics as determined by County Planning staff during the environmental review process. If the results of the HRA indicate a significant impact, the individual project applicant shall employ measures (e.g., air filters, project redesign) to reduce exposures to levels below the acceptable limits (e.g., 10 in a million excess cancer risk, 1.0 health hazard index).</p> <p>Related Policies: C-9.3</p> <p>Responsible Agencies/Departments: Planning Department Working With: Amador Air District</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program D-8: Soils and Geotechnical Evaluation</p>	<p>a. The County will require geotechnical evaluation and recommendations in compliance with California Building Code requirements before construction of buildings meant for occupancy.</p> <p>b. The County will provide any available soil shrink-swell information upon request, and ensure appropriate foundation elements are included on all projects proposed in areas prone to expansive soils.</p> <p>c. New structures and improvements shall incorporate project features avoiding or minimizing the hazards identified through geotechnical evaluation to the satisfaction of the County.</p> <p>Related Policies: S-4.1, S-4.2, S-4.3</p> <p>Responsible Departments: Building, Transportation and Public Works Departments</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program D-9: Hazardous Materials</p>	<p>a. The County will maintain and update a list of hazardous sites, buildings, and uses in the unincorporated area, or use databases tracking the location of hazardous materials sites, buildings, and similar features, including active and abandoned mines. If possible, the County will make this list available to applicants.</p> <p>b. The County will consult the hazardous sites list to evaluate and condition future development applications and projects, as necessary, to protect environmental and public health.</p> <p>c. For applications submitted to the County involving construction activities at Cortese-listed sites, project applicant(s) shall comply with requirements of the California Department of Toxic Substance Control, the Central Valley Regional Water Quality Control Board, and/or other applicable agency regulating the investigation and cleanup of the site.</p> <p>Related Policies: S-6.1, S-6.2, S-6.3, S-6.4, S-6.5</p> <p>Responsible Departments: Environmental Health Department. Working With: Amador Air District, Amador Fire Protection District, local fire districts, Cal FIRE, California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, Environmental Protection Agency</p> <p>Time Frame: Ongoing</p>

Comments/Review: All projects subject to CEQA are evaluated relative to hazardous material on-site or on file with the State or Local Agencies.	
Program D-10: Evacuation Planning and Routes	<p>a. When considering development proposals and discretionary actions, the County will ensure that actions will not prevent the implementation of emergency response plans or viability of evacuation routes established by the Office of Emergency Services. b. Establish adequate fire buffers along heavily traveled roads by promoting grazing, thinning, mowing, plowing, disking, or controlled burning of roadside grass. Favor those methods that have the least impact on air quality, such as grazing.</p> <p>Related Policy: S-2.4, S-7.2, S-7.4</p> <p>Responsible Departments: Planning Department, County Office of Emergency Services, Transportation and Public Works Department</p> <p>Time Frame: Ongoing</p>
Comments/Review: No comment.	
Program D-11: Noise Standards	<p>a. To protect existing areas with acceptable noise environments, minimize conflicts with noise sensitive uses, and protect the continued viability of economically valuable noise sources, including airports, the County will review and condition development proposals to reduce or avoid noise impacts. The County will apply the standards outlined in Tables N-3 and N-4 of the Noise Element. When noise monitoring is required, such monitoring shall be conducted in accordance with the Caltrans TENS Protocol or Caltrans Division of Aeronautics guidance.</p> <p>b. The County will require that development proposals that produce, or are affected by, non-transportation related noise employ feasible noise reduction techniques (such as siting and building design, berms, landscaping, setbacks, and architectural design features) to achieve acceptable levels specified in Table N-4 of the Noise Element. Noise levels associated with proposed stationary sources shall be measured along the property line of the source. Where uses would be located next to an existing stationary source, noise levels shall be determined along the property line of the proposed receptor.</p> <p>c. Where legally permitted, the County will require that the newest land use is responsible for mitigating noise, whether as a generator or sensitive receptor. If a new use that generates noise is proposed adjacent to lands zoned for uses that may be sensitive to noise (i.e., residential neighborhoods), then the noise-generating use is responsible for mitigating noise consistent with Noise Element Tables N-3 and N-4 standards along the property line of the affected land use. Where sensitive uses are proposed near noise sources or lands with zoning that would permit new noise sources, these new uses are responsible for mitigating their noise exposure consistent with the standards in Tables N-3 and N-4 of the Noise Element. The County seeks to protect the continued viability of economically valuable activities that produce noise (including farm operations, mining activities, commercial and industrial facilities, and airports).</p> <p>d. During review of new development proposals, the County will apply daytime and nighttime land use/noise environment standards at the property line of</p>

	<p>the source as shown in Table N-4 of the Noise Element for non-transportation sources.</p> <p>e. During review of development proposals, the County will apply the standards in Table D-11-1. These standards identify what changes to ambient noise levels at the property line of a sensitive receptor will be considered to be significant noise increases. Land uses within the County that are considered to be noisesensitive include any residential property or residential unit located within a vertical mixed-use development on a single-parcel, residential divisions of land, residential land use designations, schools, churches, hospitals, care facilities, libraries, and auditoriums. Table D-11-1 Allowable Increases in 24-Hour Ambient Noise Levels Existing 24-hour Ambient Noise Level, Ldn/CNEL Allowable Increase < 60 dBA Up to 5 dB 60 – 65 dBA Up to 3 dB > 65 dBA Up to 1.5 dB Note: CNEL = community noise equivalent level; dB = decibels; Ldn = day-night average noise level Sources: Federal Interagency Committee on Noise. 1992 (August). Federal Agency Review of Selected Airport Noise Analysis Issues. Washington, DC. Page 3-5.</p> <p>f. During review of development proposals by the Land Use Agency and CEQA review, the County will apply the noise standards identified in Table N-3, as measured at the property line. These standards limit acceptable period noise increases to the levels shown in Table D-11-2.</p> <p>g. Impulsive noise levels shall not exceed 125 dBA Lmax for 100 impulses per day, 135 dBA Lmax for 10 impulses per day, and 145 dBA Lmax for 1 impulse per day at the noise-generating land use property line.</p> <p>h. During review of development proposals by the Land Use Agency and CEQA review, the County will apply noise standards from Tables N-3 and N-4 in the Noise Element. New developments proposing noise-sensitive land uses in areas exposed to existing or projected noise levels from transportation and other noise sources shall incorporate noise control techniques, including but not limited to those identified in Table N-2 to reduce noise exposure in outdoor activity areas and interior spaces to acceptable levels, as specified in Tables N-3 and N-4 of the Draft General Plan Table D-11-2 Allowable Increases in Hourly Ambient Noise Levels Period of Noise Level Increase Allowable Increase Cumulative period of 30 minutes per hour 0 dB Leq Cumulative period of 15 minutes per hour 5 dB Leq Cumulative period of 5 minutes per hour 10 dB Leq Cumulative period of 1 minutes per hour 15 dB Leq Not be exceeded at any time 20 dB Leq Note: CNEL = community noise equivalent level; dB = decibels; Ldn = day-night average noise level Sources: Federal Interagency Committee on Noise. 1992 (August). Federal Agency Review of Selected Airport Noise Analysis Issues. Washington, DC. Page 3-5.</p> <p>i. The County will require the evaluation of railroad noise impacts for any proposed residential or other sensitive use development located within 750 feet of a railroad corridor. The evaluation shall include potential for waking from instantaneous noise associated within rail movement and horn blowing.</p> <p>j. The County will require that development proposals in the vicinity of airports/airstrips, including Westover Field and Eagles Nest Airport, demonstrate compatibility with current and projected airport noise levels for</p>
--	--

