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SUTTER CREEK

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JEWEL OF THE MOTHER LODE

GENERAL PLAN

Volume III
Setting and Background Reports

April 2019

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Setting and Background Reports

1. CITY OF SUTTER CREEK SETTING

1 City of Sutter Creek Setting

City of Sutter Creek Setting

The Background Reports discuss the existing environmental conditions in Sutter Creek for each environmental topic. This volume will serve as both a technical appendix to the General Plan and as settings sections for environmental documentation. This document will be used by the public during planning processes and is structured to facilitate ongoing General Plan updates and development project review.

The data presented in this volume was compiled from existing sources, including City, County, regional, state, and federal documents, and personal communications with agencies and organizations. Additional data will be added to this document over time as part of ongoing planning and environmental review processes.

Each section of this report discusses the existing characteristics for each of the topics. Topics include land use, conservation and open space, circulation, public services and facilities, safety, noise, historic, parks and recreation, and housing.

1. Land Use

Table 1-1
Sutter Creek General Plan Analysis of Existing Buildable Lots and/or Units January 1, 1994

New Developments, Final Maps and Planning Permits Approved	Unbuilt Lots/Units	Avg. Density
Sutter Crest Estates (SFR)	16	1.15 SFR/ac
Mesa De Oro (SFR)	28	4.64 SFR/ac
Crestview Estates Unit 1 (SFR)	38	2.25 SFR/ac
Sutter Glen (17 duplex)	34	4.86 duplex units/ac
Gold Quartz Terrace (4 SFR & 1 duplex)	6	4.44 SFR/ and 11.61 duplex/ac
Sutter Vista Apartments	50	24.27 units/ac
Subtotal	172	
Estimate of SFR and Duplex Units That Can Be Built in City, Outside Above Listed Developments NOT REQUIRING A PLANNING PERMIT (Ministerial)	55	Varies
Subtotal	**227**	
New Developments, Final Maps and Planning Permits Not Approved		
Gold Quartz Apts. (Apartments require site plan)	30	29 units/ac
Sutter Crest East (50 SFR, 12 duplex, requires final map)	62	0.37 SFR/ac 2.9 duplex units/ac
Gold Rush Ranch & Golf Resort (1,268 SFR. 36 Attached Residential, 30 Mixed Use Units)	1,334	3.69 SFR/ac 10.9 ATR/ac 6.98 MU Units/ac

Table 1-1 Sutter Creek General Plan Analysis of Existing Buildable Lots and/or Units January 1, 1994		
New Developments, Final Maps and Planning Permits Approved	**Unbuilt Lots/Units**	**Avg. Density**
Estimate of Other MF Units That Can Be Built on RM & RH Sites (require site plans)	40	Varies
Crestview Estates, Units 2 & 3	55	2.32 units/ac
Oak Knolls	91	1.98 SFR/ac
Subtotal	**1,612**	
Total	**1,839**	

The General Plan Annual Progress Report (APR) contains additional land use data and progress on implementing General Plan measures and Housing Element programs. Given the frequent updates to the APR, please see the APR in Volume III (Volume III, Appendix 2), for the APR data.

1.1. Gold Rush Ranch

The following data applies to the 945-acre Gold Rush Ranch area (APN 011-330-001through -016) and the surrounding area in southwest Sutter Creek. The lands that comprise the site are primarily undeveloped land used for cattle grazing. Stony Creek flows through the property from the southwest in the northeasterly direction to its confluence with Sutter Creek northwest of the site. The site contains an abandoned limestone quarry and an abandoned dam/detention basin. The Ione Canal, an abandoned historical mining ditch, passes through the central portion of the site in a northeast-to-southwest direction.

The site is comprised of rolling, hilly terrain. Several small ridges and valleys with areas of clustered rock outcroppings occur throughout the area. Elevations on the properties range from nearly 1,500 feet above mean sea level (msl) in the eastern portion to below 800 feet msl at the northwest corner of the site. Slopes within the eastern portion of the Project site are less steep, with most of the area comprised of slopes of less than 14 percent. The western portion of the site contains steeper terrain with many areas comprised of slopes of greater than 30 percent. The main drainage courses on the properties are Stony Creek and other tributaries to Sutter Creek. Vegetation on the properties includes a mix of oak woodland and savanna, native and non-native grasslands, riparian woodlands and scrub, foothill chaparral and wetland species.

Much of the land adjacent to the Project site is within the jurisdiction of Amador County. Properties adjacent to the northern and western limits of the site include large tracts of undeveloped lands used for grazing; existing land uses to the east and southeast of the site consist of a mix of residential, commercial and industrial uses dispersed in surrounding areas. Rangelands held under Williamson Act Contract and used for cattle grazing are located adjacent to the northern and western portions of the Project site. Light manufacturing uses, a nursery, a tool rental business and mill operation are located along the southeast side of SR 104. Other areas to the east of SR 104 are comprised of vacant lands designated as Industrial by the Amador County General Plan. The area southeast of the site, a portion of the area commonly referred to as the Martell triangle, is experiencing relatively rapid development, much of which is commercial retail and office development. East of the Project site is a bowling center and Independence Continuation High School, with apartment housing and commercial/retail development under construction further east. The Sunset West commercial properties and other dispersed commercial properties are located along SR 88 on the north side of the highway, south of the Project properties. Sunset View Cemetery and open grazing land are located to the south of SR 88.

Large portions of the Project site and adjacent areas are designated as and have been historically used for agricultural purposes, primarily of cattle grazing. Adjacent areas, including areas to the north as well as areas to the west and southwest are or recently have been used for low-intensity grazing.

2. Conservation and Open Space

2.1. Surface Waters

2.1.1. The Natural Drainage System

The City of Sutter Creek is drained by Sutter Creek itself and a system of seasonal tributaries and drainage swales and gulches, which eventually lead to Sutter Creek. Sutter Creek is considered as having year-round flows except that two recent events have reduced flows such that, in the summer months, the creek has been reduced to a trickle. These factors include: (1) the drought which between 1985-86 and 1991-92 produced approximately 65% of annual average rainfall; and (2) a diversions of water upstream. The City has formed a task force to try and take action regarding upstream diversions.

The upstream diversion pertained to a water rights application filed by Mace Meadows Golf Course. A recent agreement has been reached between the golf course, the California Regional Water Quality Control Board, and the Sutter Creek Task Force concerning the diversion of creek water.

2.1.2. State and Federal Controls

The planning area is within the San Joaquin planning basin of the Central Valley Regional Water Quality Control Board (CVRWQCB). This Board is charged with enforcing water quality standards in the area. They will monitor development projects through the environmental review process and they can require restrictions of existing facilities to control discharge into surface waters to preserve water quality. The CVRWQCB and the City are required to comply with provisions of the Federal Clean Water Act, which has an objective of restoring and maintaining the physical, chemical, and biological integrity of the nation's waterways.

2.1.3. Water Quality

The City's 1982 General Plan reported that the water quality in the Sutter Creek system is considered excellent. Recent summertime reduction of flows may be increasing the concentration of pollutants. The most concerning of these is organic matter including eroded soils, fertilizers and similar materials that can disturb the levels of oxygen in the creek and thereby degrade its ability to support native life forms such as fish. Eroded soils and nutrients require oxygen to decompose, thus robbing it from the water. Increased nutrient levels stimulate the growth of algae, which robs oxygen and changes the stream's clarity. Urban runoff also produces inorganic pollutants such as herbicides, pesticides, metals, salts, oils, grease, and rubber.

Although the CVRWQB has not monitored Sutter Creek in the recent past, a water quality engineer for the Board has suggested that the cumulative effect of new developments in the City and upstream could cause the steady degradation of water quality in Sutter Creek unless citywide plans and/or standards are put into place. Such plans or standards should include provisions to minimize the amount of organic and inorganic material reaching Sutter Creek.

A review of state Department of Water Resources California Data Exchange Center and the U.S. EPA STORET water quality databases for the Gold Rush Ranch EIR revealed no available water quality information for the Stony Creek watershed. Because of the existing soil conditions within the surrounding watershed, the quality of existing seasonal runoff will be expected to be low in dissolved minerals, suspended sediment and organic matter, or contaminants, with the exception of the mine tailings deposits and groundwater. The Sutter Creek Hydrological Area is part of the Middle-Sierra Hydrological Unit.

2.1.4. City Efforts to Control Pollution

The City presently controls drainage and erosion concerns for major development projects through individual project review under California Environmental Quality Act (CEQA) requirements. There is no citywide water pollution control plan. There is little or no control of erosion on home construction or other individual small projects.

The City Engineer is drafting drainage standards to be applied to new developments. The Public Service and Facilities Element calls for the establishment of a citywide master drainage plan that should address water pollution as well as drainage concerns. The section concerning soils, erosion control, and grading calls for the adoption of a grading ordinance that will significantly reduce surface water degradation concerns.

2.1.5. California Department of Fish & Wildlife and Army Corps

The California Department of Fish and Wildlife and the U.S. Army Corps of Engineers are required to oversee projects that directly affect riparian and wetland environments. These environments are plant communities associated with surface water. These are addressed under the heading "Vegetation, Wildlife, and Fisheries" in a section which follows.

2.1.6. Gold Rush Ranch

Hydrology

Gold Rush Ranch is located entirely within the 2,400-acre Stony Creek watershed. Stony Creek joins Sutter Creek downstream approximately 0.5 mile west of Gold Rush Ranch. Sutter Creek flows to Dry Creek, which in turn flows to the Cosumnes River, and finally to the Central Valley plain and the Mokelumne River and Sacramento River-San Joaquin River Delta. Stony Creek is a small, ephemeral stream that normally does not contain active flow during the dry summer months. Drainage within the Project site is conveyed in a generally westerly direction via overland runoff and small swales leading to Stony Creek. There are no streamflow records for Stony Creek; however, hydrologic modeling (Stantec, 2006) indicates that the existing runoff from the site is estimated at 427, 837, and 1,760 cubic feet per second (cfs) for the 2-year, 10-year, and 100-year storm events, respectively.

2.2. Groundwater

There are no large underground storage basins and there is no large-scale development of groundwater resources in the planning area. The City is currently and has been traditionally served by surface water.

2.2.1. Groundwater Resources

The Draft EIR on the Golden Eagle project reports that, "While not common to the project vicinity, some individual wells have been drilled into the weathered bedrock and limited fracture zones with varying success. These wells are typically thawing from within fractures of the Black Rock Slate, which is found primarily to the east of [Old] Highway 49. West of [Old] Highway 49, the rock type becomes predominantly greenstone with an associated decrease in water capacity. According to Amy Hunt of Cal Tech Drilling, wells drilled near Amador High School have given mixed results with highest yields produced from deeper (greater than 200 ft.) fractures. It has been their experience that wells in proximity to the contact between Black Rock Slate and the greenstone increase the chances of locating a groundwater source (p. 11-2)."

Gold Rush Ranch Groundwater

Two springs were observed by ENGEO (2002). These springs each produce less than 0.25 gallons per minute at the time of the reconnaissance. ENGEO observed that ephemeral streams within incised valleys of Gold Rush Ranch are fed by springs. Groundwater was encountered in ENGEO test pits excavated within the area of mine tailings. Groundwater in the mine tailings is a perched condition where the existing dam and clayey layers of tailings is limiting groundwater flow. Groundwater conditions are expected to vary depending on factors such as weather conditions, time of year and irrigation practices.

2.3. Water Conservation

Although the Public Services and Facilities Element identifies water needs as being met over the 20 year planning period, the method for meeting this need, piping the Amador canal, is costly and it does not necessarily address the longer term (beyond 20 to 40 years). Statewide impacts of lingering drought are also a concern. Water conservation is a method to extend available water supplies for all of these reasons. Water conservation practices can also reduce sewage flows, a need addressed in the Public Services and Facilities Element.

2.4. Air Quality

The Deputy Air Pollution Control Officer of the Amador County Air Pollution Control District (APCD) provided information used in the following discussion.

2.4.1. Ozone, A Potential Problem

The City of Sutter Creek is located in the Amador County APCD, which is in the central portion of Mountain Counties Air Basin. The California Air Resources Board (ARB) has been doing ambient air quality monitoring in Amador County for the past two years. To the present time, the County has not violated the Federal standard for ozone. This indicates that the County is classified as attainment for the Federal standard for ozone. The ARB research has demonstrated that in the Foothill region, exceedances for ozone are overwhelmingly due to transport from the San Joaquin and Sacramento Valleys.

Ozone is produced primarily by automobiles and industry. Levels above the standard can affect certain individuals such as the young, the elderly, people with asthmatic conditions, and athletes exercising vigorously. Excessive levels can cause eye and nose irritations. Ozone also impacts trees and vegetation.

2.4.2. APCD Must Regulate Industry

The Amador County APCD is responsible for enforcing emission standards upon industrial operations in the Sutter Creek area. At the present time the APCD has issued permits for filling stations in the City as well as industrial uses in the Sutter Hill/Martell area and does not consider these to be problem air pollution sources. Under Federal law, an industrial activity intending to locate in or near the City would have to provide that the air pollution they might generate would not exceed existing standards.

Existing, non-industrial emission sources identified in the Sutter Creek area include fireplaces and woodstoves, vehicular traffic, household heating, dust from construction, roads, or natural sources, and the burning of trash or garden refuse. The APCD requires burn permits for non-residential burning of natural vegetation. No APCD permit is required for those residents desiring to burn paper or lawn and tree clippings.

2.4.3. Temperature Inversion Conditions

Ozone and carbon monoxide (from automobile and woodstoves) may be a particular concern in the Sutter Creek valley when air is stagnant or temperature inversions occur. A temperature inversion is a meteorological condition wherein the air is still and a layer of warm air traps cooler air and pollutants in the valley bottom. The ARB is currently monitoring the City of Jackson, which experiences similar conditions. It is possible that results of the Jackson study could affect air pollution control requirements in Sutter Creek in the future.

2.4.4. 20-Year Projected Outlook

The APCD has commented that projected growth of the City and region during the 20-year planning period will likely cause restrictions similar to those imposed upon woodstoves to be extended to fireplaces. (The building department presently enforces the current requirement that woodstoves meet EPA standards.) Over the long term, air pollution concerns will lead to increased pressure to reduce traffic congestion and implement transportation systems management measures such as increased use of transit services, ridesharing, bicycles, etc. (see Circulation Element). Open burning of trash and vegetation may be controlled as complaints are expected to increase with population and density.

2.4.5. Wildman Mine Odor Problem

Sutter Creek has been declared non-attainment for the State's hydrogen sulfide standard. This is due to a unique situation wherein hydrogen sulfide is emitted intermittently from the inactive Wildman Mine located near Gopher Flat Road and Old Highway 49. It is believed that when groundwater is flowing between the Wildman and other mines in the area through the underground network of shafts, the interaction of the water with the ores causes the release of hydrogen sulfide. The standard that is exceeded is considered a nuisance standard, not a health standard. Solutions to the problem have not yet been studied and the ARB has not yet pressed for resolution. The resultant "rotten egg" smell can be noticed for several blocks around the mine at its worst level.

2.4.6. Gold Rush Ranch

Climate

The City is located in western Amador County in the Sierra Nevada foothills on the eastern edge of the San Joaquin Valley. The San Joaquin Valley is a broad, flat valley bounded by the coastal ranges to the west and the Sierra Nevada to the east. The climate of the area is characterized by hot, dry summers and cool, wet winters. During the summer months from mid-April to mid-October, significant precipitation is unlikely and temperatures range from daily highs near 90 degrees Fahrenheit to evening lows in high 50s and low 60s. During the winter, highs are typically in the 50s with lows in the 30s. Wind direction in the dry months is primarily up-slope (westerly) during the daytime hours. At night winds are light and down-slope (easterly). During the winter months wind direction is more variable. During the summer months westerly afternoon winds transport pollutants from the adjacent San Joaquin Valley Air Basin into Amador County.

