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INTRODUCTION

Purpose:
Pursuant to Government code Section 65400, this General Plan Update Report 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 (OPR) and the California Department of Housing and community Development (HCD) in order to indicate statewide trends across local jurisdictions. The General Plan Update report is intended to encourage the annual review of the General Plan to gauge its effectiveness in implementing its goals and policies as well as identify parameters for responsible growth and development. In addition, the report includes review of annual progress, housing, budgeting, recent projects, and indicates a general state of the county.

The Amador County General Plan is the framework for growth and change, guiding development and management of the county’s resources. The nine elements of the General Plan include Land Use, Circulation, Economic Development, Conservation, Open Space, Governance, Safety, Noise, and Housing. 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 Amador County General Plan became effective October 2016. The Amador County Housing Element was updated April 2015.

This document is for reporting and informational purposes only, therefore nothing in this report creates or alters existing policy. As an informational document, this report is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15306.
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 as a means of identifying necessary changes and improving local implementation. Each section of this report correlates with the General Plan Elements and actions and events which took place through the 2019 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 is also included in this report.
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:

- Adopting standards and findings for new development related to wildland 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
- Adopting standards and findings for new development to protect biological resources
- Adopting standards for new development to protect rural scenic quality
- Adopting design for development standards for town centers
- Adopting a dark skies ordinance
- Adopting and distributing information for new development related to wildland fire issues
- Establishing a system to ensure accountability and respond to changes inconsistent with the General Plan
IMPLEMENTATION PROGRESS

General Plan Settlement Agreement Items (Approved 04/02/2018)
A. County Code Update (Completed 10/02/2018)
B. Standards for New Development to Protect Rural Scenic Quality (In progress, Deadline: 04/02/2020)
C. Design for Development in Town Centers and Communities (In progress, Deadline: 04/02/2020)
D. Dark Skies Protection Ordinance (In progress, Deadline: 04/02/2020)
E. Information for New Development Related to Wildland Fire Issues (Completed 10/02/2018)
F. Develop/Implement a General Plan Performance Monitoring System (Completed 10/02/2018)

Implementation Plan (Approved 10/04/16; Litigation Ended 04/02/18)
P-1: Zoning Code and Development Regulations
a. Update Zoning Code (incl. Town Centers and Mixed-Use Regional Centers) (Completed 10/04/2018)
b. Update regulations to require on-site retention/detention of storm water (Completed 10/04/2018)
c. Adopt regulations to reduce the potential for erosion and landslides (Completed 10/04/2018)
d. Revise Zoning Code to allow clustering of residential uses (Completed 10/04/2018)
e. Revise design and review standards to promote low-impact development (Completed 10/04/2018)
f. Develop Town Center guidelines for Buckhorn, Pine Grove, and River Pines (Completed 10/04/2018)
g. Develop guidelines on future land use mix in the Martell Regional Service Center (Completed 10/04/2018)
P-2: Participate in Preparation of an Economic Development Plan
b. Participate in preparation of an Economic Development Plan (In progress: Deadline June 2017)
P-3: Provide input to utilities to plan for response to future demand, including emergencies (Ongoing)
b. Consult with utilities to develop supply by exp. storage, conjunctive use, conservation (Ongoing)
P-4: Flood Planning
a. County will conduct an annual review of the floodplain map (Annually)
b. Update flood protection policies and programs in the General Plan and Zoning Code as needed (Annually)
c. Update locations which may accommodate floodwater (Annually)
P-5: Storm Water Management
a. Develop and implement a comprehensive storm water management program (Deadline: 04/02/2019)
b. Develop best management practices (BMPs) to limit soil erosion and runoff (Deadline: 04/02/2019)
P-6: Effective County Services
b. Compare standards vs. actual performance, and report results to the Board of Supervisors with recommendations (Annually)
P-7: Effective Health Care and Community Services
a. Support the recruitment of health care operations to the county, especially in TC and RSC (Ongoing)
b. Support increased education options, training/higher education for health care workers (Ongoing)
c. Support expanding access to health care, community services in rural communities (Ongoing)
P-8: Early Care and Education
a. Review processing/permitting for child care facilities to streamline their development (Deadline: 04/02/2019) Completed**
b. Retain existing childcare and community service facilities and encourage development of more (Deadline: 04/02/2019)
PLANS AND PROJECTS 2019