	<p>each facility (including the Airport Land Use Plan) in accordance with the noise standards presented in Noise Element Table N-3.</p> <p>k. Construction noise shall be exempt from the noise standards presented in Table N-3 and increases presented in Tables D-11-1 and D-11-2 will be allowed provided that construction activities occur between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays.</p> <p>l. The County will encourage the use of noise control techniques for noise abatement. Sound walls shall only be used when all other feasible methods fail to reduce noise to acceptable levels.</p> <p>m. All construction equipment shall be properly maintained per manufacturers’ specifications and fitted with the best available noise suppression devices (e.g., mufflers, silencers, wraps); all impact tools will be shrouded or shielded; and all intake and exhaust ports on power equipment will be muffled or shielded.</p> <p>Related Policies: N-1.1, N-1.2, N-1.3, N-1.4, N-1.5, N-2.1, N-2.2, N-2.3, N-2.4, N-2.5, N-3.1, N-3.2, N-4.1, N-4.2, N4.3</p> <p>Responsible Agencies/Departments: Planning Department</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Public Information or Outreach (O) Program O-1: Public Meetings</p>	<p>a. The County will notice public meetings through newspaper advertisements, targeted or mass mailings, and/or on the County’s website, as required by state laws. The County will incorporate public outreach and input into policy development at an early phase to ensure meaningful involvement.</p> <p>Related Policies: G-1.1, G-1.2, G-1.3</p> <p>Responsible Agencies/Departments: All Departments</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: All public hearings include newspaper and public mail notices. Following resident complaints relative to the Eagle’s Nest Airport Land Use Plan proposed ordinance’s newspaper posting, the Planning Commission continued the public hearing multiple times and residents were notified beyond the required 300 ft. radius notification sphere as required by code.</p>	
<p>Program O-2: Agricultural Viability</p>	<p>a. The County will promote methods to assist landowners who choose to continue farming, such as, but not limited to:</p> <ol style="list-style-type: none"> 1. Informing farmers of the availability of economic assistance to ensure agricultural viability; 2. Conducting workshops to gather input on potential expansion of uses permitted on agricultural lands and parcels under the Williamson Act. Based on this input, consider amending the zoning ordinance to expand the uses allowed on agricultural properties under Williamson Act contracts, and consider expanding the allowed value-added agricultural activities permitted on land not under Williamson Act contract; 3. Promoting the benefits of Williamson Act contracts; and 4. Providing information on conservation easements to agricultural land owners in cooperation with organizations responsible for funding, maintaining, and

	<p>promoting easements. The County will make sure any references to conservation easements will clearly indicate that they are entirely voluntary.</p> <p>Related Policies: LU-1.5, LU-1.6, E-7.3, E-8.2, E-8.3, E8.4, E-9.2, E-9.3</p> <p>Responsible Agencies/Departments: Planning Department, Department of Agriculture</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program O-3: Waste Diversion and Reduction</p>	<p>a. The County will continue to implement solid waste diversion and reduction programs as well as public education programs as required by Assembly Bill 939 or outlined in the County’s eco-procurement policy. As part of this program, work with the private sector contractor(s) providing solid waste services within the county to ensure that appropriate recycling containers, procedures, and education are readily available throughout the community.</p> <p>b. The County will support efforts by local wastewater providers to raise public awareness regarding wastewater collection, treatment, and disposal, including the proper handling and disposal of fats, oils, and greases.</p> <p>Related Policies: LU-5.1, LU-5.3, C-9.5, C-10.8</p> <p>Responsible Agencies/Departments: Waste Management, Environmental Health Departments</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: Several use permits applied to have food trucks placed in commercial locations throughout the County. The Technical Advisory Committee required mitigations and proof of responsible disposal of food service-related waste products.</p>	
<p>Program O-4: Energy Efficient Businesses</p>	<p>a. Provide information to help existing businesses become more energy-efficient.</p> <p>b. Consider incentives to energy-efficient or “green” businesses that relocate to Amador County. Related Policies: C-6.2</p> <p>Responsible Agencies/Departments: Building Department Working With: Amador Economic Development Corporation, Amador-Tuolumne Community Action Agency, PG&E</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: The EAP was previously coordinated between community and County representatives. Past involvement included preparation of the plan and distribution of informational resources (mostly in the form of flyers and one year we attended the County Earth Day). Following California State legislation, it may be worthwhile to reevaluate some of the existing resources available for residents regarding solar, batteries, EV, off-grid buildings, and other alternative construction/energy sources. I think I’m too late to get us to Earth Day this year.</p>	
<p>Program O-5: Outreach to Property Owners and Developers</p>	<p>a. The County will utilize its inventory of historical resources to help educate property owners and developers, and alert them to potential historical and cultural resource issues associated with new development.</p> <p>b. Educate real estate professionals, County staff who enforce the ordinance, and prospective homeowners of dwellings or property close to agricultural activities regarding the protection from a nuisance action provided by the</p>

	<p>right-to-farm ordinance. Ensure that residential development is compatible with surrounding agricultural activities either through agreements with adjacent property owners or through County conditions to protect agricultural properties.</p> <p>Related Policies: C-8.3, E-9.1</p> <p>Responsible Agencies/Departments: Planning Department</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Coordination with Other Agencies (C) Program C-1: Federal Notification</p>	<p>a. It is imperative the County be aware of activities on the part of federal agencies with the potential to affect the County and its residents. These agencies have the obligation to provide notification of proposed actions and policies to the County. In order to facilitate this notification:</p> <ol style="list-style-type: none"> 1. Each County Department will review its activities and area of oversight, and identify federal agencies with which it interacts, or which are involved in similar or overlapping activities. 2. Where federal agencies are involved in similar or overlapping activities, the County Administrative Officer will notify these agencies that the County expects the agencies to adhere to the following: <ol style="list-style-type: none"> i. To the fullest extent permissible by law, comply with all federal regulations pertaining to required consultation, coordination and preservation of custom, culture and community stability. ii. To the fullest extent permissible by law, comply with all state and County laws applicable to private and other public lands in Amador County and thereby avoid redundant, duplicative or conflicting rules, regulations, programs, practices, etc., which cause undue delays, confusion and extra costs to the taxpayers. iii. Give timely and sufficient notice to the County Administrative Officer prior to the development or amendment of existing plans; or the proposal or enactment of new rules, regulations, programs or practices which differ from customary uses of public lands in Amador County. iv. Conduct an economic analysis focused on the effects that specific decisions would have on the economic stability of the County and its residents. The County expects federal agencies to make specific written findings in the economic analysis of their proposed action with regards to the individual or cumulative effect of the decision on the short-term and long-term economic stability of the County. v. Where the County and the agency are in disagreement about proposed actions, the County expects that agencies will not implement programs or actions until all administrative appeal procedures are completed. 3. The County Administrative Officer will continually monitor the results of the agency decisions and report to the Board on changes or results which have an adverse effect on the County's economic stability.