Ambient Air Quality

Air quality is regularly monitored by the CARB in Jackson, California, approximately four miles south of the area, for two pollutants: ozone and carbon monoxide. The closest monitoring site for PM_{10} and $PM_{2.5}$ is located in San Andreas in neighboring Calaveras County, roughly ten miles south of the City of Jackson. The major air quality problem in Amador County is ozone, which is primarily transported into the county

from the up-wind San Joaquin Valley Air Basin. Concentrations of other monitored pollutants meet the state and federal standards.

Naturally Occurring Asbestos

The most common type of naturally occurring asbestos (NOA) is chrysotile, but other types are found in California. Serpentine rock often contains chrysotile asbestos. Serpentine rock, and its parent material, ultramafic rock, are abundant in the Sierra foothills. Asbestos is released from ultramafic and serpentine rock when it is broken or crushed. This can happen when cars drive over unpaved roads or driveways that are surfaced with these rocks, when land is graded for building purposes, or at quarrying operations. NOA is released naturally through weathering and erosion. Once released from the rock, asbestos can become airborne and may stay in the air for long periods of time which creates a health risk associated with potential human inhalation of asbestos particles.

A geotechnical evaluation of the Gold Rush Ranch site was conducted by ENGEO in 2005. ENGEO did not observe chrysotile in the metasedimentary rock and greenstone at the site, indicating that NOA is not likely to occur at the site. Prior mapping of local mineralogy by the State of California concurs with this assessment, as that mapping project did not show ultramafic rock bodies in the vicinity of the Project site. The nearest major ultramafic rock body is approximately three miles east of the Gold Rush Ranch site. (ENGEO, 2005).

An investigation of the Gold Rush Ranch site was conducted to determine the potential for NOA to be present within soil and rock outcroppings (Walker, 2007e1). The investigation collected soils and rock samples from Metasedimentary Rock/Logtown Ridge Greenstone and associated Auburn soil in the eastern portion of the site and Foothill Melange-Ophiolite Metasedimentary Rock which underlies the Exchequer soils in the western portion of the site. No asbestos was detected in the samples, and the Walker investigation concludes that it can be assumed that the majority of site soils and rock outcrops on the Gold Rush Ranch site are free of asbestos.

Greenhouse Gas Emissions

GHG emissions (and sequestration) inventories are not available specifically for Amador County or for Sutter Creek. However, the most likely contributing factors for GHG emissions within the area are transportation activities (goods transportation and personal automobile use) and electricity consumption. Electricity is supplied to the Project area by Pacific Gas & Electric (PG&E). As reported by PG&E (2007), the CO_2 emissions rate of PG&E-owned electric generation was 44 pounds per megawatt-hour (lbs/MWh), while the independently certified CO_2 emissions rate associated with the power sold by PG&E to its customers was 489 lbs/MWh. The national average CO_2 emissions rate for power generation was approximately 1,363 lbs/MWh and the California average CO_2 emissions rate was approximately 879 lbs/MWh.

2.5. Geology and Mineral Resources

2.5.1. Geological Setting

The following discussion of the area's geology and mining history is derived from the California Division of Mines publication titled, Geologic Guidebook Along Highway 49 - Sierra Gold Belt, the Mother Lode Country (1948) as summarized in the City's 1982 General Plan.

2.5.2. The Area's Geology

"The Sutter Creek planning area is located within the Sierra Nevada Geomorphic Province, a large block of the earth's crust which has broken free to the east and tilted westward. The rocks of the Sierran block consist of a bedrock complex and a superadjacent series of much younger sedimentary and volcanic rocks. The bedrock complex is characterized by highly folded and metamorphosed volcanic and sedimentary rocks of the Paleozoic and Mesozoic ages, mainly the Calaveras formation. Overlying the Calaveras Formation are undeformed beds of sedimentary and volcanic rocks of the tertiary age; these comprise the superadjacent series."

"Geologic formations around Sutter Creek are predominately of the Amador Group to the west, the Mariposa Formation to the north and east, and the Mehrten Formation to the southeast. The Amador Group is from the Jurassic Age and consists of metamorphosed volcanic rock, basic shist, metaandesite and conglomerate. The Mariposa Formation is also from the Jurassic Age and includes slate and greywacke. The Mehrten Formation is made up of andesite breccia and conglomerates and dates from the Pliocene Era."

2.5.3. The Mother Lode

"The area is also within the zone famously known as the Mother Lode. The Mother Lode is part of a fissure system located within the Melones Fault zone, where numerous quartz veins and gold ore bodies are known to exist. Sutter Creek is located on a branch of the Mother Lode known as the Gold Thrust, one of the richest in the entire system. Famous mines in the area include the three Eureka mines to the south of the City which together produced nearly 40 million dollars in gold. Ore was mined down to 4965 feet, in the case of the Central Eureka, through Mariposa slate, graywacke, and greenstone. These were found in the Cosumnes and Logtown Ridge members of the Amador Group."

2.5.4. Mining in Sutter Creek

"Other productive mines in the Sutter Creek area include the Wildman, Mahoney, and Lincoln which eventually were combined under the name of Lincoln Consolidated. Together they yielded $7.2 million in gold."

"Between Sutter Creek and Amador City, ore has been found at the fault contact of the Logtown Ridge metaandesite and Mariposa slate. Veins north of the Wildman Mine were up to 45 feet wide near the surface."

2.5.5. The Lincoln Mine Project

In 1993, permit applications were conditionally approved by Amador County to reopen operation of the Lincoln Mine. The project is proposed to include an underground mine that will mine from an "ore zone" located 400 to 800 feet beneath the City on lands designated "M-SP" on the General Plan Land Use Map (Map 2-1). Ore will be conveyed to an outdoor milling operation on lands outside of but adjacent to the planning area.

2.5.6. Requirements to Recognize and Protect Valuable Minerals

Section 2762 of the State Surface Mining and Reclamation Act of 1975 (SMARA) requires jurisdictions that are underlain by valuable mine deposits to do the following:

(a) Within 12 months of receiving the mineral information described in Section 2761, and also within 12 months of the designation of an area of statewide or regional significance within its jurisdiction, every

lead agency shall, in accordance with state policy, establish mineral resource management policies to be incorporated in its general plan which will:

(1) Recognize mineral information classified by the State Geologist and transmitted by the [State Mining and Geology Board].

(2) Assist in the management of land use which affect areas of statewide and regional significance.

(3) Emphasize the conservation and development of identified mineral deposits.

(b) Every lead agency shall submit proposed mineral resource management policies to the board for review and comment prior to adoption.

(c) Any subsequent amendment of the mineral resource management policy previously reviewed by the board shall also require review and comment by the board.

(d) If any area is classified by the State Geologist as an area described in paragraph (2) of subdivision (b) of Section 2761, and the lead agency either has designated that area in its general plan as having important minerals to be protected pursuant to subdivision (a), or otherwise has not yet acted pursuant to subdivision (a), then prior to permitting a use which would threaten the potential to extract minerals in that area, the lead agency shall prepare, in conjunction with preparing any environmental document required by Division 13 (commencing with Section 21000), or in any event if no such document is required, a statement specifying its reasons for permitting the proposed use, and shall forward a copy to the State Geologist and the board for review…

(e) Prior to permitting a use which would threaten the potential to extract minerals in an area classified by the State Geologist as an area described in paragraph (3) of subdivision (b) of Section 2761, the lead agency may cause to be prepared an evaluation of the area in order to ascertain the significance of the mineral deposit located therein. The results of such evaluation shall be transmitted to the State Geologist and the board.

The California Division of Mines and Geology on August 1, 1984, provided to the City of Sutter Creek the *Mineral Land Classification of the Sutter Creek 15' Quadrangle*. The document is hereby incorporated by reference. Within the document Sutter Creek is shown to have "known mineral deposits where well-developed lines of reasoning, based upon economic geologic principles and adequate data, demonstrate that the likelihood for occurrence of significant mineral deposits is high." Those lands within the Planning Area that have been designated as mineral lands by the California Division of Mines and Geology are depicted in Figure 2-1. Table 2-2 provides an explanation of each classification.

Legend

MRZ-3a(p)	Area containing hydrothermal ore deposits where geologic information indicates that significant inferred resources are present.
MRZ-3a(h)	Areas underlain by geologic terranes within which undiscovered metallic deposits similar to known hydrothermal deposits in the sam producing district or region may be reasonably expected to exist (hypothetical resources). Such areas may include prospects of undertermined significance.
MRZ-2b(h)	Areas underlain by alluvial deposits within which undiscovered placer mineral deposits in the same producing district or region may be reasonably expected to exist (hypothetical resources). Such area may include prospects of undetermined significance.

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Feet

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FIGURE 2-1
MINERAL CLASSIFICATION MAP

CITY OF SUTTER CREEK
General Plan

Prepared by Hauge Brueck Associates, September 26, 2016. Sources: MAP COS-1 MINERAL CLASSIFICATION MAP, City of Sutter Creek General Plan, August 24, 2009.

Table 2-2 Explanation of Each Mineral Classification	
MRZ - 2b(h)	Areas containing hydrothermal ore deposits where geologic information indicates that significant inferred resources are present.
MRZ - 3a(h)	Areas underlain by geologic terranes within which undiscovered metallic deposits similar to known hydrothermal deposits in the same producing district or region may be reasonably expected to exist (hypothetical resources). Such areas may include prospects of undetermined significance.
MRZ - 3a(p)	Areas underlain by alluvial deposits within which undiscovered placer mineral deposits similar to known placer deposits in the same producing district or region may be reasonably expected to exist (hypothetical resources). Such areas may include prospects of undetermined significance.

2.6. Soils, Erosion Control, and Grading

2.6.1. Soils

Soils characteristics are mapped and described in the U.S. Soils Conservation Service's publication titled *Soil Survey, Amador Area, California* (U.S. Government Printing Office, Washington, D.C., 1965). The document is hereby incorporated by reference.

The planning area soils consist entirely of the Auburn-Exchequer association, characterized by very shallow to moderately dry rocky or gravelly soils in material from metabasic rocks and metasedimentary slate and schist.

2.6.2. Erosion

Most soils in the planning area are rated as having moderate to very severe erosion potential. The Draft EIR for the Oak Knolls Subdivision reports that "Overall, the development of natural lands has been shown to increase erosional processes by a factor varying from 2 times (a "best case" situation) to about 40,000 times (a "worst case" situation) of that experienced by natural lands in the undeveloped state (p. 6-4)." Soil erosion not only damages or causes the loss of soils or aesthetic values, it also degrades water quality in adjacent streams and water bodies (see previous discussion concerning surface water quality).

The City Engineer is responsible to review subdivisions and other large development proposals and establish and enforce erosion control and grading requirements. Typically, large new developments have been required to submit grading and erosion control plans for acceptance by the City Engineer prior to construction.

2.6.3. Grading

The City Engineer and Building Inspector presently utilize Chapter 70 of the Uniform Building Code (UBC) as the principal standard for regulating grading practices in the City. UBC Chapter 70 limits the slopes of cut and fill banks, sets fill compaction requirements, specifies top and toe of slope setback requirements, and sets minimum terracing requirements for slopes made greater than 30 feet in height. The UBC Chapter 70 addresses erosion control as follows:

"Sec. 7013. (a) Slopes. The faces of cut and fill slopes shall be prepared and maintained to control against erosion. This control may consist of effective planting. The protection for the slopes shall be installed as soon as practicable and prior to calling for final approval. Where cut slopes are not subject to erosion due to the erosion-resistant character of the materials, such protection may be omitted."

"(b) Other Devices. Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and provide safety."

UBC Chapter 70 does not limit the amount of earth that can be moved, the height or depth of cuts or fills, address design considerations to mitigate impacts upon aesthetics or provide detail regarding erosion control.

The City has been drafting a grading and erosion control ordinance that may, among other standards, increase minimum lot size requirements as slope increases. This will reduce the amount of earth moving and erosion that could potentially occur with new development. It will also help implement provisions contained in the Land Use Element for designing new developments to conform with existing topography.

2.6.4. Gold Rush Ranch

Topography within the central and western portions of Gold Rush Ranch is complex terrain with numerous ridges and valleys, with the eastern portion of the site comprised of more gently sloping terrain. Site elevations range from approximately 1,500 feet above mean sea level (msl) in the eastern portion of the Project area to below 800 feet msl in the western portion of the site. The main drainages on the site are Stony Creek and other tributaries to Sutter Creek. Vegetation cover includes areas of open grassland, chaparral and oak woodlands of various densities.

Published geologic mapping of Gold Rush Ranch shows two bedrock formations underlying the study area: the Logtown Ridge Formation and Foothill Melange-Ophiolite metasedimentary rock. These formations are part of the western block of the Sierra Nevada metamorphic belt. The Logtown Ridge Formation is considered upper Jurassic in age, roughly 140 to 160 million years old. The Foothill Melange-Ophiolite metasedimentary rock is thought to be older than the Logtown Ridge Formations, possibly late Paleozoic age (greater than 250 million years old). Bedrock structure within the site trends to the north-northwest and dips steeply to the east-northeast (ENGEO, 2002).

Soils within the Gold Rush Ranch site are classified as Argonaut, Auburn and Exchequer series. These soil types exhibit a medium to very rapid runoff rate and a moderate to very severe erosion hazard (Soil Conservation Service, 1965). Exposed soils may experience erosion during storm events and introduce sediment into Stony Creek and other drainages within the site. However, the site has extensive vegetative cover that serves to minimize the amount of soil exposed to factors that cause erosions (e.g., wind and water runoff) and minimize associated sedimentation and displacement of soils (ENGEO, 2001).

Bedrock within the Gold Rush Ranch site is capped with a layer of residual soil (i.e., soils that develop essentially in place from weathering of the underlying material). Based on the findings of test pit exploration, the residual soils underlying the tailings (discussed above) typically range from about 0.5 feet to 4 feet thick and consist of red-brown silty clay and clayey silt with variable amounts of rock fragments. The residual soils vary from low to high plasticity and have moderate to high expansion potential (ENGEO, 2002).

2.7. Vegetation, Wildlife, and Fisheries

The planning area is located in the "upper Sonoran", or "foothill" life zone, a long belt of lands containing similar plants and animals that generally runs at the 200 to 2,000 foot elevation north to south through the Sierra Nevada foothills. This belt is usually characterized by intermingled pine-oak woodland and brushlands. Brushlands within the planning area are generally less extensive than in other parts of the foothill belt. Some of the planning area's visually and environmentally sensitive areas contain aspects of the neighboring lower Sonoran zone or great Central Valley: valley oak, grasslands, riparian areas, and wetlands. Lists of specific plant and animal species common to the planning area are found in the *Draft Environmental Impact Report, Oak Knolls Subdivision*, *the Draft Environmental Impact Report on the Golden Eagle Project*, *the Gold Rush Ranch and Golf Resort Final Environmental Impact Report*, and other EIRs available at City Hall.

2.7.1. Sensitive Rare and Endangered Species

The California Natural Diversity Data Base (CNDDB) maintains records concerning sensitive, rare, or endangered plant and animal species throughout the State. In April 1992, the CNDDB reported zero "element occurrence" in the Amador City and Jackson quadrangles which includes the planning area.

This means there have been no sensitive, threatened, or endangered plant or animal species according to the State or federal government that have been found in the area. The CNDDB has cautioned that this does not mean there are no sensitive, threatened, or endangered plant or animal species and individual development projects should be required to conduct project site investigations on case-by-case basis.

The California Department of Fish and Wildlife issued the following comments concerning the City's 1992 General Plan Update in a letter from James D. Messersmith dated June 23, 1992:

"The plan has the potential for increased impacts to oak woodlands, grasslands, and riparian habitat, and wetlands. These habitats are experiencing increased pressure from development as California's population grows and are therefore becoming increasingly rare. As a result, many fish and wildlife species dependent on these habitats as part of their life requirements are in danger of local extirpation."