IMPLEMENTATION PROGRESS

P-9 Mineral Resource Management
a. Regulate land uses in Mineral Resources Zone (MRZ) 2 areas to ensure compatibility with surrounding uses (Ongoing)

P-10 Timber Production
a. Keep forests and timberlands in compatible land use designations and zone districts (Ongoing)
b. Continue prime timber lands as TPZ areas, encourage responsible forestry and harvesting (Ongoing)
c. Continue to encourage value-added timber activities to encourage economic vitality (Ongoing)

P-11 Farmland
a. Seek to keep farmland in AG designations (Ongoing)
b. Work with LAFCO and cities to limit expansion of SOIs into farmland areas (Ongoing)

P-12 Emergency Response
a. Maintain effective emergency response, reduce hazards, and update response plans (Ongoing)
b. Assess resources needed to effectively respond to disasters, ensure proper staffing (Ongoing)
c. Regularly assess operational integrity of essential public facilities during emergencies (Ongoing)
d. Update equipment and training as necessary, adopting excellent training standards (Ongoing)
e. Maintain a list of appropriate emergency shelter locations for use in major disasters (Ongoing)

P-13 Scenic Highway Corridor Ordinance
a. Develop and dopt an ordinance specifying state scenic highway requirements (Deadline: 10/02/2017) Complete **

P-14 Hazardous Materials Tracking
a. Implement the CUPA program, identify businesses with hazmat, and require compliance (Ongoing)
b. Review and revise permitting/inspection practices for businesses with hazmat, prepare list (Ongoing)

P-15 Waste Management
a. Develop programs to maximize recycling to prolong landfill life (Deadline 10/02/2017)
b. Establish performance criteria for developments to use on-site waste management/recycling (Deadline: 10/02/2017)

P-16 Lands for Special Uses
a. Condition future development to ensure that lands suitable for special uses are available (Ongoing)
b. Potential WWTP locations will be identified/rezoned to protect from incompatible uses (Ongoing)
c. Protect continued use/future development of water storage & power generation facilities (Ongoing)

Development Proposal Review
D-1 Development Proposal Evaluation
a. Review proposed projects for consistency with GP goals, policies, and programs (Ongoing)

D-2 Fire-Safe Development
a. REview new development in all fire hazard severity zones to confirm they meet state law (Ongoing)
b. Require new structures and improvements to be built to support effective firefighting (Ongoing)
c. Developments in very high FHSZ shall include specific fire protection plans, etc. (Ongoing)
d. Seek fire district input on ways to incorporate fire-safe planning/building (Ongoing)
e. Transportation improvements shall incorporate access for firefighting (Ongoing)
f. Consult with water agencies on needs for additional water, water mains, fire hydrants (Ongoing)
g. Require 100’ setback for defensible space for sensitive uses in high/very high FHSZ (Ongoing).
PLANS AND PROJECTS 2019

IMPLEMENTATION PROGRESS

D-3 Avoid Airport Hazards
a. Reduce or avoid impacts related to land use compatibility with Westover Field (Ongoing)

D-4 Biological Resources
a. Avoid/reduce impacts to special status species/riparian/lone chaparral/Oaks/wetlands (Ongoing)

D-5 Stormwater Protection
a. Prior to grading or construction, project applicant(s) shall prepare a SWPPP (Ongoing)
b. Use BMPs throughout all site work (Ongoing)
c. Contractors shall retain a copy of the SPPP on site when required by law (Ongoing)

D-6 Historic Preservation, Cultural Resources
a. Reduce or avoid impacts to cultural resources through preservation in place (Ongoing)
b. For historic structures, guide applicants to Secretary of Interior guidelines and standards

c. Where restoration/preservation not feasible, document resource and retain info

D-7 Air Emissions and Sensitive Receptors
a. Projects to comply with applicable Air District (AAD) rules; obtain required AAD Permits (Ongoing)
b. Reference CARB or Air District guidelines, require HRA for projects with high TAC emissions (Ongoing)

D-8 Soils and Geotechnical Evaluation
a. Require CBC geotechnical evaluation and recommendations for buildings to be occupied (Ongoing)
b. Provide shrink-swell info upon request; ensure foundation elements in expansive soils (Ongoing)
c. Structures/improvements to avoid/minimize hazards identified through geotechnical evaluation (Ongoing)