	<p>4. The County Administrative Officer will respond, in writing, to notifications from any federal agencies of proposed projects or intended policy and regulation changes which affect Amador County</p> <p>Related Policies: G-3.1, G-3.2, G-3.3</p> <p>Responsible Agencies/Departments: County Administrative Officer, through direction to County departments</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program C-2: Economic Coordination</p>	<p>a. The County will maintain regular contact and communication with the lead economic development entity and other economic development agencies. Consultation should focus on strategies to:</p> <ol style="list-style-type: none"> 1. Bring new businesses and industry into the County, and to help existing local businesses develop and expand. 2. Refer businesses seeking economic development grants, loans, and other funding to the lead economic development entity. 3. Identify and reduce constraints that limit retention, expansion, or attraction of business and industry. 4. Support the “Amador Brand” program, encouraging residents to patronize local businesses. 5. Continue to give preference to local businesses and suppliers for County business, and encourage residents to patronize local businesses and suppliers. 6. Encourage the establishment of higher education facilities in the County, including community college, trade school, and technical education facilities. 7. Review training opportunities available in the County and coordinate these opportunities with existing and planned job requirements. <p>b. Job development activities should be focused on higher wage jobs and jobs which produce goods or services for export from Amador County.</p> <p>Related Policies: E-1.2, E-1.3, E-1.4, E-3.1, E-3.2, E-4.1, E-4.4, E-5.1</p> <p>Responsible Agencies/Departments: County Administrative Officer, through direction to County departments Working With: County’s lead economic development entity</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program C-3: Transportation Coordination.</p>	<p>a. Coordinate with the California Department of Transportation on the following actions:</p> <ol style="list-style-type: none"> 1. Administration of state highways within the county. 2. Approval of heliports and helistops. 3. Maintenance of scenic highways, including state Route 88. 4. Mutual establishment of clear policies and objectives for meeting regional and local transportation needs. 5. Develop methods to reduce dry weather urban runoff and pollutants in highway and street runoff.

	<p>6. Coordination on all plans, activities, and projects which may affect state roadway facilities.</p> <p>7. Establish adequate fire buffers along state highways by promoting grazing, thinning, mowing, plowing, disking, or controlled burning of roadside grass. Favor those methods that have the least impact on air quality, such as grazing.</p> <p>b. The County will consult with local city governments and the California Department of Transportation to ensure transportation planning and improvement programs are consistent with the Noise Element.</p> <p>Related Policies: CM-1.2, CM-1.4, CM-1.5, CM-2.3, CM3.3, CM-3.6, CM-3.7, CM-4.1, CM-4.2, CM-4.3, N-1.2, N1.3, N-1.4, N-1.5, N-2.1, N-2.2, S-2.4</p> <p>Responsible Agencies/Departments: Planning Department, Transportation and Public Works Department Working with: California Department of Transportation, Amador County Transportation Commission, Cities</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program C-4: Interagency Coordination</p>	<p>a. County departments will maintain regular contact with other governmental agencies which provide services or functions in Amador County for the purpose of coordinating activities, and avoiding conflict and overlap. Agencies include (but are not limited to) the Cities, Amador Unified School District, the Amador Water Agency, the Amador County Transportation Commission, the Amador Fire Protection District, the Amador County Recreation Agency, the University of California Cooperative Extension, and Amador Transit. Related County departments will consider meeting with these agencies on a biannual basis.</p> <p>b. Work with fire districts and other agencies to educate the public regarding fire risks, and periods of elevated or extreme risk due to drought or other factors.</p> <p>c. Increase cooperative efforts among fire districts, public agencies, and landowners. The County will continue to collaborate with the U.S. Forest Service, CAL FIRE, fire departments of adjacent counties, city fire departments, fire districts, and property owners to prevent and manage wildland fires. Efforts may include monitoring regional fuel buildup, maintaining fuel breaks, sharing firefighting equipment, and providing necessary water supplies. The County will continue to encourage the consolidation of fire districts.</p> <p>Related Policies: G-2.1, G-2.2, G-2.3, G-2.4, G-2.5, S-2.5</p> <p>Responsible Agencies/Departments: All County Departments Working With: Cities, Amador Unified School District, Amador Water Agency, Amador County Transportation Commission, Amador Fire Protection District, Amador County Recreation Agency, the University of California Cooperative Extension, Amador Transit, CAL FIRE, U.S. Forest Service, city and adjacent county fire departments</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: All projects which are reviewed by the Technical Advisory Committee sends out notification upon receiving the application and scheduling it for completeness review. Additionally, prior to the official notice of Public Hearing, all required documents are uploaded to CEQAnet.</p>	

<p>Program C-5: Tribal Coordination</p>	<p>a. In addition to fulfilling the consultation requirement of SB 18, The County will maintain contacts and communications with recognized Native American Tribes. Through these contacts, the County will:</p> <ol style="list-style-type: none"> 1. For Tribal projects, provide early and frequent comment on future actions which would occur on land outside the County’s land use jurisdiction, including working to minimize negative effects of any future development. 2. For County projects, seek information from Tribes where development proposals brought before the County may affect traditional tribal sites or resources. 3. Upon request by an affiliated tribe, consult with the affiliated tribe regarding the development of a burial treatment plan for the treatment and disposition of Native American human remains and associated funerary objects. <p>Related Policies: G-3.4, G-3.5</p> <p>Responsible Agencies/Departments: Planning Department, Transportation and Public Works Department, Environmental Health Department, Sheriff’s Department Working With: Native American Tribes</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: All tribes on the registered notification list are notified of project application prior to finding the application complete. For all projects including a General Plan Amendment the County sends out notification opening the 90-day comment and review period pursuant to SB 18.</p>	
<p>Program C-6: Tourism and Education</p>	<p>a. The County will develop a countywide agritourism program that includes the following components:</p> <ol style="list-style-type: none"> 1. Consultation with agricultural interests and local restaurants and stores to promote the sale and use of agricultural products grown or processed in Amador County; 2. Consultation with cities, federal and state agencies, tourist industries, hotels, chambers of commerce, farm bureau, wine grape association, and other organizations to provide materials to promote Amador County; 3. Recognition of uses, such as education, tourism, value-added processing, limited hospitality uses, and nonagricultural facilities that promote agriculture and agritourism uses. Explore designation of areas where these uses could be allowed and encouraged. The County will protect and promote the county’s historic and cultural resources by: <ol style="list-style-type: none"> 1. Providing educational materials or programs to the public, staff, and commissions that promote awareness of the county’s history and the value in preserving historic or prehistoric resources; 2. Designating appropriate locations for lodging, shops, restaurants, and other support businesses near tourist-accessible historical and cultural resource sites; 3. Collaborating with nonprofits, cities, the historic society, and other organizations to create programs and materials for historically or culturally significant sites; and 4. Where appropriate, exploring the potential to develop historic resource sites for use as visitororiented destinations.