The California Department of Fish and Wildlife has advised that the General Plan and its environmental documentation "should discuss zoning alternatives which will minimize environmental impacts to fish and wildlife habitat, such as cluster housing, open space areas, dedicated buffers around riparian strips and wetlands, etc."

2.7.2. Wildlife and Aesthetic Values

In the Sutter Creek planning area, the preservation of adequate amounts of grasslands, oak woodlands, riparian habit, and wetlands plant communities are important both for wildlife values and the City's desire to maintain its rural, "small town" character. The aesthetic values to the local community of oaks, grasslands, riparian habitat, and wetlands is addressed in the Land Use Element as are "flexible zoning alternatives" intended to protect these values as the City grows.

2.7.3. Grasslands

Some areas of grasslands will be preserved by the implementation of the "Visually Sensitive Area" (VSA) land use overlay designation. Additional grasslands may be preserved using the flexibility of the "planned development" (pd) designation and in meeting open space standards contained within other land use designations.

2.7.4. Oak Woodlands

The City of Sutter Creek has demonstrated concern for the loss of both native and non-native trees due to the direct or secondary effects of development upon them. In 1991, the City adopted a tree ordinance that protects "heritage" trees, prohibits indiscriminate removal of trees in anticipation of development, requires tree landscape plans with development plans, addresses the protection of trees during development, requires 3:1 replacement of trees lost through development, and governs "street trees" and "park trees". The ordinance can have the long-term effect of preserving an adequate amount of native trees, particularly oaks, as well as maintaining a desirable urban setting with ample shade and foliage.

2.7.5. Riparian Habitat and Wetlands

Wetlands are defined by the U.S. Army Corps of Engineers for purposes of implementing the Clean Water Act as areas containing hydric (wetland) soils, a predominance of hydrophytes (wetland plants), and showing evidence of wetland hydrology (a water table near or above the ground's surface under normal circumstances). Riparian habitat is usually found within or adjacent to wetland areas. Common vegetation found in riparian areas include cottonwood, willow, alder, ash, blackberry, wild grape, cat tails, horsetails, and sedges. Riparian habitat is considered one of the most valuable wildlife habitats, and often is a key to wildlife use over a wide area. Typically, wildlife diversity and density are high in this type of habitat. Riparian habitats also provide important shade and nutrients for aquatic environments.

The Creekside Greenways land use designation (CSGWs) identified on the Land Use Map Overlay (Figure 2-3 and Table 2-4) are intended to help define and protect as yet undeveloped riparian areas. The CSGW boundaries and standards are not a full assessment of wetlands or riparian areas that exist in the planning area, and individual projects must continue to assess their effects upon wetlands and riparian habitats as well as other fish and wildlife values on a project-by-project basis.

The California Department of Fish and Game (CDFG) reviews development projects for their potential direct or indirect impacts upon fish and wildlife, including their habitats, under the provisions of the California Environmental Quality Act (CEQA) and the Public Resources Code. CDFG requires fees to be paid through the City and County Clerk for this review. CDFG has permit authority over projects that directly affect streambeds or wetlands. Under the California Fish and Game Code, stream bank alteration permits must be obtained from the Department for an activity that would substantially divert or obstruct the natural flow of or substantially change the bed, channel, or bank of or use material from the streambed of any river, creek, or stream. Conditions imposed with stream bank alteration permits are intended to minimize impacts upon riparian and aquatic habitats.

2.7.6. No Net Loss

CDFG general policy is to oppose certification of environmental documents that will result in the net loss of either wetland acreage or wetland habitat values.

2.7.7. The Army Corps of Engineers

Under Section 404 of the Federal Clean Water Act, the U.S. Army Corps of Engineers is required to regulate the discharge of dredged and fill material into Waters of the United States. In reviewing permits for dredging or filling wetland areas, the Corps requires use of three general types of mitigation: avoidance, minimization, and compensatory mitigation. If avoidance and minimization of impacts to a wetland area is not adequate, then compensation or the off-site restoration of degraded wetlands or creation of new artificial wetlands can be required.

2.7.8. Fisheries

The EIR for the Oak Knolls subdivision reports that "Sutter Creek is considered a good rainbow trout and brown trout stream, especially upstream near the town of Volcano ([C]DFG files, Hoggard pers. comm., Kopperdalil pers. comm.). When the creek was last sampled in 1984 at Lion's Park, [C]DFG found both brown and rainbow trout plus green sunfish, bluegill, and Sacramento sucker. Trout still are observed occasionally as far as 2 miles downstream of the City of Sutter Creek (Hoggard pers. comm.)."

The recent effects of drought, reduction in flows by upstream users, and possible erosion and pollution by new development are concerns that seriously threaten Sutter Creek as a fishery resource. Measures that are intended to reduce this concern are included in the Land Use Element as well as in policies and objectives concerning surface water and vegetation, wildlife, and fisheries in this Element.

2.7.9. Gold Rush Ranch

Gold Rush Ranch is located in Amador County in the Lower Foothills Metamorphic Belt Terrace subregion of the Sierra Nevada Foothills Ecological Region of California (Miles and Goudey, 1997). This subsection is composed of moderately-steep to steep mountains and hills at the western foot of the Sierra Nevada mountain range. Elevations within the subsection range from about 300 to 3,000 feet mean sea level (msl). The principal rivers traversing the subsection include the Cosumnes, Mokelumne, Stanislaus, Tuolumne, and Merced, which originate in the Sierra Nevada and drain into the Sacramento and San Joaquin rivers. All but the larger streams are intermittent and are dry by late summer. There are no natural lakes, but impoundments are common. Fluvial erosion and mass wasting are the principal geomorphic processes.

Mean annual precipitation is between 20 and 40 inches, principally as rain. Mean annual temperature is about 62$_{o}$F, and the mean freeze-free period is between 225 and 300 days. Gold Rush Ranch is within Climate Zone 9 – Thermal Belts of California's Central Valley (Williamson, 1985). The daytime temperatures are high and sunshine is constant during the growing season. The growing season is long, and winters are sufficiently cool to induce dormancy.

Vegetation Communities

The 945-acre Gold Rush Ranch Project site, and approximately 50 acres of offsite infrastructure improvement, is situated between 800 and 1,500 feet above msl, with vegetation typical of the ridges and valleys of the Northern Sierra Nevada Foothills District of the Sierra Nevada Floristic Region of California (Hickman, 1993). Seven natural vegetation communities occur within Gold Rush Ranch: riparian woodland scrub, seasonal wetlands and seeps, streams and drainages, non-native grassland, oak woodland, oak savanna-grassland, and foothill chaparral.

2.8. Energy Conservation

The Public Services and Facilities Element quantifies the amount of electrical energy and natural gas that the City is projected to require over the short- and long-term planning periods. The Circulation Element addresses the additional amounts of traffic that can be anticipated. Although the numbers that are shown may be small compared to much larger cities or the state as a whole, the solution to concerns for diminishing worldwide fuel supplies and foreign fuel dependence must come from each level of American government and private life.

The energy needs of the City are primarily imported. Electricity and natural gas are received via electrical transmission and pipelines, while gasoline and diesel fuel are imported from outside the County by various oil companies via truck. As traditional sources of energy become depleted, the importance of energy

conservation, developing alternate options, and methods of power generation becomes more important. Pacific Gas & Electric, which supplies electrical energy and natural gas to the city, has provided a number of objectives and policies that are listed in the following section and intended to reduce per capita energy consumption. The Circulation and Parks and Recreation Elements contains policies and objectives that are partly intended to reduce per capita reliance on automobile use.

3. Circulation

3.1. Element Based on Traffic Studies

The City of Sutter Creek has been the beneficiary of two traffic studies sponsored by the Amador County Local Transportation Commission:

1. Sutter Creek Circulation Study (Final Report, February, 1991), by Charles R. Leitzell, Traffic Engineer.

2. Final Report. Circulation Study II, City of Sutter Creek, California, June 24, 1992, by RKH Civil and Transportation Engineering.

Recommendations from the two studies are incorporated directly into this Circulation Element.

3.2. Traffic Circulation System Model

3.2.1. The City's Traffic Model

Traffic engineers used the QRS II computer program to model the City's traffic circulation system and the existing and projected traffic that will utilize the system. The program was used to create a model of the City's existing streets and intersections. The land use data and growth assumptions that are summarized in the General Plan's Land Use Element were then added in the form of traffic (trip productions and attractions).

Turning movement studies were made at major intersections and this information was added to the model. Through traffic was assessed by a survey of cars entering and leaving the City. This information was also added to the model. The traffic model was then calibrated to assure there was a reasonable match between the model and actual existing traffic.

The engineers are able to assess the "level of service" or adequacy of existing facilities both currently and as traffic increases using the model and field observations. A simplified system of grading a facility's "level of service" as being anywhere between "A" through "F" is often used. Table C-1 describes these "level of service" ratings.

3.2.2. Five Circulation Scenarios

Once calibrated, the model was used to produce five land use and circulation scenarios:

1. Year 1990 traffic. Existing conditions in the baseline year, 1990.

2. Short term projected traffic. Projected development in five years without any new major streets except as needed to directly serve new projects.

3. Lone term projected traffic. Projected development in twenty years without any new major streets except as needed to directly serve new projects.

4. Long term projected traffic with the Route 49 Bypass. Projected development in twenty years with the proposed State Route 49 Bypass in place together with the new streets needed to directly serve new projects.

5. Long term projected traffic with the Route 49 Bypass and an easterly bypass. Projected development in twenty years with the proposed State Route 49 Bypass and an easterly collector road together with new streets needed to directly serve new projects.

The traffic engineers also studied multi-modal components of the circulation system and opportunities for better transportation system management (transit, bicycles, sidewalks, ridesharing, etc.). The issue of parking in the downtown area was also studied.

Table 3-1
Levels of Service

Level-of-Service	Signalized Intersection	Unsignalized Intersection
"A"	Uncongested operations, all queues clear in a single-signal cycle. V/C <0.60	Little or no delay
"B"	Uncongested operations, all queues clear in a single cycle. V/C -0.61- 0.70	Short traffic delays
"C"	Light congestion, occasional backups on critical approaches. V/C - 0.71 - 0.80	Average traffic delays
"D"	Significant congestion of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed. V/C -0.81 - 0.90	Long traffic delays
"E"	Severe congestion with some long standing queues on critical approaches. Block-age of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s) upstream of critical approach(es). V/C - 0.91 - 1.00	Very long traffic delays, failure, extreme congestion
"F"	Total breakdown, stop-and-go operation. V/C> 1.00	Intersection blocked by external causes

Source: Transportation Research Board, National Research Council, "Highway Capacity Manual", Special Report 209, Washington D.C., 1985

The engineer's work in these subject areas is summarized in the text that follows. Recommendations concerning these areas of study are listed in the goals, policies and objectives section. The previously referenced two studies and theft technical appendices are hereby incorporated by reference. These documents contain the technical details which support the discussion and recommendations in this Circulation Element and which should be consulted when considering project conformance to the General Plan and General Plan amendments.

The Citywide traffic model developed for this circulation element can also be used as a tool to assess the effects of future developments upon traffic in the City. Certain smaller new developments that do not cause the growth assumptions in the land use element to be exceeded will likely not need any additional traffic analysis in order to be found in conformance with the circulation element. In such cases it could also be found that the project's mitigation fee contribution to the circulation element's capital improvement program (CIP) will satisfy concerns regarding traffic impacts under the California Environmental Quality Act (CEQA). Larger developments may need to be tested in the model to determine if they are consistent

with the circulation element or if off-site traffic improvements in addition to those identified in the circulation element should be required. The model is not the only tool however to be used in assessing traffic impacts. In many instances the input of the City Engineer or a qualified traffic engineer is also necessary.

3.2.3. Maintaining and Using the Model

The Citywide traffic model has limits as a tool that can be used to analyze future traffic impacts. First of all, the model that was developed in the two referenced studies assumed a general citywide rate of growth consistent with the projections and assumptions in the land use element. If one area of the City grows faster than another, then the model should be adjusted. Likewise, if a development project is proposed that will exceed the assumptions of the land use element, then the model must be adjusted. Each time the model is adjusted, it could affect the list of traffic improvements that are needed to maintain safe and adequate citywide circulation (the CIP). The model is a dynamic tool that needs to be maintained over time. In addition, the model is only a tool and information from the model should not be applied without common sense or, in some instances, without the input of a qualified traffic engineer.

3.3. Existing Conditions

The RKH report has found that "Baseline (1990) traffic conditions in and around the City can be generally described as acceptable under normal traffic conditions. Special events and seasonal traffic can, however, create undesirable traffic conditions." Most, if not all, such unacceptable conditions presently relate to Highway 49 traffic through downtown and can be relieved by construction of the Highway 49 bypass. Four intersections where peak-traffic conditions presently create unacceptable levels of service include Highway 49 at Spanish St. (N), at Gopher Flat Road, at Church Street and at Sutter Hill Road. The increasing use of side streets to avoid congestion causes conflicts and hazards for residential traffic and pedestrians. The use of Highway 49 through downtown Sutter Creek by large trucks is considered locally to be unacceptable due to inadequacies of the system, threat to public health and safety and damage to historic properties.

3.4. Short Term (5-Year) Projected Traffic

The RKH study reports that, based upon the traffic model scenario, projected development for the short-term future without any new major streets except as needed to directly serve new projects will cause traffic congestion in certain locations to drop below acceptable levels. "Route 49 north and south of Ridge Road should see a significant improvement in LoS due to the widening of Route 49 described in the Existing Conditions section. However, the LoS of Main Street is expected to operate at or near capacity. All other street and highway segments should operate at about their existing LoS..."

"All of the STOP sign controlled intersections along Route 49 should see a general decline in the LoS of the controlled movements, particularly the side street approaches. The side street approaches of the intersections in the CBD on Route 49 are expected to operate at LoS F. This means that delays to side street traffic will, during peak traffic periods, likely be on the average over a minute per vehicle..."

"It is assumed that by 1997 the Sutter-lone Road will be extended to Route 49 creating a new intersection opposite the fire station and replace the existing Spanish Street (N)/Route 49 intersection (RICH, 1992, p. 20)."

3.5. Long Term (20-Year) Projected Traffic

Three different scenarios were used to study the potential impacts of traffic over the longer term 20-year period based upon projected growth addressed in the Land Use Element. They were (1) no bypass, (2) with Route 49 bypass, and (3) with Route 49 bypass and easterly bypasses. The Route 49 Bypass has been constructed.

The RKH study shows that traffic volumes on Main Street are projected to return to near 1990 levels. Traffic on Hanford Street should decrease below the 1990 level. However, east-west oriented streets such as Gopher Flat Road and Route 104 west of Business 49 could see an increase in traffic."

Three local road connections to the Highway 49 bypass include a connection at Ridge Road, one on the John Allen property and one near String Bean Alley. Two grade separations without access to Highway 49 are part of the City's plan for Sutter-lone Road and Valley View Drive.

"Intersections along old Route 49 (now Business 49) should see a significant improvement in LoS with the addition of the Route 49 bypass. LoS of the controlled movements should be on the order of one LoS lower than 1990 levels. (RKH, 1992, pp. 27-30)."

3.6. Multi-Modal and (TSM) Considerations

In addition to traffic facilities aimed at automobiles and trucks which are addressed in the previous text, the traffic engineering consultants who provided the background work for this Element looked at other modes of travel available in the City including the use of transit, bicycles and pedestrian facilities. Transportation system management techniques (TSM), which are methods to improve traffic circulation with little or no capital improvement cost such as ridesharing, staggered work hours, one-way streets, street signing and striping, etc., were also evaluated. Multi-modal and TSM considerations save fuel and reduce air pollution consistent with the policies and objectives of the General Plan's Conservation and Open Space Element.