D-9 Hazardous Materials
a. Maintain, update a list of hazardous sites/buildings/uses; share with applicants if possible (Ongoing)
b. Consult the hazardous sites list to evaluate/condition future development (Ongoing)
c. For Cortese-listed sites, applicants shall follow DTSC/RWQCB site cleanup requirements (Ongoing)

D-10 Evacuation Planning and Routes
a. Ensure projects will not interfere with emergency response or evacuation routes (Ongoing)
b. Establish fire buffers along heavily traveled roads. Use methods with least air quality impacts (Ongoing)

D-11 Noise Standards
a-m. New development proposals shall be evaluated regarding noise thresholds and mitigations

Public Information and Outreach

O-1 Public Meetings
a. Notice public meetings as required; incorporate public input into policy development at yearly phase (Ongoing)

O-2 Agricultural Viability
a. Continue farming with info on economic assistance, CLCA contracts, and conservation easements (Ongoing)

O-3 Waste Diversion and Reduction
a. Implement solid waste diversion/reduction/public education as required by AB 939 or County policy (Ongoing)
b. Raise public awareness regarding proper wastewater collection, treatment, and disposal (Ongoing)
PLANS AND PROJECTS 2019

IMPLEMENTATION PROGRESS

O-4 Energy Efficient Businesses
a. Help existing businesses become more energy efficient, and consider incentives (Ongoing)

O-5 Outreach to Property Owners and Developers
a. Educate developers and property owners about historic/cultural resource issues (Ongoing)
b. Educate realtors/staff/property owners about right-to-farm ordinance and nuisance issues (Ongoing)

Coordination with Other Federal Agencies
C-1 Federal Notification
a. Be aware of activities on the part of federal agencies with the potential to affect the County (Ongoing)

C-2 Economic Coordination
a. Maintain regular communication with economic development entities to help businesses (Ongoing)

C-3 Transportation Coordination
a. Coordinate with CA DOT regarding oversight of transportation facilities and fire breaks along roadways (Ongoing)
b. Work with agencies to ensure transportation programs are consistent with the Noise Element (Ongoing)

C-4 Interagency Coordination
a. Maintain regular contact with other government agencies to coordinate activities and avoid conflict
b. Work with fire districts and other agencies to educate the public regarding fire risk factors (Ongoing)
c. Increase cooperative efforts among fire districts, public agencies, and landowners (Ongoing)

C-5 Tribal Coordination
a. Maintain regular communications with Tribes regarding proposed developments, burial plans, and developmental impacts on Tribes (Ongoing)

C-6 Tourism and Education
a. Develop a countywide agritourism program (Ongoing)
b. Protect and promote the county’s historic and cultural resources (Ongoing)

C-7 Parks and Recreational Facilities
a. Consult with ACRA and other agencies to promote appropriate recreational fees to County residents (Ongoing)
b. Work with ACRA and others to identify funding and other resources (Ongoing)
c. Consult with the cities, school district, and ACRA to promote joint use of recreational facilities (Ongoing)
d-e. Coordinate with ACRA on provision of adequate trails network and sanitation facilities (ongoing)

C-8 Solid Waste Disposal
a. Work with solid waste disposal providers to ensure continued capacity and educate the public (Ongoing)

C-9 Schools and School Funding
a. Ensure that new school facilities can be planned, financed, and constructed as needed (Ongoing)

C-10 Transi Agency Coordination
a. Provide transit opportunities that meet the needs of residents and visitors (Ongoing)
IMPLEMENTATION PROGRESS

Funding Physical Improvements For Capital Projects
F-1 Infrastructure Improvements
a. Consult with utilities to support development of safe new treatment facilities or confeyance systems (Ongoing)
b. Maintain/improve drainage/stormwater infrastructure, explore single-agency/vector control (Ongoing)
c. Consult with businesses regarding needs for expanding infrastructure improvement (Ongoing)
F-2 Future Water Supplies and Funding
a. Work with local entities to seek alternate resources, funding sources, retain water rights access (Ongoing)
F-3 Fire Services Funding
a. Consult with AFPD to establish funding to offset fire protection costs for new development in high risk areas (Ongoing)
F-4 Transportation Improvements
a. Use Traffic impact fees to fund transportation improvements required by new development
b. Use CIP to prioritize, fund, and build roadway improvements, coordinate with RTP and Caltrans (Ongoing)
c. Use CIP to implement circulation system, meeting design/performance specifications (Ongoing)
d. For projects that require a traffic study, use fair share fee calculations (Ongoing)
e. Review impact fees to ensure bike/pedestrian/goods movement, and transit is represented (Ongoing)
F-5 Reclaimed Water
a. Encourage use of reclaimed water whenever possible (Ongoing)
F-6 Energy Efficiency, Renewable Energy, and Green Building
a. Support LEED, etc., energy efficiency and green building technologies, parcel-scale generation (Ongoing)
b. Expand renewable/alternate energy production (permitting, reduced fees, technical assistance, research, etc.) (Ongoing)