	<p>Related Policies: E-7.1, E-7.2, E-7.3, E-7.4, E-7.5, E-7.6, C-7.1, C-7.4, C-7.5, C-7.6, C-8.1, C-8.3, C-8.4</p> <p>Responsible Agencies/Departments: Planning Department, Department of Agriculture Working With: Amador Economic Development Corporation, Amador Council of Tourism, Amador County Historical Society, Amador County Archives</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program C-7: Parks and Recreational Facilities</p>	<p>a. The County will consult with the Amador County Recreation Agency (ACRA) and other local agencies to promote the provision of appropriate recreational facilities to serve all Amador County residents, from youth to seniors.</p> <p>b. The County will work with ACRA and others to identify funding and other resources to maintain existing recreational facilities, and develop new facilities.</p> <p>c. The County will consult with the cities, Amador County Unified School District, and ACRA to promote joint recreational use of lands and facilities owned by the County, ACRA, school districts and cities.</p> <p>d. The County will consult with ACRA to promote the provision of sanitation stations and solid waste collection facilities at trailheads and recreation areas.</p> <p>e. In consultation with ACRA and affected property owners, the County will encourage the construction of a network of recreational trails. These trails will be designed and located to provide transportation options between destinations within the county, including parks, schools, and other recreational areas. In developing this trail network, trails should follow property lines (rather than bisecting properties) and public lands and rights-of-way shall be preferred trail sites. The County and ACRA will consult with other nearby jurisdictions, including the cities and adjacent counties, seeking to coordinate and connect trails where feasible while respecting property rights and avoiding conflicts with all property owners.</p> <p>Related Policies: LU-8.1, CM-3.1, CM-3.3, E-5.1, OS-1.1, OS-1.2, OS-1.3, OS-2.1, OS-2.2</p> <p>Responsible Agencies/Departments: Planning Department, Environmental Health Department, Sheriff’s Department Working With: Amador County Recreation Agency (ACRA), Mother Lode Land Trust, Cities, adjacent Counties</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: Planning Department is now responsible for calculating Quimby Act Fees.</p>	
<p>Program C-8: Solid Waste Disposal</p>	<p>a. The County will work with solid waste disposal providers to ensure continued capacity. In addition, the County will continue public education programs involving waste reduction, recycling, and household hazardous waste and strive to meet and exceed waste diversion targets set by the California Department of Resource Recovery and Recycling.</p> <p>Related Policies: LU-3.1</p> <p>Responsible Agencies/Departments: Waste Management Department Working With: Solid waste disposal providers</p>

	Time Frame: Ongoing
Comments/Review: No comment.	
Program C-9: Schools and School Funding	<p>a. In consultation with the Amador County Unified School District, the Amador County Office of Education, and the Amador Community College Association to ensure that new school facilities can be planned, financed, and constructed as necessary to serve current population and future development.</p> <p>Related Policies: LU-8.1, LU-8.3, E-5.1, G-2.6</p> <p>Responsible Agencies/Departments: Land Use Agency Working With: Amador County Unified School District, Amador County Office of Education, Amador Community College Association.</p> <p>Time Frame: Ongoing</p>
Comments/Review: Amador High School is being absorbed by Argonaut High in 4 years. This will likely require a review of existing resources and infrastructural improvements.	
Program C-10: Transit Agency Coordination	<p>a. The County will work closely with transit service providers to provide transit opportunities that respond to the needs of County residents and visitors. Actions may include:</p> <ol style="list-style-type: none"> 1. Promoting express bus service to regional activity and job centers; 2. Encouraging provision of attractive, well designed, and appropriate transit amenities; and/or 3. Providing special transit services (such as direct shuttle or dial-a-ride services). <p>Related Policies: LU-7.2, CM-1.2, CM-3.6, CM-3.7, C-9.6, C-9.7, C-10.4</p> <p>Responsible Agencies/Departments: Transportation and Public Works Department, Planning Department. Working With: Amador Transit, Amador Council of Tourism</p> <p>Time Frame: Ongoing</p>
Comments/Review: No comment.	
Funding, Physical Improvements, or Capital Projects (F) Program F-1: Infrastructure Improvements	<p>a. In order to assure that adequate infrastructure is in place to support existing and planned development, the County will consult with water and wastewater providers to support development of new treatment facilities or conveyance systems to minimize:</p> <ol style="list-style-type: none"> 1. Disposal by leach field in areas of marginal soils or site conditions which may lead to degrading groundwater quality. 2. Potential threats to water resources or the public from wastewater treatment system failures. 3. The risk of life or property due to inadequate water infrastructure serving fire hydrants. <p>b. The County will maintain and improve existing drainage and stormwater infrastructure. Where right-of-way is available, new drainage and stormwater infrastructure may be developed as needed. The County will explore consolidation of this function to a single County department or responsible</p>

	<p>agency. When maintaining or developing drainage and/or stormwater infrastructure, the County will consider vector control needs.</p> <p>c. The County will consult with businesses interested in expanding existing operations or establishing new operations regarding installation of necessary infrastructure improvements. County actions may include:</p> <ol style="list-style-type: none"> 1. Share existing engineering studies and plans (in conjunction with Amador Water Agency and other water providers) on water supply and treatment capacities, wastewater collection, conveyance and treatment capacities, stormwater drainage and roadway improvements. 2. Consult with project applicants where County improvement plans call for extension or upgrades to infrastructure. 3. Consider financing options to assist applicants in providing necessary infrastructure, including tax credits, deferred fee payment programs, reimbursement of costs for infrastructure improvements and amortization of infrastructure fees. 4. Allow for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development. <p>Related Policies: LU-4.1, E-1.4, E-1.5, E-2.1, C-3.3, C-4.1, C-4.3</p> <p>Responsible Agencies/Departments: Planning Department, Transportation and Public Works Department, and Environmental Health Department</p> <p>Working With: Water and wastewater providers, including Amador Water Agency, Amador Regional Sanitation Authority</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program F-2: Future Water Supplies and Funding</p>	<ol style="list-style-type: none"> a. In consultation with the County’s water suppliers and local agencies, the County will identify and pursue alternative funding sources for projects that improve water resources and management in Amador County. b. Consult with Amador County water purveyors to find adequate water for agricultural users. Agricultural water users should be encouraged to utilize surface water supplies, reclaimed water or treated wastewater. Encourage water purveyors to develop an agricultural water fee scale. c. Consult with Amador County water purveyors to retain access to water rights and both existing and potential points of diversion on all rivers and waterways within the County. d. Consult with Amador County water purveyors to encourage the development of new and expanded green-energy hydroelectric power generating facilities. e. Encourage local, state and federal water development projects beneficial to Amador County and work to develop additional water rights <p>Related Policies: E-10.1, E-10.2, C-1.1, C-2.3</p> <p>Responsible Agencies/Departments: Planning Department. Working With: Amador Water Agency and other water suppliers</p> <p>Time Frame: Ongoing, as requested by water suppliers</p>