3.6.1. Transit

The 1991 Sutter Creek Circulation Study by Charles Leitzell states: "In rural areas such as Amador County the dependence on the automobile for personal transportation to and from work and shopping is more pronounced than in a metropolitan area such as the San Francisco Bay Area, Sacramento or Stockton. Public transportation is only cost effective in those areas with a relatively high density of population. A public bus system is presently operating in the County and is reasonably successful in serving the needs of the transportation disadvantaged, primarily young people and the elderly who are not able to drive, and other specialized, transportation disadvantaged groups (Amador Rapid Transit System (ARTS). As the population of the County continues to grow, the use of the bus system should increase." (Leitzell, 1991, p. 47)

The Sutter Creek General Plan assumes that the City's transit needs will continue to be met by ARTS over the 20-year planning period. Recommendations for transit in the Sutter Creek area are included in the Circulation Element's listed goals, policies and objectives. Policies and standards concerning the bus stops and transit considerations to be provided by large new developments are also included in the Land Use Element.

As stated in the Gold Rush Ranch EIR, The ARTS provides weekday public transportation within western Amador County and to the City of Sacramento. In 2005, the City of Sutter Creek and the ACTC approved the development of a transit center located near the intersection of Bowers Road and Valley View Way. At

build out of the facility, the transit center will include a park-and-ride lot, transit transfer facility, multi-use office building, solar electric shade structures and a 1.62-acre park.

3.6.2. Pedestrians, Bicycles and TSM

The RKH study reports that in addition to transit "Alternatives to reduce the number of vehicles on the streets and highways include carpooling, bicycles and walking. Staggered working hours can spread the peak period traffic over a longer period of time..."

3.6.3. Bicycles and Pedestrians

"Bicycle lanes should be provided on all new arterial and collector streets. The paved shoulder area can serve as a bicycle lane. Parking can be provided on these streets if sufficient width is also provided for designated bike lanes (at least 5 ft.) (RKH, 1992, p. 49). The General Plan does not follow RKH recommendations precisely in that bicycle and pedestrian trail systems may substitute for on-street bike lanes and sidewalks in some locations.

As discussed in the Gold Rush Ranch EIR, few designated bicycle routes exist in Amador County and a small percentage of the local population use their bicycles in lieu of automobiles. This is largely due to the County's dispersed pattern of urbanization, hilly terrain and traffic hazards. According to the 2000 U.S. Census, 0.4 percent of employed County residents commute primarily by bicycle, and 3 percent walk to work (this does not include individuals who ride or walk less than 50 percent of the time) (MIG, 2006). The popularity of recreational bicycle touring is increasing, and to provide adequate space for both the motorist and the cyclists, recent Caltrans projects have included wide shoulders to better accommodate bicycle travel (KDA, 2007). Pedestrian facilities are limited in some areas of Sutter Creek. Sidewalks and crosswalks are not provided at many intersections. As part of the SR 49 Sutter Creek Bypass additional sidewalks were constructed in the area, although none were constructed along the SR 49 Bypass itself.

3.6.4. Carpooling

Public agencies should be encouraged to promote carpooling and permit some staggering of work hours (RKH, 1992, p. 49). The City has identified two future park-and-ride lots on Map C-2.

3.6.5. Post Office Traffic Impacts

The RKH study also addresses the traffic impacts associated with the downtown post office and lack of mail delivery within the quarter mile radius of the post office, a subject also addressed in the General Plan's Public Services and Facilities Element "Although new subdivisions will receive home mail delivery, existing areas of the City do not. A trip to the post office is necessary for residents of all older areas of the City. Local delivery to existing homes and businesses would reduce the number of trips to the post office located on Gopher Flat Road. Moving the post office to another location such as Sutter Hill would only shift the traffic to that area. A satellite post office in one of the shopping centers might reduce some vehicle trips (RKH, 1992, p. 49)." Establishment of a post office facility in the Sutter Hill/Martell area is an objective of the Public Services and Facilities Element.

3.7. Downtown Parking

"The older, historic commercial area of the City was developed prior to the requirement for off-street parking. Because of the heavy tourist demand for parking on weekends additional public off-street parking facilities should be added as land becomes available within walking distance of this area. Increased commercial use in the CBD will generate a demand for an estimated 42 additional spaces by 2012. Parking

structures can provide additional parking where land values are high or additional land is not available for development. A revenue base for future parking improvements can be had by the installation of parking meters in the CBD. The net revenue can then be used to provide new parking facilities (RKH, 1992, p.49.)"

4. Public Services and Facilities

4.1. Public Facilities

4.1.1. Water Service

Water service is provided to the City by the Amador Water Agency (ACWA). Much of the following information was previously provided by Thomas R. Hoover, former General Manager, and has been updated by Gene Mancebo, current General Manager, of the water agency (March 2017).

Water

"The Amador County Water Agency is a county-wide water agency formed in 1959 by the State Legislature. One of the systems owned by the Water Agency is the Amador Water System, formerly owned by PG&E. The Amador Water System has a water supply right for 15,000 acre feet of water per year. This system serves the City of Sutter Creek as well as other jurisdictions (Jackson, Martell, Sutter Hill, Plymouth, Ione, Amador City, Drytown and surrounding areas). The system currently diverts approximately 8,000 acre-feet of water per year. Due to inefficiencies of the old canal system (dates back to the 1800's), the Water Agency completed the Amador Transmission Pipeline in 2007, which conveys water from Lake Tabeaud to the Tanner Water Treatment Plant near Sutter Hill. The old Amador Canal is still in use to convey water to raw water customers residing along its 23-mile course. The Water Agency is in the process of completing the Long-Term Water Needs and Supply study. The study projects the needs of its anticipated customers at buildout and takes into consideration climate change, more efficient appliances and plumbing fixtures, conservation, and other related criteria. The study takes into account current general plans and will consider options for meeting projected water needs.

City's Projected Water Consumption

Historically the Water Agency has used a factor of 0.45 acre-feet annually per single family resident; however, current use is much lower following the recent drought and with the use of efficient water appliances and plumbing fixtures. The Water Agency expects that new homes will use less water than current homes, but have not conducted studies to determine a new estimated water demand. It is anticipated that the use of a typical new single family home will be around 0.36 acre-feet per year (AWA, 2017).

The Water Agency has commented that the water demands of commercial, industrial, and institutional uses are highly variable and it would take time and assistance from the City to work out an applicable rate for projections.

"The Amador Water Agency has a current policy of allocating available water resources on a first come-first served basis upon approval of tentative subdivision maps, rather than a community's general plan. The reason for this is to insure that no one community reserves the water supply while other communities go dry. Also, since general plans can be amended by a vote of the city councils, they are always changing as the views of the council members or city residents' change." (Hoover, 3/2/93)

In the future if water resources become scarce the first come-first served policy could encourage communities to race to approve developments and discourage good community planning. Sutter Creek's general plan projections are fair and accurate and the Agency is obligated to provide water service to its service area without discrimination or preferences, unless otherwise justified by cost.

AWA is statutorily authorized to provide water service to all its territories in Amador County. (West's Ann. Water Code App., Secs. 95-1 and 95-4.) AWA's statutory authorization to provide public water service also imposes a "duty to serve" upon AWA. (Maddow, *The Role of Water Agencies in Land Use Planning* (March 1992) California Water Law and Policy Reporter, at p.105.) The duty to serve requires public utilities, such as AWA, "to provide adequate and reasonably efficient service in an impartial manner, without unjust discrimination, to those within the agency's service area who comply with its rules and regulations and pay its rates and charges." (Id.)

Accordingly, AWA "must hold itself out as ready to serve" and must provide water service to its service area without discrimination or preferences, unless differences in the services provided are justified by differences in cost of service. (*Butte County Water Users' Association v. Railroad Commission* (1921) 185 Cal. 218, 224-225.) Furthermore, AWA has an obligation to "exert every reasonable effort" to augment and expand its supplies and facilities to meet increasing demands for service within the county. (*Swanson v. Marin Municipal Water District* (1976) 56 Cal. App. 3d 512, 524.)

The Water Agency efforts in developing a Long-Term Water Needs and Supply study shows its commitment to being ready to serve the City's future water needs and the City should support the Water Agency in developing new water supply projects, preserving opportunities for source water, and protecting water rights which are all vital to meeting future water needs for the City and others in Amador County.

Summary of Needs

In order to meet the projected needs of the City (and other jurisdictions) over the 20 year planning period, the Water Agency will likely need to expand treatment plant capacity, replace unreliable and undersized water distribution pipe and facilities, improve fire flows, consider added storage reservoirs, and implement funding source mechanisms, including rate structures, to obtain adequate revenues to meet the associated costs.

Additional Storage

The Water Agency maintains an approximately 2,500,000 gallons treated water reservoir located at an elevation of 1,706 to provide for peak use, fire protection, and emergency water needs for the City of Sutter Creek. Wholesale customers that are served water from this treated water reservoir (including Jackson, Plymouth, and Drytown CWD) are required to maintain their own storage for peak use, fire protection, and emergency needs. This reservoir primarily serves the needs for Sutter Creek, Sutter Hill, Martell, and Amador City. Based on water use in 2013 (prior to the recent drought) approximately 80% of the treated water reservoir is allocated for existing customers. The remaining capacity could provide service for about 800 equivalent single-family homes. Depending on the location of future developments, added storage strategically placed may be necessary sooner due to elevation and current water main capacity to convey water from the existing reservoir to the future development site. This needs to be studied on a case-by-case basis. The Water Agency will monitor growth in the areas served by this treated water reservoir and plan for additional treated water storage accordingly.

Treatment and Distribution

The Tanner Water Treatment Plant, which serves the City of Sutter Creek, had its last major upgrade in the late 1990s. The Water Agency has purchased property adjacent to the Tanner plant site with the intent to construct a new regional water treatment plant that would serve the Ione area in addition to the current Tanner service area. The downturn in the economy around 2008 lead to the Water Agency's decision to shelf the regional plant and instead focus on interim capacity improvements at both the Ione and Tanner water treatment plants until water demands dictate the need for a new treatment plant. The current Tanner plant can provide approximately 5.5 million gallons per day with minor improvements for filter and clarifier

wash processes. Pre-drought peak day production was approximately 4 million gallons per day. The plant can provide approximately 1.5 million gallons per day with those minor improvements for future or expanded water demands. This will provide the equivalence of about 2,000 homes. More substantial improvements that include an additional filter and flocculator would add an additional 1.5 million gallons per day. The Water Agency will continue to monitor the remaining useful life of the Tanner Water Treatment Plant along with increased capacity needs.

The distribution system to and within Sutter Creek includes 12- and 10-inch transmission lines with 6- and 8-inch primary distribution water mains through much of the City. Some portions of the City have smaller pipelines that can be challenging for fire protection. The Water Agency is working closely with the local fire protection jurisdictions to evaluate and improve fire hydrants and associated flows and pressures. The elevation of the Tanner treated water reservoir provides adequate pressures for most sites in the City. A few sites above the 1,615-foot elevation will experience pressures at or below 40 pounds per square inch (psi). Most locations in the City are at locations that require the pressure to be reduced and the Water Agency operates and maintains several large pressure reducing stations throughout the City. In 2010, the Water Agency took advantage of the Plymouth transmission pipeline and participated in improvements that were mutually beneficial and enhanced water service to the City of Sutter Creek. This includes an additional creek crossing providing redundancy and intertie that improved flow capacity. In order to serve some new developments and commercial developments with significant fire flow requirements, water distribution improvements may be necessary. This will be determined on a case-by-case basis given site specifics, and the costs of those improvements will be the responsibility of the proposed developments. Many of the water mains in Sutter Creek are well over 50 years in age and the Water Agency will need to access the remaining life of the pipe infrastructure over the next 20 years for determining replacement requirements.

Funding Water

The Water Agency has included a comprehensive water master plan that includes replacement in its strategic plan for the future. The economic downturn beginning in 2007 followed by the recent drought have taken significant tolls on the Water Agency which forced the Agency to significantly reduce budgets and reduce staffing levels by one third. Water production and sales are still 31 percent lower than pre-drought and economic downturn periods. The Water Agency continues to maintain lean budgets and continues to work with a reduced staff. Governor Brown has proclaimed the need to make water conservation a way of life in California and it is expected that water use per household will continue to be below pre-drought periods. The Water Agency is in the process of evaluating water rate structures in order to be sustainable for what is likely to be a new normal rate of water consumption per capita.

The Tanner Regional Water Treatment Plant was estimated to cost more than $21 million. Interim expansion projects will cost less than 25 percent of the costs for both plants in the Amador Water System and will be paid nearly entirely through new development fees. The Water Agency has been successful over the past ten years receiving more than $10 million in grant funds to replace and improve water infrastructure.

The Water Agency will continue to evaluate aging infrastructure, anticipated new development available capacity, needed replacements and improvements, proper reserve funds, and seek to set reasonable rates in order to provide sage, adequate, and reliable water service for the water customers in the City of Sutter Creek as well as throughout the Agency's service area.

Gold Rush Ranch EIR

AWA's principal source of water supply derives from rainfall and snowmelt in the Mokelumne River watershed of the Sierra Nevada. The Mokelumne River system provides surface water supplies for AWA's two main water supply distribution systems: (1) the Amador Water System (AWS); and (2) the Central

Amador Water Project (CAWP). In addition to those two surface water systems, AWA supplies the communities of Lake Camanche Village and La Mel Heights with groundwater (AWA, 2005).

AWA operates the AWS and CAWP with separate water distribution facilities. The source of supply for the CAWP service area is Mokelumne River water diverted by Pacific Gas & Electric Company (PG&E) in connection with the utility's Tiger Creek hydropower facilities. The CAWP source of supply is based on water rights held by AWA and exercised pursuant to a 1978 contract with PG&E for use of PG&E facilities to divert and store Mokelumne River water. The CAWP takes water at PG&E's Tiger Creek Afterbay or at the Tiger Creek Regulating Reservoir, treats it at the Buckhorn Water Treatment Plant in the community of Pioneer, and distributes the water on a wholesale basis to upcountry communities along Highway 88 for First Mace Meadows and Pine Grove. The CAWP system also serves retail domestic water to some 2,700 homes in the communities of Jackson Pines, Pine Acres, Pioneer, Ridgeway Pines, Ranch House Estates, Silver Lake Pines, Rabb Park, and the Sunset Heights area (AWA, 2005 and 2017).

The AWS source of water supply is based on the 1985 Stipulation and Agreement (Agreement) filed in Amador County Superior Court in connection with the Agency's acquisition of the AWS facilities from PG&E. Prior to the Agency's 1985 acquisition of the AWS, PG&E had owned and operated the water system since acquiring it from predecessor entities in 1908. PG&E and those predecessors[1] had developed and operated the 23.5-mile-long Amador Canal, which by 1985 had become the main artery for public water service to the communities of Sutter Creek, Ione, Jackson, Sutter Hill, Amador City and vicinities. Under the Agreement, the Agency may take up to 15,000 acre-feet per year (afy) of water at a rate up to 30 cubic feet per second (cfs).

The Water Agency completed the Amador Transmission Pipeline in 2007, which is intended to conserve water by conveying water from Lake Tabeaud to the Tanner Water Treatment Plant in its 30-inch diameter pipe instead of the 23 mile open, mostly earthen canal.

Potable water from the Tanner Water Treatment Plant is distributed to the service area in Sutter Creek in a network of distribution pipelines. One of these is a 12-inch pipeline that extends southwest along SR 104 and terminates near the eastern corner of the Gold Rush Ranch site. Other smaller diameter water lines extend from the Tanner WTP and an 8-inch potable water pipeline terminates at the existing terminus of Valley View Way northeast of the Gold Rush Ranch site.