Mitigation and Monitoring Program (General Plan)

4.1 Aesthetics
4.2 Agricultural and Forest Resources
4.3 Air Quality
4.4 Biological Resources
4.5 Cultural Resources
4.6 Geology, Soils, Mineral Resources, and Paleontological Resources
4.7 Greenhouse Gas Emissions
4.8 Hazards and Hazardous Materials
4.9 Hydrology and Water Quality
4.11 Noise
4.12 Public Services and Utilities
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 with permitting based upon objective standards, or discretionary and thus subject to CEQA.

Departments under the Community Development Agency include:

- Planning
- Code Enforcement
- Building
- Transportation and Public Works
- Environmental Health
- Air District
- Waste Management District

These departments' contributions to General Plan Implementation Measures are referenced in this report.
BUILDING DEPARTMENT PERMITS

22 NEW DWELLINGS
For additional information on new dwelling construction and residential information, see pg. 38-39 for Amador County’s Housing Element.

240 SOLAR INSTALLATIONS
For context regarding solar installations and the County’s streamlining project, see pg. 24.

18 GRADING PERMITS
for projects involving +50 cubic yards of cut/fill

1,344 TOTAL PERMITS ISSUED

The Building Department works closely with the Planning Department and issues permits new structures, grading, additions, renovations, demolitions and other related construction. Planning Department provides clearance for new proposed structures. The Planning Department can approve ministerial applications if the project is found to be compatible with a property’s zoning or general plan designation. A project may be denied if uses associated with its development are inconsistent with applicable policies. Certain types of construction activity can be indicative community needs and changes County-wide.

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

Solar Installations in Amador County have increased significantly following AB 2188 (streamlining Solar Installation Permits) as described by the Energy Conservation goals of the County’s Energy Action Plan. Residents and Commercial Institutions are encouraged to invest in solar energy. Solar panels are installed as separate, ground-mounted systems or can be installed on roofs and shade structures. Increased energy efficiency and financial reductions for renewable energy sources are consistent with the County’s Energy Action Plan (See pg. 27).

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.
TRANSPORTATION AND PUBLIC WORKS

ENCROACHMENT PERMITS

SERVICE REQUESTS PROCESSED

DEVIATIONS

MILES OF COUNTY ROADS REPAIRED

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 projects, evaluating traffic impacts, issuing encroachment permits, and other various transportation systems management.
Planning is charged with establishing and enforcing land use policies of the County Code and General Plan and 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. Planning Projects include variances, land divisions, use permits, zone changes, general plan amendments, and other land-use related projects. Additionally, the Planning Department participates in reviewing other submissions to the County including Building Permits, Grading Permits, Deviations, Alcohol and Beverage licenses, and Boundary Line Adjustments.

2019 OVERVIEW

- 2 Variances Processed
- 15 Boundary Line Adjustments (BLA’s)
- 3 Tentative Parcel Map (PM) submissions
- 1 Tentative Parcel Map approved
- 1 Subdivision extension application processed (denied)
- 0 New Tentative Subdivision maps
- 2 Pre-application Meeting
- 9 Zone Change Applications Received (4 approved)
- 14 Zoning Reviews for Alcoholic Beverage Licensing
- 23 Use Permit Applications received (See: pg. 12)
- 4 Zoning Interpretations
- 3 Planning Appeals to the Board of Supervisors
- 0 Floodplain Development Permits
USE PERMIT APPLICATIONS

<table>
<thead>
<tr>
<th>USE PERMIT TYPE</th>
<th>#</th>
</tr>
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<tbody>
<tr>
<td>GUEST HOUSE</td>
<td>3</td>
</tr>
<tr>
<td>HOME OCCUPATION</td>
<td>4</td>
</tr>
<tr>
<td>CELL TOWER</td>
<td>3</td>
</tr>
<tr>
<td>MIXED USE</td>
<td>1</td>
</tr>
<tr>
<td>TEMPORARY USE PERMITS</td>
<td>5</td>
</tr>
<tr>
<td>TASTING ROOM IN R1A</td>
<td>2</td>
</tr>
<tr>
<td>OTHERS</td>
<td>5</td>
</tr>
<tr>
<td>TOTAL PERMITS:</td>
<td>23</td>
</tr>
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</table>

23 USE PERMITS APPLIED FOR

18 Applications were approved by Staff or the Planning Commission
Planning Department presented 19 items to the Board of Supervisors in 2019.