Comments/Review: No comment.	
Program F-3: Fire Services Funding	<p>a. The County will consult with the Amador Fire Protection District to establish funding mechanisms, including impact fees, to offset fire protection costs for new development in areas of high wildfire risk.</p> <p>Related Policies: S-3.1</p> <p>Responsible Department: Planning Department Working With: Amador Fire Protection District</p> <p>Time Frame: Ongoing</p>
Comments/Review: No comment.	
Program F-4: Transportation Improvements	<p>a. Maintain the Regional and Local Traffic Impact Fee program so that new transportation needs (including bicycle and pedestrian needs) generated by new development are paid for by the development on a proportional basis. Increased roadway capacity should, to the extent legally possible, be funded through traffic impact fees.</p> <p>b. Use the County’s annual Capital Improvement Program (CIP) process to prioritize, fund, and build required roadway improvements, and to address phasing and construction of circulation infrastructure throughout the County. Coordinate CIP priorities with the Regional Transportation Plan (RTP) and planned improvements to Caltrans facilities.</p> <p>c. Use the established CIP process to implement the circulation system shown on the Circulation Diagram (Figure CM-1). The County will secure funding for roadway improvements, will design and build new roadways, and will complete roadway repairs and improvements. Future roadways must meet the County’s roadway classification design specifications and performance criteria.</p> <p>d. For those projects that require a traffic study per Mitigation Measure 4.14-1a, and which identify required roadway improvements that are not included in the current RTP or CIP at the time, a fair-share fee calculation shall be conducted to identify the applicable fair-share requirements for the identified improvement(s). The results of the fee calculation shall be paid and accounted for in a special account to fund the identified improvement(s), as applicable. The special account list for fair share funded improvement projects shall be posted or reported on a yearly basis to reflect total fair share contributions of the development projects to the identified traffic improvement(s).</p> <p>e. Review the Regional and Local Traffic Impact Fee program and the CIP process to ensure that bicycle and pedestrian improvements, goods movement, and transit facilities are represented to provide for the provision of Complete Streets.</p> <p>Related Policies: CM-1.3, CM-1.5, CM-2.1, CM-2.2, CM2.4, CM-3.1, CM-3.2, CM-3.7</p> <p>Responsible Department: Transportation and Public Works Department, Planning Department</p> <p>Time Frame: Ongoing</p>
Comments/Review: No comment.	

<p>Program F-5: Reclaimed Water</p>	<p>a. Encourage the use of reclaimed water for irrigation, mining, and compatible agricultural, public, commercial, and industrial applications wherever possible. The objective of this program is to reduce wastewater storage and disposal needs, and to extend available water supplies.</p> <p>Related Policies: LU-4.3, LU-4.4, LU-4.5, E-9.1, C-3.3</p> <p>Responsible Agencies/Departments: Planning Department, Environmental Health Department Working With: Amador Water Agency, other water and wastewater providers</p> <p>Time Frame: Ongoing</p>
<p>Comments/Review: No comment.</p>	
<p>Program F-6: Energy Efficiency, Renewable Energy, and Green Building</p>	<p>a. The County will identify procedures to:</p> <ol style="list-style-type: none"> 1. Support Leadership in Energy and Environmental Design (LEED) certification or other energy saving programs or methods for new commercial, industrial, public, and multifamily residential buildings; 2. Support increased energy efficiency in new and existing structures; 3. Encourage the use of green building techniques beyond the County’s basic requirements; and 4. Support parcel-scale energy generation. <p>b. Identify methods to expand renewable and alternative energy production in the county. Methods may include incentives such as expedited permit processing, reduced fees, and technical assistance to encourage energy-efficiency technology, research and practices.</p> <p>Related Policies: C-6.3, C-6.4, C-6.5, C-9.4, C-10.6, 10.7</p> <p>Responsible Agencies/Departments: Planning Department, Building Department</p> <p>Time Frame: Within 6 months from adoption of General Plan, then ongoing.</p>
<p>Comments/Review: No comment.</p>	

Please Start Here

General Information	
Jurisdiction Name	Amador County - Unincorporated
Reporting Calendar Year	2022
Contact Information	
First Name	Krista
Last Name	Ruesel
Title	Planner
Email	planning@amadorgov.org
Phone	2092236380
Mailing Address	
Street Address	810 Court St.
City	Jackson, CA
Zipcode	95642