AWA provides raw water to the Ione Reservoir for treatment and use in the City of Ione. This raw water is conveyed in an existing 16-inch pipeline from the Tanner WTP that extends westward along SR 88 and near the southernmost portion of the Gold Rush Ranch site. AWA operates the Ione WTP, which has a capacity to provide 3.3 million gallons per day (mgd) peak day flows. As of August 2007, the Ione WTP had an estimated demand of 2.77 mgd (HydroScience Engineers, 2008).

AWA has advised the City that it has long-term plans to expand the Tanner WTP to provide potable water as development occurs as discussed above. The specific water improvements necessary to the Gold Rush Ranch development will need to be reviewed as the timing for both the development and the Water Agency's infrastructure have changes during the past ten years.

4.1.2. Sewage

Sewage Service

The City of Sutter Creek operates a sewage collection and treatment system that serves all parcels in the City plus County Service Area #4 (Martell) and Amador City. Secondary treated sewage is transported and used to irrigate lands near Ione and the Castle Oaks Golf Course under an agreement with the Amador

Regional Sanitation Authority (ARSA). Most of the following information has been provided by George Allen, of the City's Public Works Department.

As discussed in the Gold Rush Ranch EIR, the City's existing wastewater treatment plant (WWTP) is located on an approximately 1.5-acre site in the western portion of the City of Sutter Creek in Amador County, California. The City's existing sewer system collects and conveys wastewater from within the City and the City's services areas to the WWTP. An existing 8-inch gravity sewer line conveys sewage from County Service Area #4 (CSA #4) / AWA Wastewater Improvement District #11 (WID #11) to the WWTP and passes approximately 0.5 mile east of Gold Rush Ranch. This gravity sewer line will be upsized to a 15-inch line by the end of 2017.

Primary components of the existing plant include a mechanical bar screen and flow measurement, primary treatment using rotating fine screens (Roto-Strainers) with 0.01-inch openings, a trickling filter with a 5-foot rock media depth, two secondary clarigesters that provide secondary clarification and unheated anaerobic digestion of the waste solids, effluent disinfection using sodium hypochlorite, a chlorine contact channel (30,000 gallons), an emergency storage basin (1.10 million gallons), emergency standby power (0.35 kilowatts), and a sludge screw press.

The WWTP service area includes the City of Sutter Creek, Amador City, and CSA #4/WID #11, as shown on Figure 5-2. Existing WWTP inflow is estimated to be approximately 0.270 million gallons per day (mgd) daily dry weather flow (ddwf). The permitted plant capacity is 0.48 mgd. average daily dry weather flow (addwf). The City estimates that additional expansion for a total plant capacity of 1.00 mgd will be required to serve projected growth within the WWTP service area through the year 2036.

Disposal of treated wastewater from the WWTP is accomplished through reuse on land application sites, urban irrigation and spreading basins and the Castle Oaks Golf Course. Treated effluent is conveyed through the Amador Regional Sanitation Authority (ARSA) system to disposal areas generally located between the cities of Sutter Creek and Ione. Effluent disposal capacity is dependent upon factors that include continuation of existing land application disposal agreements, future agreements for additional or alternative land application disposal, and the adequacy of existing conveyance and storage features. The City estimates that, based on existing facilities and land application agreements, the existing disposal capacity of the ARSA system is approximately 0.6 mgd. The City currently retains a 1,300 acre-feet per year (afy) treated effluent disposal spray easement on the 833-acre Noble Ranch portion of the Project site.

Sewage Collection Facilities Need Improvement

Like the City's water lines, the City's sewage collection lines are antiquated and largely in need of replacement. Problems of infiltration and inflow of storm runoff have existed for years.

The City's Public Works Department estimates 40% - 45% of the entire collection system presently needs replacement. In general, the areas of concern are older parts of the City including downtown, Sutter Oaks, and parts of Sutter Hill.

Costs vs. Revenues For Collection Facilities Maintenance and Upgrade

The City collects approximately $192,000 a year in user fees for collection line replacement and SSMP purposes. Approximately 50,000 feet of line needs to be replaced. This information suggests that the City will need to raise fees and find new revenue sources to pay for replacement and upgrade of the collection system.

Sewage Treatment Facilities Are Near Capacity

The City's wastewater treatment plant has a current capacity of approximately 480,000 gallons per day (GPD). The current average daily flow is 310,000 GPD. During dry weather, flows average 270,000 GPD. Due to inflow and infiltration wet weather flows have increased to in excess of 2,000,000 GPD.

Replacement and upgrade of collection lines as discussed above can eliminate some of the inflow and infiltration and thereby extend the capacity of the treatment facility.

As discussed in the Gold Rush Ranch EIR, the existing plant is nearing the end of its useful life and the City is considering construction of a new WWTP as described in the Sutter Creek Wastewater Master Plan (HDR, 2007 and updated by HydroScience 2017). The City is conducting environmental review for the new WWTP and increased effluent disposal capabilities. The proposed WWTP will improve operations and system reliability in order to meet existing demands and projected future wastewater treatment capacity requirements, and to ensure on-going compliance with the requirements of Title 22, Division 4, of the California Code of Regulations associated with the use of recycled water. The City is the CEQA Lead Agency for that project, and is preparing an EIR to evaluate the potential environmental effects of the proposed WWTP expansion project. *This section is in the process of being updated with the 2017 Waste Water Master Plan.*

Efforts To Maintain A Reserve – Available Wastewater Treatment Capacity

The City was attempting to maintain a 100,000 GPD reserved capacity in the treatment plant for existing vacant lots in the City. Given that a household presently uses 150 to 200 GPD, this would provide capacity for 500 to 666 lots or units. The City has approximately 510 existing undeveloped lots or units. (See Table LU-6 in the Land Use Element.) The City has reevaluated this standard and has decided to no longer reserve capacity for existing lots or units. Standby fees are not charged.

New Development Will Have To Provide Expanded Capacity

The City has determined that the existing capacity at the WWTP will be available on a first come, first serve basis. If one adds an equivalent consideration for commercial and industrial uses that may not require a City approval, this 100,000 GPD reserve would be used up and there would be no additional capacity for new developments once the capacity is used, new developments would have to provide for expanded capacity equal to their anticipated needs. (Some developments could possibly buy excess capacity by improving the collection system infiltration problem.)

Effects of Projected Growth

Assuming that the existing WWTP capacity meets the sewerage needs of previously approved development and existing lots, the projected needs for new development based upon the assumptions and projections in the Land Use Element are that a further expansion will be needed to cover the demands of any additional new developments.

The Need For Sewage System Improvement Revenues

The City presently has no mitigation fee or other revenue generating mechanism that is imposed upon new developments to provide this expanded capacity. Instead, the City utilizes the CEQA or EIR process to require developers to analyze then contribute their fair share toward expansion of the treatment facility (and collection lines). This project-by-project approach creates several concerns. First of all, it is a piecemeal approach and it does not maintain a whole view of the City's need or present a whole plan for any solution.

Secondly, it tends to create arguments or confusion between the City who is guided by its responsibility and the project proponent who is guided by profitability. In addition, many smaller projects that are not subject to EIR requirements do not get assessed for their added demand to the system. Similarly, some large commercial or industrial projects do not get assessed. The most notable example of this would be the recent 125,380 square foot Pratt Shopping Center which was not required to fund any expansion to the sewage treatment system beyond that generated by existing fees and rates.

The City's annual sewage system revenue plan addresses only existing users and does not project needed revenues for new development. The revenue plan does address replacement costs. Likewise, the City is charging existing vacant lots a fee to develop expanded capacity but it appears doubtful that these charges will be adequate to cover all the sewage system expansion requirements of new development. This information suggests the City needs to conduct a sewage system capital improvement program (CIP) study in order to assure that the expansion and improvement demands of new developments do not outpace the ability of the City's existing programs to provide revenues. The cost of the study and CIP can be recovered with subsequent mitigation fees.

The ARSA Sewage Disposal Agreement

The City's sewage disposal agreement with ARSA could also become a constraint or an added cost within the 20 year planning period. The City's current agreement with ARSA will end within the General Plan's 20 year horizon period. If no new agreement is established, the City might have to upgrade its treatment system from a secondary to a tertiary treatment facility which will be a significant cost. The City may also consider taking over disposal operations from ARSA.

EDA Funded Sutter Hill Improvements

In 1980 the Economic Development Administration (FDA) funded a project designed to provide sewage facilities, improve drainage, and provide water service sufficient to meet PUC requirements in the Sutter Hill area. The FDA grant funded new construction which included approximately 11,000 feet of sewer line collectors, 5,800 feet of main water lines, and drainage beneath Highway 49. The target area included 51 parcels, totaling 348 acres, in the vicinity of the intersection of State Highway 49 and Ridge Road. Properties are located in both Sutter Creek and Amador County, and include the County airport. Service will be extended to those who participated in the EDA grant by contributing to the local match portion of the project cost ($132,000). Any new parcels who utilize the system are obligated to pay an equivalent local match.

Proposed System Capacity Upgrades

The City has prepared a wastewater master plan (Sutter Creek Wastewater Master Plan; HDR, 2007, updated by HydroScience 2017), which identifies the status and capacities of existing WWTP and effluent disposal systems, demand estimates, water balances and facility modifications necessary to meet current and future demands. The wastewater master plan identifies specific interim and long-term facilities required to upgrade operations from secondary to tertiary treatment, and also identifies potential future system modifications for additional capacity. The wastewater master plan and the City's review of the proposed expansion consider future treatment and disposal capacity requirements for future scenarios. *This section is in the process of being updated with the 2017 Waste Water Master Plan.*

Interim Improvements

As a result of projected increased capacity requirements estimated to be necessary through approximately 2012, the City is considering implementing interim improvements at the existing WWTP to increase the plant's capacity by up to 0.1 mgd, for a total maximum capacity of approximately 0.55 mgd. Interim

improvement options under consideration by the City include chemical addition, modification to the trickling filter, and the addition of a package plant with an activated sludge system using sequencing batch reactor technology. Interim improvements will be based on actual projected demand and will be phased as necessary to avoid installation of excess capacity. Effluent disposal associated with the increased capacity available through these interim improvements will be accomplished through the use of the existing ARSA system and land application agreements. *This section is in the process of being updated with the 2017 Waste Water Master Plan.*

Tertiary Treatment Improvements

As proposed by the City, additional capacity and long-term wastewater treatment will be achieved through construction and operation of new tertiary treatment facilities that will be located either at the existing WWTP site or on a portion of undeveloped properties north of the existing WWTP site. The City estimates that the expanded site could accommodate the future expansion of the WWTP to a capacity of up to 6 mgd, if necessary, depending upon future regional wastewater treatment requirements. Improvements at the new WWTP site will be installed on an as-needed basis through incremental capacity increases using modular components. Capacity in excess of actual projected demands will not be installed. Expansion of the WWTP on the adjacent site will would situate the plant at a higher elevation and provide for the incorporation of gravity flow into the design and increased capacity of the existing effluent conveyance pipeline. *This section is in the process of being updated with the 2017 Waste Water Master Plan.*

Treated Effluent Storage and Disposal

Additional treated effluent storage and disposal capacity will be required for the expanded WWTP and may include new or expanded storage facilities and additional agricultural irrigation and other application practices. The City anticipates that all effluent disposal will occur through land disposal and that no surface water discharges will be required; however, the City may seek to obtain permits and regulatory approvals for discharging treated effluent to Sutter Creek (any such discharges will be subject to specific minimum dilution ratios). *This section is in the process of being updated with the 2017 Waste Water Master Plan.*

4.1.3. Storm Drainage

As stated in the Gold Rush Ranch EIR, annual rainfall ranges from 25 to 30 inches with the majority occurring in November through March. A 10-year storm event (i.e., event having a 10 percent probability of occurring in a given year) produces about 4.5 inches of rainfall in 24 hours. The 100-year, 24-hour event (i.e., 1 percent probability of occurring in a given year) is estimated to produce about 7 inches of rainfall (Stantec, 2006).

Existing System

The City's surface water drainage facilities consist of a system of pipes, ditches, street gutters, culverts and natural drainage courses which are designed to route runoff and drainwater into Sutter Creek. Many of the pipes date from the 1930's. The drainage system in old sections of the City (all but the newer subdivisions) are generally inadequate for handling existing runoff.

Improving The Drainage System

Improvements in the existing problem areas are piecemeal and case-by-case at the present time. The City plans to upgrade some of the drainage problem with road funds in conjunction with several planned road improvement projects.

Similarly, hazard elimination grant funds may be obtained to relieve eminent threats where drainage problems become a flood hazard such as those affecting the Badger Street Bridge. In some locations,

improvements to the existing system have been carried out by new developments in order that the increased runoff they generate will reach Sutter Creek and not worsen the problem. In other areas, such as Sutter Hill, grants have been obtained to improve the situation.

Funding Improvements To The Drainage System

The City's Public Works Supervisor has commented that the City needs to have a 20-year drainage master plan that looks both at existing areas of the City and new areas to be developed. The plan needs to include a funding strategy which identifies revenue sources and allocates costs for improvements on a fair share basis. New developments could be required to pay for their fair share of improvements to the overall system either through direct improvements as in the case of large developments or through payment of mitigation fees as in the case of smaller projects. The plan should also analyze existing revenues and the needs and options for raising revenues to pay for the existing community's share for upgrading the system. Based upon an adequate study, improvement plan and funding strategy, it may be more possible for the City to obtain grants, loans and public support for the needed improvement program.

Flood Hazard

It is pointed out in the General Plan's Safety Element that any plan for resolution of storm drainage may need to be region-wide, addressing all upstream properties in the drainage area and not just the Sutter Creek planning area. The Safety Element also indicates that due to flood hazard considerations resolution of the drainage problem could be considered an urgent need.

Urgent Need

Given that evidence reported in the Safety Element suggests that the threat of serious flooding is increasing in Sutter Creek as new development occurs it could be argued that no further large developments should be approved until the drainage study is completed. The City could require that the next large development to be approved must pay for completion of the study. The cost of the study could then be reimbursed from the funding mechanisms adopted as a result of the study.

4.1.4. Solid Waste

Solid Waste Collection

Solid waste disposal for the City of Sutter Creek is through an exclusive waste hauler franchise with ACES Waste Services, Inc. Some residents do not utilize the collection service and transport their solid waste to the landfill directly.

Waste that is collected is taken to the Western Amador Recycling Facility (WARF), also referred to as the Buena Vista Landfill Transfer Station, in Ione. WARF is permitted to accept a maximum daily disposal of 333 tons per day (tpd) (California Integrated Waste Management Board [CIWMB] 2008). Recyclable materials segregated at the WARF and residual municipal waste is disposed of at the Keifer Landfill

Solid Waste Disposal

As stated in the Gold Rush Ranch EIR, solid waste and recyclable materials are collected by ADS from residential and other customers and transported to the Western Amador Transfer Recycling Facility in Ione where bagged recycled materials are removed. ADS provides construction debris collection service. The City does not have construction debris recycling requirements; however, construction debris collected by ADS is sorted at the Western Amador Transfer Recycling Facility and recyclable materials including clean

wood, concrete and steel are removed for recycling. Solid waste is then transferred from the Western Amador Transfer Recycling Facility to the Forward Landfill in Manteca and recycled materials are transported to a materials recovery facility in Sacramento. ACES Waste Services in Pine Grove, CA also provides construction debris collection, transfer and recycling services within the area (Molinelli, 2009). The Forward Landfill is located on 567 acres with a total permitted disposal area of 354 acres and is owned and operated by Forward Landfill, Inc./Allied Waste North America. The landfill has a maximum permitted capacity to process 8,668 tons per day. The total estimated permitted capacity of the Forward Landfill was 51,040,000 cubic yards and approximately 11,008,942 cubic yards of waste (21.6 percent of total capacity) had been used, with approximately 40,031,058 cubic yards (78.4 percent) of capacity remaining in 2001 (Integrated Waste Management Board, 2007). Discussions with Forward Landfill personnel indicate that the facility has a minimum of 10 to 15 years remaining operation life with room for expansion that will allow continued operations beyond that time (Griffith, 2008).