<table>
<thead>
<tr>
<th>Meeting Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission Meetings</td>
<td>14</td>
</tr>
<tr>
<td>Technical Advisory Committee Meetings (TAC)</td>
<td>21</td>
</tr>
<tr>
<td>Agricultural Advisory Committee Meetings</td>
<td>3</td>
</tr>
<tr>
<td>Tri-County Advisory Meetings (TRI-TAC)</td>
<td>5</td>
</tr>
</tbody>
</table>

INTRA-AGENCY COMMUNICATION IS ESSENTIAL FOR AN EFFICIENT AND PRODUCTIVE AGENCY
ORDINANCES

Short-Term Rental (STR) Ordinance (not-passed)

Following residents’ complaints regarding the utilization of a property as a short-term rental and resultant nuisance conditions, the Board of Supervisors instructed the Planning Department to develop a draft Short-term Rental Ordinance to set limitations on short-term rentals and provide an avenue of regulation for short-term rental properties. The Draft "STR" ordinance was presented before the Planning Commission in June and July of 2019. Public hearings were held to discuss the draft ordinance and potential actions. In August, the Amador County Board of Supervisors denied the STR Ordinance, No. 1777, instead electing to develop a draft nuisance and noise ordinance to address the residents’ original concerns.

Noise Ordinance Ord. 1792

Chapter 19.50.010 established limits of nuisance noise, enforced by the Sheriff's Office and Code Enforcement. Chapter 9.44 addresses Public Nuisance Noise, and includes methodology for identification of nuisance noise, and tiered levels of enforcement and fines following the issuance of administrative citation.

Ordinance No. 1792 was approved by the Amador County Board of Supervisors in December, 2019 and Chapter 9.44 was added to the County Code.

OVERVIEW

- Short-Term Rental
- Noise Ordinance, Ordinance 1792
- Accessory Dwelling Units (ADU)
- Outdoor Lighting Regulations
- Livestock Ordinance
Accessory Dwelling Ordinance (preparation)

Due to the release of a significant new State housing bill in January of 2020, Planning Staff collaborated with County Council and other departments to prepare for potential changes in addressing Accessory Dwelling Units (ADUs) throughout the county. It was foreseen that there would be necessary amendments made to existing ordinances come 2020.

Outdoor Lighting Regulations, aka "Dark Skies" (in progress)

Beginning in October and continuing through December and into 2020, the Planning Department drafted a proposed Outdoor Lighting Ordinance with the intent to satisfy General Plan Settlement Agreement Term D. Proposed as Section 19.50.060, this ordinance provides regulations for nighttime lighting in commercial and residential areas of the unincorporated County. Additionally, included are limits for Correlative Color Temperature (CCT) and brightness (luminescence) and methods of addressing nonconforming lighting, and a grandfathering clause exempting any fixtures in use prior to adoption of the ordinance, unless damaged beyond 50%. This draft ordinance has been presented to the Planning Commission for multiple public hearings, with many residents weighing in with their comments and concerns.

Livestock Ordinance (in progress)

Through 2019 there was discussion of an amendment to the existing Code chapter 19.48.060 regarding Private Stables. Proposed language establishes stocking densities for livestock based on property size. Unit limitations for certain types of livestock would be implemented for parcels less than five (5) acres, and the ordinance would not apply to any conditions before ordinance adoption. Residents would be able to apply for a use permit to keep livestock beyond what is allowed per the designated stocking densities established by this ordinance. This ordinance is currently under revision and was presented to the Agricultural Advisory Committee and Land Use Committee.
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.