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

1_23_23

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/30/2014 - 09/15/2021

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bc Applic	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	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	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below																			
008-220-041-000	008-220-041-001	10740 NEW CANYON CREEK RANCHOS	VAN DER VEEN	211382	SFD	O	01/13/2022								1			No	No
011-320-006-000	011-320-006-001	1140 SUTTER CREEK RANCHOS	DUFFY	211484	SFD	O	01/20/2022								1			No	No
003-511-003-000	003-511-003-001	1973 VILLAGES DR IONE	ROA	210576	SFD	O	02/17/2022								1			No	No
044-470-037-000	044-470-037-001	15400 CONE HWY CT PINE GROVE	MENENDEZ	210579	SFD	O	02/04/2022								1			No	No
001-170-002-000	001-170-002-001	1520 CARBON WLF RD 5231 CUK	FOWLER	210870	SFD	O	02/28/2022								1			No	No
012-080-044-000	012-080-044-001	17505 CANTON MEADOW CT SC	DAVIS	221666	SFD	O	02/18/2022								1			No	No
033-230-019-000	033-230-019-000	17505 CANTON MEADOW CT SC	SCUNDI	221669	SFD	O	02/11/2022								1			No	No
033-230-019-000	033-230-019-000	17505 CANTON MEADOW CT SC	SCUNDI	221671	ADU	R	02/11/2022		1									No	No
001-160-038-000	001-160-038-001	340 LANCES BLVD BUNKER HILL	MCCLEARY	221791	ADU	R	02/22/2022								1			No	No
008-250-048-000	008-250-048-001	14497 BUNKER HILL	THOMPSON	41479	SFD	O	02/18/2022								1			No	No
003-120-005-000	003-120-005-001	22852 GRAPEVINE	HERNANDEZ	221928	SFD	O	03/23/2022								1			No	No
014-053-015-000	014-053-015-001	23026 HORSESHOE LN	CHAPMAN	221814	MH	O	03/29/2022								1			No	No
003-540-006-000	003-540-006-001	2095 MOHAWK CT	FREEMAN	221802	MH	O	03/22/2022								1			No	No
003-492-001-000	003-492-001-001	1992 VILLAGE DR IONE	ROA	221795	SFD	O	03/09/2022								1			No	No
033-810-009-000	033-810-009-001	26061 GOLF LINKS DR	KOVALEB	221997	SFD	O	03/08/2022								1			No	No
032-390-037-000	032-390-037-001	20121 MANZANITA	ALVES	211531	SFD	O	03/09/2022								1			No	No
038-670-021-000	038-670-021-001	13822 PETERSEN	RADMILOVIC	211481	SFD	O	03/18/2022								1			No	No
030-670-021-000	030-670-021-001	14521 LUPE RD PG	WHITE	211349	SFD	O	03/21/2022								1			No	No
011-300-001-000	011-300-001-001	9921 SUTTER CREEK	DOVER	222005	SFD	O	04/15/2022								1			No	No
001-160-046-000	001-160-046-001	800 EAGLES RANCH RD IONE	CAREY	222016	SFD	O	04/19/2022								1			No	No
038-430-014-000	038-430-014-001	21484 HOMESTEAD RD PG	FISHER	211432	SFD	O	04/25/2022				1							No	No
021-360-003-000	021-360-003-001	19120 CHARLESTON	GEDMEY	211396	ADU	R	04/18/2022								1			No	No
040-030-108-000	040-030-108-001	12241 CITTA VISTA SC	BRUSATORI	211588	SFD	O	05/05/2022								1			No	No
028-161-002-000	028-161-002-001	34011 DANBURG DR	MELLERS	221828	SFD	O	05/10/2022								1			No	No
008-120-046-000	008-120-046-001	5482 WELSH POND RD	TAMANTINI	222062	SFD	O	05/02/2022								1			No	No
030-500-014-000	030-500-014-001	14773 DIAMOND VIEW	LUNN	222060	SFD	O	05/11/2022								1			No	No
038-670-016-000	038-670-016-001	19107 MINERAL	RIVERLAND	221978	SFD	O	05/26/2022								1			No	No
038-670-015-000	038-670-015-001	19081 MINERAL	RIVERLAND	221999	SFD	O	05/26/2022								1			No	No
038-670-014-000	038-670-014-001	19047 MINERAL	RIVERLAND	222053	SFD	O	05/26/2022								1			No	No

Jurisdiction	Amador County - Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/30/2014 - 09/15/2021

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2									3	4	
Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021			Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	109	-	-	-	-	-	-	-	-	-	-	14	95
	Non-Deed Restricted		9	-	-	-	-	1	-	3	1	-	-	-
Low	Deed Restricted	62	-	-	-	-	-	-	-	-	-	-	17	45
	Non-Deed Restricted		9	-	-	-	-	4	1	2	1	-	-	-
Moderate	Deed Restricted	72	-	-	-	-	-	-	-	-	-	-	82	-
	Non-Deed Restricted		35	-	-	-	-	21	13	11	2	-	-	-
Above Moderate		134	40	-	-	-	-	7	14	16	7	-	84	50
Total RHNA		377												
Total Units			93	-	-	-	-	33	28	32	11	-	197	190
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-income Need	2014	2015	2016	2017	2018	2019	2020	2021			Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		55	-	-	-	-	-	-	-	-	-	-	-	55

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	Unincorporated	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/30/2014 - 09/15/2021

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	
011270015000	N/A	Matulich	011270015000	10/04/2016					No Net Loss	5	Special Planning Area	High-Density Multi-family	0.2 DU/AC	18 DU/AC	90	Vacant	vacant
011270016000	N/A	Matulich	011270016000	10/04/2016					No Net Loss	5	Special Planning Area	High-Density Multi-family	0.2 DU/AC	18 DU/AC	90	Vacant	vacant
011270017000	N/A	Matulich	011270017000	10/04/2016					No Net Loss	5	Special Planning Area	High-Density Multi-family	0.2 DU/AC	18 DU/AC	90	Vacant	vacant
011270018000	N/A	Matulich	011270018000	10/04/2016					No Net Loss	5	Special Planning Area	High-Density Multi-family	0.2 DU/AC	18 DU/AC	90	Vacant	vacant
033480046000	N/A	Mace Meadows	033480046000	10/04/2016					No Net Loss	2	Res. Low Density	High-Density Multi-family	9 DU/AC	25 DU/AC	37	Vacant	vacant
033480047000	N/A	Mace Meadows	033480047000	10/04/2016					No Net Loss	3	Res. Low Density	High-Density Multi-family	9 DU/AC	25 DU/AC	62	Vacant	vacant
011270013000	N/A	Matulich	011270013000	10/04/2016					No Net Loss	5	Special Planning Area	High-Density Multi-family	0.2 DU/AC	18 DU/AC	90	Vacant	vacant
044100027000	N/A (Wicklow Way)	Wicklow Specific Plan	044100027000	12/09/2021					Shortfall of Sites	201.37	Special Planning Area	R1 (41.1 ac) R2 (27.6 ac) R3 (77.7 ac) Commercial (12.1 ac) Civic (24.4 ac) Open Space (53.7 ac) Parks/Recreation (10 ac) Public Service (46	9 DU/AC	9 DU/AC	700	Vacant	Vacant

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Amador County - Unincorporated		
Reporting Year	2022	(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.
Program H-5:	Amend Code to Offer Incentives for Affordable Infill Housing	2015 as part of the County General Plan Update	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-6:	Housing Choice Voucher Program Contact the Housing Authority of the County of Stanislaus (HACS) at least once every three years to determine the number of vouchers currently being issued within the county and to determine if additional vouchers may become available.	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:	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.	2015 and ongoing	Ongoing.

Program H-8:	Maintain a Code Enforcement Position Maintain a code enforcement officer position, as funding permits. The code enforcement officer should provide Planning Department staff with a list of substandard and dilapidated housing units identified in the course of his or her duties which could benefit from rehabilitation consistent with the requirements of the Health and Safety Code Section 17995.3	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:	Encourage Farmworker Housing Consistent with the Health and Safety Code.	Completed	Completed with ADU Code Update. Currently, the county enforces the State's regulations regarding Farmworker housing.
Program H-10:	Amend the Zoning Code to allow transitional and supportive housing in all zones that allow housing with same restrictions.	Ongoing	Complete.
Program H-11:	Amend the Zoning Code to Remove Constraints; Propose amendments to the zoning code to remove regulatory constraints to the provision of affordable housing:	In Progress	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:	Adopt a Reasonable Accommodation Procedure for Housing "Reasonable accommodation" refers to flexibility in standards and policies to accommodate the needs of persons with disabilities.	Ongoing	The County Building Department currently follows this practice as a matter of course and this program will be deleted.
Program H-13:	Raise Densities in the RM Designation and R-3 Zone	2015 as part of the General Plan Update	The 2016 General Plan update allows increased densities for projects that include housing for low- and very-low income categories
Program H-14:	Assisting "At-Risk: Units	As needed	The County informally allows flexible compliance timelines that provide time for at-risk/substandard housing units to comply with applicable building codes.