Solid Waste

The Amador County Integrated Solid Waste Management Regional Agency (AECOM) is an intergovernmental agency that includes Amador County and Amador City, Ione, Jackson, Sutter Creek, and Plymouth. In 2012, the waste management agency handled 27,457 tons of solid waste (CalRecycle 2012). The 2012 CalRecycle (formerly CIWMB) approved per capita waste generation rate is 4.1 pounds per resident per day (ppd) in Amador County (CalRecycle 2012). The 2012 generation rate roughly equates to a diversion percentage of 73 percent for the County. California law will require an overall statewide average of 75 percent by the year 2020. Although this law does not mandate individual municipalities to achieve 75 percent, Amador County is striving for the 75 percent goal

Solid Waste Diversion-Hazardous Waste

Kiefer Landfill. All County Class III solid waste is planned to be disposed of in Kiefer landfill through 2030. Sacramento County owns and operates the Kiefer Landfill, and the landfill is the primary solid waste disposal facility in that county. Kiefer Landfill is a total of 1,084 acres in size, with a permitted disposal area of 660 acres. Kiefer Landfill is classified as a Class III municipal solid waste landfill facility and is permitted to accept general residential, commercial, and industrial refuse for disposal, including municipal solid waste, construction and demolition debris, green materials, agricultural debris, and other nonhazardous designated debris. Kiefer Landfill produces enough renewable energy (in the form of methane gas) to power 9,000 homes. The landfill is permitted to accept a maximum of 10,800 tpd of solid waste; however, the average intake is only approximately 6,000 tpd. The Kiefer Landfill receives over 700,000 tons of waste per year. The site currently has a permitted capacity of approximately 117 million cubic yards (58 million tons) and a remaining capacity of 113 million cubic yards (56 million tons). Currently, the landfill is operating below permitted capacity, and the closure date of the Kiefer Landfill is anticipated to be approximately 2064. (CIWMB 2008c.)

Recycling

The City of Sutter Creek presently has one private recycling business who accepts aluminum cans, glass, some metals, newspaper and plastics.

4.1.5. Schools

The Sutter Creek area is served by the Amador County Unified School District. Four of the district's schools are located in Sutter Creek, including Sutter Creek Primary School, Sutter Creek Elementary School, Amador High School and Independence High School.

4.1.6. City Offices

City Hall Is Overcrowded

City Hall offices include the finance, public works, planning, and building departments with a customer service counter for easy public access. The Police Department, with a separate entrance, is also located at City Hall with a customer service "call-box" to access the on-duty police officer at any time. The Police Department offices are located in the second floor of the building. The City Administrative office, located behind City Hall, serves as the City Manager and City Clerk's office. Both City Hall and the City Administrative office have existing meeting rooms. The City's Community Building serves as the regular meeting place for the City Council and Planning Commission and all other City meetings. The Community Building is also available to the public, upon reservation, for private events.

4.2. Public Services

4.2.1. Police Protection

Present Police Services

The City of Sutter Creek Police Department provides police service within Sutter Creek city limits and also responds to mutual aid requests from the County and other cities in the County. The Police Department is responsible for law enforcement services within the City, including suppression of criminal activities; collection, preservation and identification of evidence; investigation of complaints; apprehension of offenders; direction of crime prevention programs in the community; and liaison to Amador County's 911 emergency dispatch system. The department is housed in City Hall.

Funding Additional Police Services

The City has no adopted plan or specific policy to insure that an adequate level of service is maintained as population grows. Expansion of services has been paid for out of existing revenues. Police services are the largest single expenditure in the City budget. The City evaluates large new development projects on a case-by-case basis with the intent of requiring that they pay for their share of new facilities and services. Under existing laws it is difficult however to have new development pay for expansion in services. Impact fees and other exactions generally apply only to capital facilities.

There are at least two options whereby new developments could be required to pay for expanded services if it is determined that existing and projected revenue sources will not be adequate. One is to require new developments to form assessment districts so that the new residents in these districts will be required to pay for the additional service they demand. The second option assumes that new property taxes and other revenues generated by the residents who occupy new developments will be able to pay for additional police services. Under this option, the developers themselves could be required to pay a one-time mitigation fee to pay for the increased police service demands that are anticipated during the developments buildout period.

4.2.2. Fire Protection

Fire Protection

The Sutter Creek Fire Protection District provides wildland and structure fire protection services and emergency medical services to the City. The District provides services under an automatic aid agreement for areas within a five-mile radius of the City. District boundaries extend beyond City limits and include Amador City. The district has mutual aid agreements with surrounding jurisdictions including the State

Department of Forestry which has a facility in the Sutter Hill/Martell portion of the planning area. There are no "State responsibility areas" within the present City limits.

The Sutter Creek Fire District provides first response medical aid services within the district as well as fire protection services (see also next section, "Emergency Medical"). The Sutter Creek Fire District is a combination fire department. The district operates out of Station 141 at 350 Hanford Street and 18 Main Street in Sutter Creek, with a third fire station in Amador City being a fire museum.

The Fire District's Level of Service Is Excellent

The district's response time throughout the planning area is less than five minutes. The district's Insurance Service Office (ISO) rating is currently a 4. The fire district has been implementing the recommendations that ISO has made over the last two years, to try to lower the ISO to a 3. The City collects impact fees from all new residential, commercial and industrial development based on a district five-year plan. The fire district has increased the capability of their response with the implementation of Measure M, a half-cent sales tax, and the Community Facilities district. The fire district has been planning for the last ten years for the location of an additional station in the Sutter Hill area to handle the growth and increased call volume in that part of the district. The fire district has acquired the land to build a new station and has plans for a 2019 opening. The fire district is also renting a temporary structure at 70 Ridge Road to enhance and increase their services.

At present the district has no 20-year plan, but has planned for increased growth with the upgrading of equipment, additional paid personnel, and lowering of their ISO rating.

Emergency Medical

Emergency medical services are provided within the planning area by both the Sutter Creek Fire District (BLS) and the American Legion Ambulance (ALS) located in Sutter Hill. The fire district is usually the first to arrive at a call of medical emergency (within 5 minutes). Approximately 75% of the department's calls are medical aid calls. The fire district provides advanced first aid, CPR and other BLS interventions at the scene of a medical emergency before/with the American Legion ambulance which provides advanced life support and hospital transportation. In extreme cases medi-vac helicopter services are available from Stockton and other valley hospitals.

4.3. Utility Systems

4.3.1. Extending Utilities

The following information was provided by the City's General Plan Task Force #3. "The Pacific Gas and Electric Company has the capability to extend electric and natural gas service as required by new development, if the utility extensions are logical and do not require 'leap-frogging'. The same is true for Pacific Bell for telephone service and King Videocable Company for cable TV service. In addition, new development should be provided with both electric power and natural gas service so that the most economical and energy efficient methods can be utilized."

4.3.2. Cost of Street Lights

Street lights are required in all new subdivisions. PG&E installs the lights, the City then pays the monthly cost for operation (estimated to be $9.50 per light per month, $27,000 per year). PG&E is switching to sodium vapor type lights to conserve energy and reduce cost.

4.3.3. Energy Conservation

Energy conservation is addressed in the General Plan's Conservation and Open Space Element.

4.3.4. Electricity (from the Gold Rush Ranch EIR)

PG&E provides electric service to the City of Sutter Creek and surrounding areas. Two 60-kV transmission lines operated by PG&E are located near Gold Rush Ranch. One extends east-west on the south side of SR 88 and the other is north of the site and extends northwest-southeast crossing Valley View Way, and south of the SR 49 Bypass. Gold Rush Ranch is served from PG&E's Martell Substation, which is nearing capacity. The Clay Substation is located west of Gold Rush Ranch, and PG&E has indicated plans to increase the capacity at Clay Substation (Krause, 2007[10]).

A high-voltage distribution line is located on the southeast side of SR 104 and serves existing developments along SR 104, including existing residences within the project site via a radial tap and a second high-voltage distribution line is located on the northwest side of SR 104 near the eastern end of Gold Rush Ranch (Krause, 2007).

In addition to the above ground facilities discussed above, a primary 12-kV electric underground distribution line terminates approximately 275 feet south of Bowers Street at the existing terminus of Valley View Way (Krause, 2007).

4.3.5. Natural Gas (from the Gold Rush Ranch EIR)

PG&E provides natural gas service to the City of Sutter Creek and surrounding areas. An existing 10-inch steel natural gas transmission pipeline is located parallel to the northwest side of SR 104. The pipeline operates at approximately 300 pounds per square inch (psi). Three gas regulator stations are located along this segment of the pipeline; one at the northwest corner of Ridge Road and Bowers Street, the second along SR 104 and the third near the intersection of SR 104 and SR 88 (Krause, 2007).

4.3.6. Telecommunications, Cable Television and Internet (from the Gold Rush Ranch EIR)

Multiple overhead AT&T telephone service lines (copper cables) traverse Sutter Creek. Underground telephone lines are present on Bowers Street and the existing segment of Valley View Way. Two fiber lines are located on the north side of SR 88, one of which belongs to AT&T and the other may be owned by Volcano Telephone. With the exception of the AT&T fiber line, most of the existing phone service system along SR 88 and SR 104 is considered antiquated (a POTS type copper system) and may provide for only limited or no service expansion capacity (Krause, 2007).

The central telephone operations office that serves Gold Rush Ranch is the Jackson Wire Center, located in downtown Jackson. AT&T has indicated that this facility lacks more recent telecommunications technology and is considered a Tier II or III wire center. AT&T is in the process of reinforcing and upgrading its system with a new fiber trunk; however, the schedule for this upgrade is undetermined (Krause, 2007).

The City entered into a cable franchising agreement with Comcast for cable television and other services offered in 2006, and Comcast is the current provider within the City. There are no existing cable television facilities along SR 104; however, underground cable facilities are present along the existing segment of Valley View Way and Bowers Street. Overhead Comcast fiber facilities are located along SR 49 (Krause, 2007).

5. Safety

5.1. Earthquakes

5.1.1. Faults in the Sutter Creek Area

Sutter Creek is located adjacent to the Melones Fault, a major north-south trending fault associated with numerous other faults of the Foothills' fault system. The *Draft Environmental Impact Report for the Oak Knolls Subdivision* lists other "local faults of significant extent that have been identified in the general area:

"Bear Mountains Fault Zone — located approximately 4 to 5 miles westerly;

An unnamed fault system — located approximately 2 miles westerly;

An unnamed fault trace — located approximately 1/2 mile northwesterly and 1/2 mile southerly; unpublished mining data indicates that this fault dips about 60 degrees to the northeast and presumably underlies the project at depth; and the

Melones Fault Zone — located from approximately 0.1 mile to 0.8 miles easterly of the project boundary. (Nelson, 1992, p. 6-2.)"

There are no State identified seismic hazard zones in or near the planning area.

5.1.2. Maximum Credible Quake – 6.5

Until recently, the Foothill fault system was considered inactive. After the Oroville earthquake (5.7 Richter scale) in 1975 and evaluations for the Auburn and New Melones dam sites were completed, this designation was changed. The Foothills' fault system is now considered "active", (i.e., having experienced displacement in the last 100,000 years). According to Earthquake Evaluation Studies for the Auburn Dam, the maximum credible earthquake projected for the area is 6 to 6.5 on the Richter scale. (Table HZ6-1 describes the comparable effects of earthquake magnitude scales.) According to the draft EIR for the Oak Knolls subdivision recent earthquake activity in the Sutter Creek area includes the following:

"No epicenters greater than 3.0 Richter Magnitude within a 24-mile radius;

Seven epicenters between 3.0 to 4.4 Richter Magnitude within 24 to 35 miles;

Numerous epicenters between 3.0 to 6.4 Richter Magnitude within 36 to 60 miles; and

Two epicenters of 6.5 or greater Richter Magnitude within 50 to 60 miles (Lake Tahoe area and the Woodland area) (Nelson, 1992, p. 6-2)."

The City addresses potential earthquake hazards through its Building Department, who is responsible for enforcement of earthquake resistant construction standards specified in the California Building Code. Sutter Creek is in Zone 3 under the California Building Code classification system. This means the State believes there is the possibility of major damage corresponding to intensities VIII or higher on the Modified Mercalli Scale (see Table 5-1). In the Sutter Creek area, the code therefore specifies special design requirements for building and foundation street capabilities, masonry and concrete reinforcement, and building spacing.

Table 5-1 Comparison of Magnitude and Intensity of Earthquakes		
It is difficult to compare magnitude and intensity because intensity is linked with the particular ground and structural conditions of a given area, as well as distance from the earthquake epicenter, while magnitude depends on the energy released at the focus of the earthquake. However, a rough correlation is listed below.		
Richter Magnitude		
2	**I-II**	Usually detected only by instruments
3	**III**	Felt indoors
4	**IV-V**	Felt by most people; slight damage
5	**VI-VII**	Felt by all; many frightened and run outdoors; damage minor to moderate
6	**VII-VIII**	Everybody runs outdoors; damage moderate to major
7	**IX-X**	Major damage
8	**X-XII**	Total and major damages

Source: California Division of Mines and Geology, *California Geology*, (Sacramento, CA), Volume 32, Number 2, February 1979.

5.1.3. Many Older Structures May Not Be "Earthquake Safe"

Although building codes are now written to insure construction of earthquake safe buildings, many of Sutter Creek's older buildings may constitute a hazard or be subject to damage in the event of a serious quake. City Building Inspector, Jeff Kelley, has commented that there are "quite a few" unreinforced masonry buildings in the City as well as brick facades and wooden structures built on inadequate foundations. Upgrade of these structures is normally required only when a building is being remodeled. However, State law only "recommends" the reinforcement of unreinforced masonry buildings in seismic Zone 3 (it is required in seismic Zone 4).

5.2. Other Geologic Hazards

Other hazards that could affect the Sutter Creek planning area either independent of or in connection with an earthquake are subsidence, liquefaction, landslide, and hazards associated with abandoned mines.

5.2.1. Ground Failure

Subsidence normally occurs as material such as groundwater, oil, or mineral deposits are withdrawn from below the earth's surface. This may later cause the earth's surface to sink and may be triggered by earthquake. Liquefaction occurs when saturated, loose, granular materials such as silt, sand, and gravel change to the consistency of quick sand after a sudden stress like an earthquake. This may occur in road fills or mine tailings. Ground failure or foundation failure may be caused by the lateral spreading of soft saturated clays, which lose strength causing structures built on them to gradually settle or break up.

Soils maps and table for the City are contained in the U.S. Soils Conservation Service's *Soil Survey. Amador Area, California*, which is incorporated by reference. This information shows the various soils characteristics of concern and the extent of mine tailings in the City. Most areas contain relatively stable soils. The City's Building Inspector has commented that soils reports that have been required for commercial buildings document soils stability is not a concern for most of the planning area. Site-specific investigations where concerns may exist, however, will continue to be required.

5.2.2. Landslides

Landslides may be induced by either natural or man-made causes. Natural causes, in addition to earthquakes, include weak materials, stream erosion, and heavy rainfall. Man may contribute to unstable conditions by withdrawal of ground water (or mineral deposits), removal of stabilizing vegetation and oversteepening of slopes by undercutting them or overloading them with artificial fill. Landslides are most likely on slopes greater than 30% but may even occur on relatively flat terrain when triggered by an earthquake.

Citywide soils characteristics and provisions of the California Building Code (Chapter 70) minimize concerns for landslide in the City. The Conservation and Open Space Element contains a policy restricting development on slopes greater than 30%. The grading ordinance called for in the Conservation and Open Space Element may add to provisions presently contained in Chapter 70 of the California Building Code.