- 10 Hazardous Tree Removals processed (multiple trees)
- 1 Variance processed
- 1 Preapplication review
- Annual Review of Mitigation and Monitoring Plan for Kirkwood Specific Plan
- Discussion of Expansion of Kirkwood Meadows Public Utility District's (KMPUD) service area.
- Review of Village Way finding Signs and Private Street Identification Signs
CODE ENFORCEMENT

Code Enforcement is a vital component of the Community Development Agency. Code violations are primarily researched and corrected by the 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 owners expense under County Code Section 2.06 Code Enforcement.

Additionally, Code Enforcement also is the designated Abandoned Vehicle Authority, which is able to run checks off of abandoned vehicles, contact registered owners, and if necessary (or requested), remove vehicles.

SUMMARY OF CASES (PLANNING)

<table>
<thead>
<tr>
<th>Description</th>
<th>Count</th>
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</thead>
<tbody>
<tr>
<td>Cases Opened in 2019</td>
<td>87</td>
</tr>
<tr>
<td>Cases Closed in 2019</td>
<td>83</td>
</tr>
<tr>
<td>Abandoned Vehicle Complaints</td>
<td>116</td>
</tr>
<tr>
<td>Abandoned Vehicles Removed</td>
<td>154</td>
</tr>
<tr>
<td>Code Enforcement Abatements</td>
<td>11</td>
</tr>
</tbody>
</table>

Total Cases Closed 2019 | 129
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 (including the stipulated settlement).

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

In the chapters that follow, an overview of planning activities are evaluated within the context of the nine elements of the General Plan. Included are also the mitigation measures drawn from the General Plan Implementation Plan, Mitigation Monitoring Report Program, Environmental Impact Report, and 2014-2019 Housing Element.

### General Plan Elements

- **Land Use**: (required)
- **Circulation and Mobility**: (required)
- **Economic Development**: (optional)
- **Conservation**: (required)
- **Open Space**: (required)
- **Governance**: (required)
- **Safety**: (optional)
- **Noise**: (required)
- **Housing**: (required)
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. Additionally, this element includes:

- Land Use Diagram
- Future Growth
- Mixed Use
- Public Facilities and Community Services
- Land Use and Energy
- Issues, Goals, and Policies

This element is substantiated by the Environmental Impact Report (EIR) as well as a majority of the other elements of the General Plan.

Actions which significantly affect Planning and Land Use in Amador County include:

- County Code Amendments
- Large Project Applications such as subdivisions, cell towers, commercialization
- New Projects which often require various precursor studies such as: use survey, housing element evaluation, CEQA initial Study, Environmental Impact Report, etc.
- Civic projects
- New Timber Preserve Zones and Williamson Act Contracts (new, non-renewed, ending) (see pg. 25)
- Zone Changes (see pg. 12)
CIRCULATION AND MOBILITY

Overview

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

- Roadway Circulation
- Complete Streets
- Public Transit Systems, Use, and Needs
- Bicycle and Pedestrian Transportation

Roads covered by this element are categorized as arterials, major collectors, minor collectors, and local roads all of which provide structure upon which to base further study. A roads 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. 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. 11).

410 Miles of County Roads
126 Miles of State Highways
670 Total Miles of Roads in Amador county

THIS GENERAL PLAN ELEMENT, ONE OF THE SEVEN REQUIRED ELEMENTS PURSUANT TO GOVERNMENT CODE SECTION 65302, ESTABLISHES THE COUNTY'S TRANSPORTATION STRATEGY THROUGH 2030.
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
- Supporting small businesses
- Attracting investors
- Pursuing resources to support growth

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

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

ECONOMIC IMPACT ANALYSIS

As part of the General Plan Settlement (See: pg. 3) 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.
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.
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.

Through 2019, Amador County attended several meetings reviewing the participating jurisdictions: energy use, GHG emission, and other impacts. Sierra Business Council compiled and released the 2019 Benchmarking report, available to the public and summarizing County reductions. Planning also responded to SBC’s Climate and Energy Survey and is scheduled to participate to the Sierra CAMP Peer Energy Efficiency Group—Remote Learning Series.

Additionally, 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.

Jurisdictions participating in the EAP include:
- Amador County and Unincorporated Areas
- City of Jackson
- City of Plymouth
- City of Sutter Creek
WILLIAMSON ACT AND TIMBERLAND PRESERVE ZONES

Total acres in WA?
3 New Williamson Act Contracts
5 Amended Williamson Act Contracts
±800 new Williamson Act Acres
1 Expired Contract (211.98 acres)

28,322.5 acres
Timberland Preserve Zone (through 2019)

The Williamson Act is intended to preserve agricultural lands and agrarian industries statewide. Formally, it is known as the California Land Conservation Act of 1965 and implements a system of contractual agriculture easements restricting the uses of properties to agricultural uses.