Program H-15:	Redesignation and Rezoning of Sites County staff will pursue redesignation and subsequent rezoning of additional areas of APN 044100027000 as well as all of APN 044100011000 as discussed in Program H-1.1 in the County's 4th round Housing Element to the RM General Plan designation and the R3 zone district.	Redesignation when General Plan is adopted and shortly thereafter for implementation zoning (anticipated late 2015 through 2016)	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.
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 Joint Housing Element including the Cities of Sutter Creek, Jackson, Plymouth, and Amador City.
REAP	Participation in the MLR ADU Housing Project	2022	The County shall participate in the Mother Lode Region ADU Collaboration project including Mariposa County and Calaveras. Final product should be a guidebook for development and other related documents to assist residents in taking advantage of the ADU streamlining and incentives following the 2020 Housing Bill.
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 new GIS software, research, compilation of data, rezoning of noncompliant parcels, and production of environmental documents.
*Review of Previous Housing Element Programs, Accomplishments, and Statuses	.	.	.
Program H-1.1: Rezone Land Inventory Parcels and Provide Appropriately-Sized Parcels	Rezone appropriate parcels to meet State law requirements for the Land Inventory. Create smaller parcels suitable for development of individual affordable projects.	Completed	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. Delete

<p>Program H-1.2: Support AWA's Efforts to Develop Infrastructure Capacity in Martell</p>	<p>In collaboration with AWA, develop a strategy for provision of wastewater treatment to the sites on the County's Land Inventory. Implement this strategy by December 2012.</p>	<p>December 2011 for strategy, water, and wastewater service by December 2012. Potential incremental improvements in availability Capacity prior to 2012.</p>	<p>The County initiated a first meeting with Amador Water Agency (AWA) on March 15, 2011, to participate in AWA's efforts to expand wastewater capacity at Martell. This program will be modified and continued.</p> <p>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.</p> <p>Modify to remove implemented portions of the program and continue.</p>
<p>Program H-1.3: Identify Parcels with Available or Anticipated Water and Sewer Service</p>	<p>Prepare and maintain a map of parcels or areas with existing and planned water and sewer service. Responsible Agencies: Environmental Health Department Working with: Amador Water Agency</p>	<p>February 2011 and ongoing</p>	<p>Maps were prepared by the AWA in 2010 displaying County parcels and all water distribution and wastewater collection systems, improvement districts, and wholesale areas. Updates will continue to be made annually or as needed to address new and anticipated service areas. This program will be modified and continued.</p> <p>Modify to make AWA primary responsible agency and continue.</p>
<p>Program H-1.4: Pursue Funding and Prepare a Plan for Funding Infrastructure Improvements</p>	<p>Prepare a list of water and wastewater capital improvement projects. Pursue funding to complete these projects or to assist developers and agencies to complete these projects.</p>	<p>March 2011 and ongoing</p>	<p>The AWA provided a list of capital improvement projects at a meeting on March 5, 2011. No funding applications have been pursued to date. This program will be continued.</p>
<p>Program H-1.5: Use Development Agreements for Large Developments within the SPA General Plan Land Use Designation to Create Affordable Housing</p>	<p>Require residential projects of 4 or more units on land designated as SPA provide a certain percentage of total units on site as housing affordable to extremely low, very low, low and moderate income households or pay an in-lieu fee.</p>	<p>Ongoing</p>	<p>Targets for the undeveloped special planning areas have not yet been created as the General Plan update is not yet complete. No affordable units have been constructed, nor have any in-lieu fees been collected. This program will be modified and continued.</p> <p>Modify to reflect the status of the General Plan update and continue.</p>

<p>Program H-1.6:</p> <p>Perform Internal Consistency Review in Conjunction with Annual General Plan Implementation Report</p>	<p>Review and confirm consistency between the housing element and other general plan elements and community goals in conjunction with preparation of the County's annual general plan implementation report.</p>	<p>Annually in January</p>	<p>County is currently updating the General Plan. The draft General Plan is expected to be ready for public review in July 2014. Review for consistency is ongoing throughout the update process. This program will be continued.</p> <p>Modify to reflect current status of General Plan update and continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Program H-1.7: Pursue Funding for Affordable Units</p>	<p>The County will pursue appropriate State and federal funding sources to support the efforts of non-profit and for-profit developers to meet new construction and rehabilitation needs of extremely low-, very low-, low- and moderate-income households.</p>	<p>Ongoing</p>	<p>County staff and elected officials have been supportive of a grant request by Victory Village Amador for funding to assist with the continued operation of a transitional housing facility for homeless veterans. The project has been 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.</p> <p>Continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Program H-2.1: Maintain the First-Time Homebuyers Funding Program</p>	<p>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.</p>	<p>Ongoing</p>	<p>Amador County last received a first-time homebuyer award through HOME in 2008. Funding for the program has been provided in the past by the California Department of Housing and Community Development (HCD) HOME programs and Community Development Block Grant program. Seven households were assisted during the previous planning period. Households had to be below 80% AMI to qualify. This program will be continued.</p> <p>Modify to remove reference to Central Sierra Planning Council and update to currently available funding sources, and continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Program H-2.2:</p> <p>Amend Code to Offer Incentives for Affordable Infill Housing</p>	<p>Provide incentives for infill projects on land zoned R-1 or R-2 when the landowner enters into an agreement with long-term affordability covenants and restrictions.</p>	<p>Ongoing</p>	<p>Implementation of this program will take place following adoption of the General Plan update. The update is still in process. The draft General Plan is expected to be ready for public review in October 2014. 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.</p>

<p>Program H-2.3: Pursue Changes in Fee Collection Timelines</p>	<p>Adopt provisions to grant deferral payments or installment payments for impact and other fees for qualifying affordable housing projects.</p>	<p>Completed</p>	<p>The County reduced development-related fees during fiscal year 2008–2009. So far no affordable housing projects have taken advantage of the fee reduction. This program has been implemented and will be deleted.</p>
<p>Program H-2.4: Housing Choice Voucher Program</p>	<p>Obtain additional Housing Choice Vouchers and publicize availability of vouchers.</p>	<p>Annually during General Plan reporting</p>	<p>The Housing Choice Voucher program has been administered by the Housing Authority of the County of Stanislaus (HACS) since January 1, 2012. In 2012, 576 vouchers were used in Amador County, and 610 were used in 2013. 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.</p>
<p>Program H-2.5: Extremely Low Income Households</p>	<p>Offer additional supportive services to homeless residents, and reduce incidence of homelessness.</p>	<p>July 2011 and ongoing</p>	<p>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.</p> <p>Continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Program H-3.1: Pursue Formation of a County Housing Task Force to Consolidate the County’s Housing Needs and Programs under a Single Housing Plan</p>	<p>Contact city managers and city planners to reestablish a housing task force</p>	<p>Meet by March 2011, then ongoing</p>	<p>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</p> <p>Modify to reflect the initiation of the joint Housing Element and continue. This will now be a joint Cities/County Housing Element program.</p>