5.2.3. Mine Hazards

In addition to the potential for subsidence due to mine collapse that is mentioned above, the system of mine shafts, vents, and drifts known to exist under much of the City present potential traps for animals and people. Hazards associated with this system are not always apparent on the ground surface. There are published and unpublished records that map, diagram, or describe some of the system. It is beyond the scope of this General Plan to research the records and/or conduct supplemental field investigations to try and quantify the potential hazard that exists. The City has, in several instances, required new developments to assess site-specific hazards associated with historic mines in the area.

As a result of historic deep rock mining activities, a number of mine tailings storage areas exist within the planning area. The public health issues associated with these tailings areas have come into focus with the recent concern for concentrations of arsenic in the tailings at the Mesa de Oro Subdivision site. New development adjacent to or within mine tailing areas may be affected by hazardous materials within the tailings.

5.2.4. Gold Rush Ranch

Potential landslide areas on the Gold Rush Ranch site are limited to rock falls or block slides in the localized over-steepened cuts above existing ranch roads and in the excavations made for the limestone quarry. ENGEO noted that clayey soils on steeper slopes may be subject to soil creep (i.e., slow down slope movement of clayey soils induced by cycles of wetting and drying under the influence of gravity).

Faults

Loyd and Bane (1983) and Wagner et al. (1981) mapped an unnamed fault segment that is associated with the Foothills fault system crossing the central portion of the Gold Rush Ranch site (ENGEO, 2002). This unnamed fault is mapped at the contact between the Logtown Ridge Formation on the east and the Foothill Melange-Ophiolite metasedimentary rock on the west. Both maps indicate that the fault does not displace the Pliocene/Miocene age Mehrten Formation, which indicates that the fault is not active or potentially active.

Anderson and Associates (2001) indicated that an exposure of the fault contact between Logtown Ridge Formation and the Foothill Melange-Ophiolite metasedimentary rock was examined in a cutslope along the railroad located south of Gold Rush Ranch. The report indicated that the Mehrten formation, overlying the fault contact, is offset 1 to 2 inches. This outcrop was examined as part of ENGEO's 2002 reconnaissance; however, ENGEO was unable to confirm an exposure of the Merhten overlying the fault contact. The fault

contact overlain by a residual soil profile that was about two feet thick. No shearing, variation in soil thickness or other indications of faulting were observed in the residual soils overlying the fault contact.

ENGEO determined that, geomorphically, the contact between Logtown Ridge Formation and the Foothill Melange-Ophiolite metasedimentary rock is visible as a linear break in topography. ENGEO reported that this geomorphic feature was related to the resistance to erosion of the Logtown Ridge greenstone and blocky meta-sandstone that underlies the area of higher terrain in the eastern portion of Gold Rush Ranch. Based on examination of aerial photographs and site reconnaissance, no geomorphic features indicative of younger faulting, such as offset streams, faceted spurs, etc. along the mapped trace of the fault were observed (ENGEO, 2002).

This unnamed fault was evaluated by ENGEO (2002) by excavation and logging of a trench approximately 100 feet long (T-1 on Figure 9-2). ENGEO initially anticipated that the exploratory trench will expose the contact between the Logtown Ridge greenstone on the east and the metasedimentary rock on the west. However, ENGEO found that much of the elevated terrain in the eastern half of the site is underlain by meta-sandstone and the exploratory trench encountered a contact between blocky meta-sandstone and highly fractured phyllite. The contact between block meta-sandstone and phyllite was exposed in the trench, and no shearing or indications of faulting were found at this geologic contact, and the overlying soil thickness was uniform across the contact.

This fault is probably one of many faults within the mélange belt and is not active or potentially active (ENGEO, 2002). Other mapped faults within the region include the Melones fault zone located about 1 mile to the northeast and the Bear Mountains fault located about 1.5 miles to the southwest. Both of these faults are associated with the Foothills fault system. Some segments of the Foothills fault system have been found to displace late Cenozoic deposits and are considered at least potentially active (Jennings, 1994). Seismicity studies by Woodward-Clyde Consultants (1977) concluded that a maximum earthquake of magnitude 6.0 to 6.5 is expected on the Foothills fault system (ENGEO, 2002).

5.3. Dam Failure

5.3.1. Tanner Reservoir Not a Threat

The only reservoir that has been identified as having a potential to threaten lives or property in the planning area with dam failure is the Amador County Water Agency (ACWA) Tanner Reservoir located near the north end of the County airport, south of Ridge Road. Tanner Reservoir holds approximately 2 million gallons of water behind an earthen dam that is 8 to 10 feet high. Former ACWA engineer John Enloe has commented that the dam is not considered a hazard. If a rupture were to occur, release would be slow and it would utilize the existing drainage course along Old Ridge Road.

5.4. Flooding

Map 2-3 in the Land Use Element shows “flood hazard safety areas” within the planning area as designated by the Federal Emergency Management Agency (FEMA) in September 1990. The identified flood hazard areas (Zone A) represent areas that the FEMA believes would be inundated by the greatest flood occurrence over a 100-year period. The FEMA information is incorporated into this document in an effort to serve State requirements that 100-year flood plains be identified within the General Plan because more accurate Citywide flood plain information is unavailable at the present time.

The City has adopted the FEMA flood hazard boundaries. According to the City’s Building Inspector, the “living space” inside of new and remodeled buildings in the hazard area has to be above the 100-year flood line. Builders can ask for exemptions and the City Council has granted them in the past. The Building

Inspector estimates there may presently be six buildable lots that remain undeveloped in the flood hazard area.

5.4.1. Lives and Property May Be Threatened By a 100-Year Flood

Records of flows in Sutter Creek indicate that in 1980 almost 7,000 cubic feet per second (CFS) passed through the City in the channel that accommodates an average annual 32.4 CFS. County Emergency Services Coordinator Mary Culver has commented that this may have been close to a 100-year flood occurrence in the City. The *Oak Knolls Subdivision Draft EIR* suggests that 8,750 CFS would constitute a 100-year flood occurrence. A comparison of the flood hazard safety area shown on Map 2-3 with existing development on lots in the area suggest that serious property damage and a threat to public health and safety will likely exist in the event of a 100-year flood occurrence. The 1980 storm did not flood buildings in the City. Damage was most severe east of the City where bridges and some roads were destroyed by Sutter Creek and its tributaries. In normal rainfall situations, some tributaries in the planning area cause flooding problems such as are occurring at the Badger Street Bridge. Such problems should be considered in the Master Drainage Plan called for in the Public Services and Facilities Element.

The flushing dam located on Sutter Creek approximately 1,800 feet east of Main Street at the east City Limit line is not considered to be a flooding danger if the dam is kept free of debris by regular maintenance.

Concern for the flooding of Sutter Creek (as well as its main tributaries in the planning area) is increased as new development removes natural vegetation and compacts and covers over soils, thereby increasing the rate at which storm runoff reaches these drainage courses. This impact involves developments in the 49+ square mile drainage area of Sutter Creek outside of the planning area as well as those that may be constructed inside of the planning area.

5.5. Wildland and Urban Fires

5.5.1. Wildland Fires

State Responsibility Areas

Fire protection services inside Sutter Creek and adjacent areas are provided by the Sutter Creek Fire District. There are no "State responsibility" areas inside the City limits. CalFire provides wildland fire protection in parts of the planning area outside of city limits. Fire protection services are addressed further in the Public Services and Facilities Element.

"Urban-Wildland Interface" Zone

Areas being annexed to the City such as the Gold Rush Ranch subdivisions are in an "urban wildland interface" zone. Wildland fire hazards in much of the planning area are no longer minimized by grazing and significant "fuel loading" is taking place. Even in 1961 when grazing was more common in the area, a fire burned into City limits from the north and east.

New Laws

The Oakland Hills fire as well as the closer Acorn fire, Forty-niner fire, and Old Gulch fire demonstrate the serious hazards developing in such "urban-wildland interface" areas. The State recanted adopted changes to Public Resource Code Section 4290 that require new developments in the interface zone to meet minimum standards for road width, fire flow, static storage and access.

Sutter Creek Fire District Administrator Dominic Moreno has commented that, in addition to the State requirements, other fire protection and prevention measures should be built into new developments in Sutter Creek. These could include minimum clearance around buildings, building with fire retardant materials, requiring home addresses to be in plain view, and requiring developments to include looped water systems. The Land Use and Circulation Elements presently call for new developments to have multiple means of ingress and egress and the limiting of cul-de-sacs and dead end streets.

5.5.2. Urban Fires

Downtown Historic Area

Mr. Moreno has commented that most of the downtown historic district can be considered an urban fire hazard area. This is because of common walls, building materials, and the lack of adequate fire protection standards when the area was built. A major fire in the area could destroy a block of buildings or more. The Fire District believes that a solution to the problem could start with education about the problem then lead to a cooperative arrangement between property owners in the area to raise funds to add sprinklers to buildings. The fire district and the Sutter Creek Building Department have worked with the building owners at Hotel Sutter and the Hanford House/Elements to install sprinklers as part of additions and building upgrades. Over time, the installation of fire sprinklers in the downtown historical section can preserve the historical look that people come to Sutter Creek to see.

Peak Water Supplies

The Fire District and Water Agency believe that peak water supplies throughout the City are generally adequate. The water agency is trying to reconfigure circulation and equalize and improve overall pressure. Mr. Moreno has expressed concern that as more development occurs, especially commercial and industrial developments that generally require higher flows, peak water supplies could become diminished faster than the water agency can upgrade.

5.6. Evacuation and Emergency Preparedness

5.6.1. The Amador County Emergency Management Plan

The California Emergency Services Act (Ch. 7, Div. 1, Title 2, California Government Code) requires that "The State Emergency Plan shall be in effect in each political subdivision of the State, and the governing body of each political subdivision shall take such action as necessary to carry out the provisions thereof". In 1983, the City of Sutter Creek entered into a Memorandum of Understanding with the County of Amador whereby the countywide Emergency Management Plan prepared by the County's Office of Emergency Services became the City's Emergency Management Plan. The 1983 plan outlines the coordination that is to take place between the County and the City in the event of a local, regional, or statewide disaster. The document focuses upon chains of command and responsibilities but provides little in the form of specific usable plans for action in the event of emergency. The Amador County Office of Emergency Services is presently updating the Plan to try and make it more usable.

5.6.2. Drills

The City has not participated with the Amador County Office of Emergency Services drills since at least 1981.

5.6.3. Snow Emergency

On rare occasion snowfall will stay on the ground in Sutter Creek. The last time a state of emergency was declared in the City was March of 1989 when, for 24 hours, snowfall and broken or fallen trees created hazards and disrupted power and other public services.

5.6.4. Evacuation Routes

The City's traffic circulation system, which originated in the Gold Rush era, is in many areas ill-equipped to handle the large volumes of traffic that could occur in association with a disaster in the City. Many streets in older parts of the City are narrow and winding. Street widening is precluded in most areas by historic buildings. Old State Highway 49 is the only direct route across Sutter Creek in the downtown area. When this area is congested, emergency vehicles or evacuation routes become long, roundabout, difficult, and time consuming to use. This situation is a primary justification of the completed Highway 49 bypass project. Other circulation system improvements plus street signing and house numbering provisions are addressed in the previous text regarding fire hazards as well as in the Circulation Element. Police, fire protection, and emergency medical services are addressed in the Public Services and Facilities Element.

5.7. Hazardous Materials

5.7.1. Household Hazardous Waste

Recent State Assembly Bill 939 requires local jurisdictions to adopt household hazardous waste elements (not necessarily an element of the general plan). The General Plan Public Services and Facilities Element summarizes, adopts, and incorporates by reference the *Source Reduction and Recycling Element and Household Hazardous Waste Element* prepared for the County AB 939 Task Force.

5.7.2. Non-Residential Hazardous Materials

California Government Code Section 65850.2 requires applicants for non-residential building permits to specify whether or not their intended use will involve hazardous materials. In instances where they will be used, Materials sections of the State Health and Safety Code are applied to protect health and safety.

5.7.3. Hazardous Materials Sites

The State Department of Health Services has identified the Wildman Mine located near the post office off of Gopher Flat Road as a hazardous materials site in accordance with Government Code Section 65962.5. As such, development on the property shall require special consideration. The Conservation and Open Space Element reports that the Amador County Air Pollution Control District is aware of an air quality nuisance in association with the mine. There are no present plans for clean up.

Mine tailings in the planning area, including tailings in the Gold Rush Ranch Specific Plan area, are known to be a potential source of hazardous chemicals when they are disturbed.

5.7.4. Gold Rush Ranch Mine Tailings and Arsenic

Two areas of the Gold Rush Ranch site are known to contain mine tailings with elevated levels of arsenic (a poisonous metalloid). The two general areas are referred to as the "Stony Creek wetlands site" and the "Allen Ranch dispersed site". The Stony Creek wetlands site covers an area of approximately six acres and contains approximately 101,000 to 103,000 cubic yards of tailings. A channel of a tributary to Stony Creek flows around the tailings pile, but drainage entering the tailings area has created a seasonal wetland area.

Drainage flows through the tailings and to the tributary and into Stony Creek. The tailings contain elevated levels of arsenic. Testing of 130 soil samples taken from within the tailings area between May and October 2006 and between May and August 2007 identified surface and depth samples ranging from 17 to 678 milligrams per kilogram (mg/kg) with an average of approximately 129 mg/kg (Walker, 2006b, ENGEO, 2009[1]). The soil concentrations observed were lower than levels for classification as hazardous waste subject to regulatory action, but may exceed human health action levels depending on potential routes and intensity of exposure to the public.

The Allen Ranch dispersed site is located in the eastern portion of Gold Rush Ranch is comprised of various dispersed surface tailings. A Phase 1 and Limited Phase 2 Environmental Site Assessment (WKA, 2007) and supplemental study Arsenic in Soils and Tailings on the Allen Ranch Property (Walker, 2007c) identifies that the eastern portion of the Project site historically contains several small tailings piles and spillage from trucks during removal of these tailings from the site in 1996 resulted in dispersed surface deposition of these soils (expected to be primarily located along the haul route used in the 1996 removal). Walker collected and analyzed 69 samples from the area between April 20 and May 10, 2007 and determined that arsenic concentrations range up to 125 mg/kg.

The Gold Rush Ranch applicant has entered into a Voluntary Clean-up Agreement (VCA) with DTSC that currently defines preparation of a Preliminary Endangerment Assessment (PEA), or PEA equivalent, to document existing site conditions. The VCA requires the preparation of a PEA Equivalent, which includes a site investigation work plan, quality assurance and control plan, and health and safety plan. The VCA obligates Gold Rush Ranch to determine, to the satisfaction of DTSC, whether the site poses a threat to human health and the environment and whether further action is necessary. As part of the agreement, additional studies are being conducted that include sampling of areas of the site not previously evaluated to determine the extent of arsenic soils on the site and additional studies for areas of the site known to contain arsenic soils to better define the characteristics of the soils in these areas.

5.7.5. Gold Rush Ranch Phase I and Phase II Site Assessment

A Modified Phase One Environmental Site Assessment was prepared for the eastern portion of Gold Rush Ranch by ENGEO (ENGEO, 2001a), and a Phase 1 and Limited Phase 2 Environmental Site Assessment was prepared for the western portion of the site by Wallace Kuhl & Associates (WKA, 2007). The assessments did not include radon gas testing, lead-based paint evaluations, light ballasts inspections for polychlorinated biphenyls (PCBs) or mold surveys. The results of ENGEO's 2001 records review (ENGEO, 2001a) concluded that the property is not listed by the state or federal government as a current/former underground storage tank facility, or a contaminated site. No record of hazardous materials or spills or discharge on the properties was identified. No evidence of surface hazardous materials impacts was observed during site reconnaissance. WKA (2007) site reconnaissance noted that that the southwestern area of the 112-acre (Allen Ranch) portion of Gold Rush Ranch contained an area that has been excavated, which was determined to be the area of the site was where mine tailings had been removed.