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.

EFFECTIVE MANAGEMENT OF RESOURCES ENSURES ECONOMIC VIABILITY AND COMMUNITY LONGEVITY
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.
"Amador County's open space areas support recreational uses, vegetation, and wildlife habitat and help to maintain the County's scenic beauty."

THIS INCLUDES:

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

Recreation Areas

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

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

Scenic Roadways

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

**ELEMENT SCOPE**

- Amador County
- Special Purpose agencies and districts
- Local, State and Federal Agencies
- Planning in Amador County
- Issues, Goals, and Policies
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.

### Incorporated Cities include:
- Amador City
- Ione
- Jackson
- Plymouth
- Sutter Creek

### Unincorporated communities Include:
- Kirkwood
- Buckhorn
- Pioneer
- Volcano
- Red Corral
- Pine Grove
- River Pines
- Fiddletown
- Martell
- Drytown
- Buena Vista
- Camanche Village
- Camanche North Shore

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

In 2019, Amador Planning reviewed request from Jackson Rancheria Band of Miwuk Indians to convert 816.47 ac. to Tribal Trust Land (TTL).

Additionally, four tribes including the Jackson Rancheria Band of Miwuk Indians, Buena Vista Rancheria of Me-Wuk Indians, Ione Band of Miwok Indians, and Shingle-Springs Band of Miwok Indians 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.
SAFETY

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 include:

- Earthquakes and other seismic-induced conditions
- Slope instability
- Geologic hazards
- Flooding
- Avalanche
- Wildland and urban fires
- Evacuation route failure

Additionally, the Safety Element addresses:

- Mining Site Safety
- Hazardous Materials
- Emergency Preparedness

Amador County provides emergency information resources to residents. 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
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 and Code Enforcement (see pg. 15).
The Housing Element of the General Plan was adopted as a separate element in **April 2015**.

**22 NEW DWELLING UNITS** in 2019

**1 LOW INCOME UNIT**

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 has been fairly stable between 2019 as indicated by the similar total number of new units for each year. As there was only one low-income housing unit, and significantly more moderate income housing and above moderate housing than in previous years the overarching goals of the Housing Element will need to be reevaluated, especially in the context of the 2020 Housing Package which encourages accessory dwelling units and other methods of implementing affordable housing.
## HOUSING REPORT

### NEW DWELLINGS 2019

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Total Units</th>
<th>Very Low Income Dwelling Unit</th>
<th>Low Income Dwelling Units</th>
<th>Above Moderate Income Dwelling Unit</th>
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</thead>
<tbody>
<tr>
<td>Very Low</td>
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<td>Moderate</td>
<td>13</td>
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<td>13</td>
<td>13</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>9</td>
<td>9</td>
<td>9</td>
<td>9</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td><strong>28</strong></td>
<td><strong>28</strong></td>
<td><strong>28</strong></td>
<td><strong>28</strong></td>
</tr>
</tbody>
</table>

### TABLE 6 - Regional Housing Needs Allocation Progress

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Total Remaining RHNA by Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
<td>9</td>
</tr>
<tr>
<td>Low</td>
<td>0</td>
</tr>
<tr>
<td>Moderate</td>
<td>0</td>
</tr>
<tr>
<td>Above Moderate</td>
<td>0</td>
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<tr>
<td><strong>Total RHNA</strong></td>
<td><strong>45</strong></td>
</tr>
<tr>
<td><strong>Total Remaining Need for RHNA Period</strong></td>
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</tr>
</tbody>
</table>

*Note: Units serving extremely low-income households are included in the very low-income permitted units totals.*
2020+

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 be completed and integrated by 2020.

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 2020.
APPENDIX A:
GOVERNMENT CODE SECTION 65400

GOVERNMENT CODE

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

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

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

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

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

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

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

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

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

The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development.

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

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

(C) The number of housing development applications received in the prior year.
(D) The number of units included in all development applications in the prior year.

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

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

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

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

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

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

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

APPENDIX B:
HOUSING ELEMENT ANNUAL PROGRESS REPORT

See attached.