<p>Program H-3.2: Publicize Opportunities and Resources to Support the County's Housing Goals</p>	<p>Maintain the County's website and continue to provide brochures linking residents with resources. Brochure locations could include the public counter, the senior center, the Veterans Services Department, the A-TCAA Family Resources Center, Health and Human Services Department, Victim-Witness Assistance Program, Behavioral Health Department, Probation Department, and the Conservator/Public Guardian's Office.</p>	<p>40544</p>	<p>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</p>
<p>Program H-4.1: Continue to Allow Use of Materials and Methods Consistent with the Construction Date of the Building</p>	<p>Allow rehabilitation of housing using materials and methods as of the date of original construction unless a health or safety hazard would result.</p>	<p>Ongoing</p>	<p>The County Building Department currently follows this practice as a matter of course and this program will be deleted.</p>
<p>Program H-4.2: Continue to Enforce State Energy Efficiency Standards for Residential Buildings</p>	<p>Enforce State Energy Efficiency Standards for Residential Buildings.</p>	<p>Ongoing</p>	<p>The County Building Department currently follows this practice as a matter of course and this program will be deleted.</p>
<p>Program H-4.3: Maintain a Code Enforcement Position</p>	<p>Maintain a position of code enforcement officer.</p>	<p>Ongoing</p>	<p>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.</p> <p>Continue</p>

<p>Program H-4.4:</p> <p>Rehabilitation of Substandard Dwelling Units</p>	<p>Apply for funding to rehabilitate 25 units by 2014.</p>	<p>Ongoing</p>	<p>No substandard units have been rehabilitated since 2009. To make County residents aware of these programs, the ATCAA maintains a website, www.atcaa.org, and a Facebook page. The ATCAA is also one of the lead agencies in the Central Sierra Continuum of Care which is a planning group specific to preventing and ending homelessness in the counties of Amador, Calaveras and Tuolumne. The County and ATCAA exchange information and make referrals regularly via email.</p> <p>Continue. This will now be a joint Cities/County Housing Element program.</p>
<p>Program H-5.1:</p> <p>Fair Housing Act/Access for the Disabled and Elderly</p>	<p>Enforce the provisions of the Fair Housing Act.</p>	<p>Ongoing</p>	<p>The County currently follows this practice. No complaints were received during the planning period. No rehabilitation projects have included accessible design features. This program will be continued.</p> <p>Modify to separate into two programs and continue. The Fair Housing Act is now part of the joint Cities/County Housing Element programs.</p>
<p>Program H-5.2:</p> <p>Encourage Farm Worker Housing Consistent with the Health & Safety Code</p>	<p>Adopt an amendment to the zoning code to allow farmworker housing in compliance with State law. Amend the zoning code definition of farmworker.</p>	<p>In-progress</p>	<p>Planning staff is currently working on amendment; expected adoption is in January 2015. [Update after amendment occurs.]</p> <p>Combine with Program H-5.9 and continue.</p>
<p>Program H-5.3:</p> <p>Encourage Community Care Facilities, Emergency and Transitional Housing, Group Care, Residential Care Facilities and other Special Needs Housing</p>	<p>Amend the zoning code to allow Special Needs Housing for six or fewer residents in all residential zoning districts as a permitted use. Designate Special Needs Housing for seven or more individuals as conditional uses in all medium density and multifamily residential zoning districts. Provide definitions of Transitional Housing, Emergency Housing, and Community Facilities.</p>	<p>In-progress</p>	<p>The Zoning Ordinance was amended to allow special need housing (intermediate care, residential care and community care facilities, alcohol/drug recovery/treatment facilities, and facilities for the mentally disordered, handicapped persons or dependent and neglected children) as a use by right in all residential zones as a permitted use. Facilities serving seven or more individuals are allowed as a conditional use in medium density/multi-family zones (R2 & R3) and two commercial zones (C1 & C2). Definitions for all uses described in Program H-5.3 mirror the statutory definitions. Emergency shelters and transitional and supportive housing are allowed in the C-1 zone. This program will be modified and continued.</p> <p>Modify to fully address Senate Bill 2 requirements for transitional and supportive housing and continue.</p>

<p>Program H-5.4: Pursue Amending the Child Care Provisions of the Zoning Code</p>	<p>Amend the zoning code to reference child care facilities or day care facilities. Adopt standards for child care facilities and day care facilities consistent with state law as contained in the California Health and Safety Code.</p>	<p>In-progress</p>	<p>The County has amended the Zoning Ordinance to allow small family day care homes as a permitted use in all residential zones and large family day care homes as a conditional use in all residential zones.</p> <p>Delete</p>
<p>Program H-5.5: Amend the Zoning Code to Remove Constraints</p>	<p>Propose amendments to the Amador County Zoning Code to remove constraints to the provision of housing.</p>	<p>In-progress</p>	<p>The Zoning Ordinance was amended to allow emergency and transitional housing as a permitted use in the C-1 zone. The County's density bonus program has not been revised. County staff anticipates amending the density bonus ordinance in January 2015.</p> <p>Modify to remove portions of the program that have been implemented and continue.</p>
<p>Program H-5.6: Adopt a Reasonable Accommodation Procedure for Housing</p>	<p>Enact an ordinance addressing reasonable accommodation in housing for persons with disabilities.</p>	<p>In-progress</p>	<p>Staff expects to present an amendment proposal for reasonable accommodations to the Board of Supervisors in January 2015. [Update after amendments are approved]</p> <p>Continue</p>
<p>Program H-5.7: Amend the County's Definition of Family</p>	<p>Amend Section 19.08.240 of the Amador County Ordinance Code to define "family" to include groups of residents living together as a household unit, and residents of group homes, community care facilities, emergency or transitional housing, residential care facilities, or other special needs housing.</p>	<p>In-progress</p>	<p>The County's definition of "family" was amended to read: "Family" means one (1) or more individuals living together as a single household in a single dwelling unit. Family shall also mean the persons living together in a licensed 'community care facility' as that term is defined in the California Health and Safety Code Section 1502, as amended, which services six (6) or fewer persons." This program has been implemented and will be deleted.</p>
<p>Program H-5.8: Raise Densities in the RM Designation and R-3 Zone</p>	<p>Increase the maximum density of the RM General Plan Designation and the density range of the R-3 zone district.</p>	<p>In-progress</p>	<p>Implementation of this program is pending the completion of the General Plan update. This program will be continued.</p>

Jurisdiction	Unincorporated	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	06/30/2014 - 09/15/2021

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

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

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									