Radon is a naturally occurring radioactive gas that is believed to be the leading cause of lung cancer in non-smokers. Both the U.S. Environmental Protection Agency (EPA) and California Environmental Protection Agency (Cal-EPA) have conducted studies of radon risks throughout the state of California and result of these studies indicate that average statistical radon concentrations in Amador County are less that the current EPA action level.

5.8. Aviation

5.8.1. Airport Land Use Plan Requirements

The Amador County Airport Land Use Plan designates three safety areas around the County's Westover Field located adjacent to the planning area. These safety areas are shown on the Land Use Element Overlay Map (Map LU2-3). The Land Use Element sets controls for land uses in parts of the City that overlap with the safety areas consistent with the Airport Land Use Plan. More detailed descriptions of the safety areas as well as specific land use compatibility.

6. Noise

6.1. Inventory of Existing Noise Exposure

The acoustical engineering firm, Illingworth and Rodkin, Inc. carried out the investigation and analysis of existing and projected noise exposure levels for the purpose of the Sutter Creek 1992 General Plan Noise Element Update. A copy of the firm's background report is contained in the General Plan's technical appendices (available at City Hall). The report is summarized and quoted throughout this Noise Element. Quotations in the text are from the report unless indicated otherwise.

6.1.1. How Noise is Measured

"Noise is defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing. The method commonly used to quantify environmental sounds consists of evaluating all of the frequencies of a sound in accordance with a weighting that reflects the facts that human hearing is less sensitive at low frequencies and extreme high frequencies than in the frequency mid-range. This is called "A" weighting, and the decibel level so measured is called the A-weighted sound level (dBA). In practice, the level of a sound source is conveniently measured using a sound level meter that includes an electrical filter corresponding to the A-weighting curve. Typical A-levels measured in the environment and in industry are shown in Table 6-1 for different types of noise."

"Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources which create a relatively steady background noise in which no particular source is identifiable. To describe the time-varying character of environmental noise, the statistical noise descriptors, L10, L50, and L90, are commonly used. They are the A-weighted noise levels equaled or exceeded during 10%, 50%, and 90% of a stated time period. A single number descriptor called the Leq is now also widely used. The Leq is the average A-weighted noise level during a stated period of time."

"In determining the daily level of environmental noise, it is important to account for the difference in response of people to daytime and nighttime noises. During the nighttime, exterior background noises are generally lower than the daytime levels. However, most household noise also decreases at night and exterior noise becomes very noticeable. Further, most people sleep at night and are very sensitive to noise intrusion. To account for human sensitivity to nighttime noise levels, a descriptor, L_{dn} (day/night average sound level), was developed. The L_{dn} divides the 24-hour day into the daytime of 7:00 AM to 10:00 PM and the nighttime of 10:00 PM to 7:00 AM. The nighttime noise level is weighted 10 dB higher than the daytime noise level. The Community Noise Equivalent Level (CNEL) is another 24-hour average which includes both an evening and nighttime weighting (Illingworth & Rodkin, 1992, pp. 2 & 3)."

"The major noise sources in the City of Sutter Creek are vehicular traffic on the highways, aircraft from Westover Field, and the Georgia Pacific Lumber Plant. Noise sources of less significance are occasional train operations on the Amador Central Railroad tracks and the Amador Surplus Recycling Center (Illingworth & Rodkin, 1992, p. 7). "

Table 6-1 Typical Sound Levels Measure in the Environment and Industry			
At A Given Distance From Some Noise Source	**A-Weighted Sound Level in Decibels**	**Noise Environments**	**Subjective Impression**
	140		
Civil Defense Siren (100')	130		
Jet Takeoff (200')	120		Pain Threshold
	110	Rock Concert	
Pile Driver (50')	100		Very Loud
Ambulance Siren (100')			
	90	Boiler Room	
Frieght Cars (50')		Printing Press Plant	
Pneumatic Drill (50')	80	In Kitchen With	
Freeway (100')		Garbage Disposal Running	
	70		Moderately Loud
Vacuum Cleaner (10')	60	Draft Processing Center	
Department Store			
Light Traffic (100')	50	Private Business Office	
Large Transformer (200')			
	40		Quiet
Soft Whisper (5')	30	Quiet Bedroom	
	20	Recording Studio	
	10		Threshold of Hearing
	0		

Source: Illingworth & Rodkin, Inc., "Sutter Creek Noise Element" Fairfax, CA, May, 1992

6.1.2. Noise Monitoring

"A noise monitoring survey was conducted throughout Sutter Creek on February 18 and 19, 1992. The noise monitoring survey consisted of long-term and short-term noise measurements (Illingworth & Rodkin, 1992, p. 7)." The measurement locations and a summary of the results are shown in the technical appendices.

6.1.3. Noise Contours

The existing (1992) noise exposure for the City and its planning area is shown on Figure 6-1. Noise exposure is shown using "noise contours" which are lines of equal noise exposure. The noise contours do not reflect shielding that may exist on a given site due to topography, buildings, structures, etc. They may;

therefore, be considered worse case noise exposure conditions along affected corridors or around noise emitting point sources. Figure 6-1 contains "noise contours for the major ground transportation noise sources, the Georgia Pacific Plant and Westover Field. The noise contours for the major roadways in the City were based on the results of the noise monitoring and the use of a computer model (FHWA traffic noise prediction model). The noise contours for the Georgia Pacific plant are based on the results of the noise monitoring. The noise contours for Westover field were reproduced from the contours published in the Airport Land Use Plan for Westover Field (Amador County Airport Land Use Commission, July, 1990). The following paragraphs provide a discussion of each of the significant noise sources identified within the City limits (IIlingworth & Rodkin, 1992, p. 7).

6.2. Existing Noise Sources

"State Route 49 and State Route 104 (Ridge Road) are the two major roads in the City of Sutter Creek."

6.2.1. Highway 49

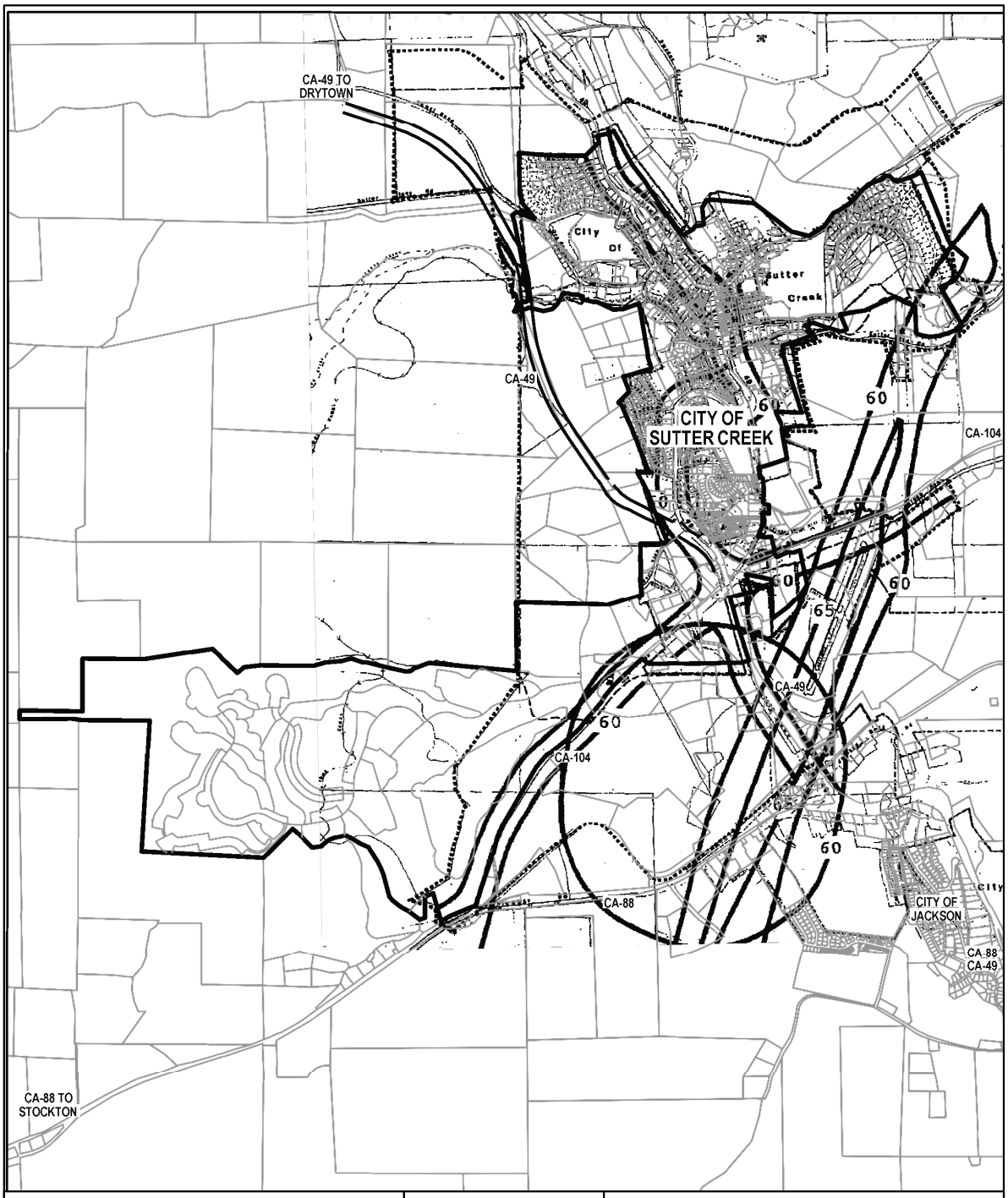
“Noise levels along State Route 49 (SR-49) were monitored for 24 hours” ...near North Amelia Street ...“50 feet from the centerline of State Route 49. The L_{dn} was 68 dB. This noise level is representative of residences next to SR-49. Several short-term measurements along the SR-49 corridor throughout the City of Sutter Creek were also taken. Based on the results of these measurements, the L_{dn} at 50 feet from the centerline of SR-49 currently ranges from 68 to 71 dB. Depending on the particular segment of SR-49, noise levels currently exceed an L_{dn} of 60 dB at distances of up to 300 feet from the roadway.”

6.2.2. Ridge Road

“Noise levels were also monitored over 24 hours along Ridge Road (State Route 104). The meter was placed 12 feet high in a tree 35 feet from the centerline of State Route 104”... near the west boundary of the planning area... “Based on the results of our measurement, the L_{dn} at a setback of 100 feet from SR-104 is currently 66 dB. The distance to the 60 L_{dn} noise contour is approximately 250 feet from SR-104 (Illingworth & Rodkin, 1992, pp. 7 and 12).”

6.2.3. Other Streets and Roads

“With the exception of the two highways (SR-49 and SR-104), City streets do not currently carry significant amounts of traffic (RKH Transportation Planners). A short-term measurement, taken at 50 feet from the center of Gopher Flat Road yielded a Leq of 58 dB. The L_{dn} is estimated -at 60 dB. Traffic on Gopher Flat Road was the dominant noise source. This location was typical of the setback of existing residences from the road. The rest of the streets in the City carry less traffic than Gopher Flat Road and traffic-related noise would be substantially lower. Contour distances to various existing L_{dn} noise levels for major city streets are shown in...” Table 6-2, (Illingworth & Rodkin, 1992 p. 12).



Legend

City Limits

60, 65 - Ldn Noise Contour (CNEL for Aircraft)

Important Notes

1. The CNEL noise contours for Westover Field are extracted from the Airport Land Use Plan for Amador County. They are derived based on a maximum number of 230 mixed type aircraft.

2. The 60-Ldn noise contour for the Georgia Pacific Plant is based on extensive monitoring.

3. The noise contours do not account for shielding provided by intervening buildings and terrain variations.

Prepared by Hauge Brueck Associates, September 26, 2016. Sources: MAP N-2 1990 NOISE EXPOSURE MAP, City of Sutter Creek General Plan, August 24, 2009.

N W E S

0 1,000 2,000

Feet

1:36,000

FIGURE 6-1
1990 NOISE EXPOSURE MAP

CITY OF SUTTER CREEK
General Plan

6.2.4. Amador Central Railroad

"The Amador Central Railroad Company operates a spur line between Martell and lone. This line runs in an east-west direction south of the Planning Area. Train activity on this line is quite low.

Typically, three trains per week access the tracks"... "Based on one train operation per day, we estimate the L_{dn} at 60 dB, 50 feet from the tracks, considering daytime operations. The 60-L_{dn} contour distance would be 160 feet from the tracks for a nighttime train. Since no sensitive land uses are currently located or proposed near the train tracks, no noise and land use conflicts would be anticipated... (Illingworth & Rodkin, 1992, pp. 12 & 13)."

6.2.5. The Lumber Mill

"Based on the results of the noise monitoring survey, the 60-L_{dn} noise contour for the Georgia Pacific plant is shown on the noise exposure maps (Figure 6-1 and 6-2). The existing and future noise output of the plant was assumed to be the same. An L_{dn} of 60 dB is currently exceeded within a distance of approximately 3,000 feet from the center of the plant. The contours should be interpreted as being fairly conservative and should be adequate for identifying potential noise and land use conflicts (Illingworth & Rodkin, 1992, p. 13)."

6.2.6. The County Airport

"The Amador County Airport Land Use Commission has generated noise (60 and 65 contours CNEL) for Westover Field based on a theoretical fixed maximum number of 230 mixed type planes. Due to lack of aircraft activity during our visit to the City, we have used the county document to quantify aircraft noise. We have transferred the noise contours from the Airport Land Use Plan document onto the City of Sutter Creek's noise exposure base maps. The Airport Land Use Commission recognizes that the activity level at the airport at the present time is not reflected in the noise contours prepared for the airport. The Commission also states that the contours prepared for Westover Field may or may not be adequate for individual land use project review. The Commission additionally recommends that actual noise monitoring should be done prior to any project approvals within the 60 CNEL noise contour. The CNEL and L_{dn} noise metrics are typically within 1 dB of each other and can be used interchangeably (Illingworth & Rodkin, 1992, p. 14)." The ALUP recommends that residential development occurring within the 55 dB CNEL noise contour should be required by the City to implement a buyer or lessee notification requirement to inform potential buyers and lessees of the exterior noise levels projected by the CNEL method at their property, and the attachment of a noise easement to the title of property sold in the areas affected by aircraft noise.

6.2.7. Recycling Operations

"Some other potentially significant noise sources in the City of Sutter Creek would be the Roberts Recycling Plant and the Amador Surplus Recycling Center. Both facilities were not operating during our visit. Both facilities are located in residential areas. Occasionally, during high activity periods noise levels could become elevated to potentially cause some disturbance to nearby residents. Our firm has conducted studies in similar recycling facilities and has found that if recycling activities are confined inside buildings, the potential of noise disturbances is greatly minimized. The City should evaluate complaints from adjacent residents to the recycling operations and can use its noise ordinance to assess potential noise issues (Illingworth & Rodkin, 1992, p. 14.)" (Roberts Recycling went out of business in 1993.)

6.2.8. Lincoln Mine

An application has been granted with the County of Amador to re-establish and operate the Lincoln Mine on lands adjacent to the northern City limit. The mining operation will utilize the "stringbean alley decline" which runs underneath parcels of the city limits that are designated M-(pd) on the General Plan Land Use Diagram. The project proposes to include a mill and processing facility. The EIR for the project indicated that noises from the operations and vibrations from blasting activities could be a significant impact. The City should actively participate in the ongoing oversight and monitoring of this project.

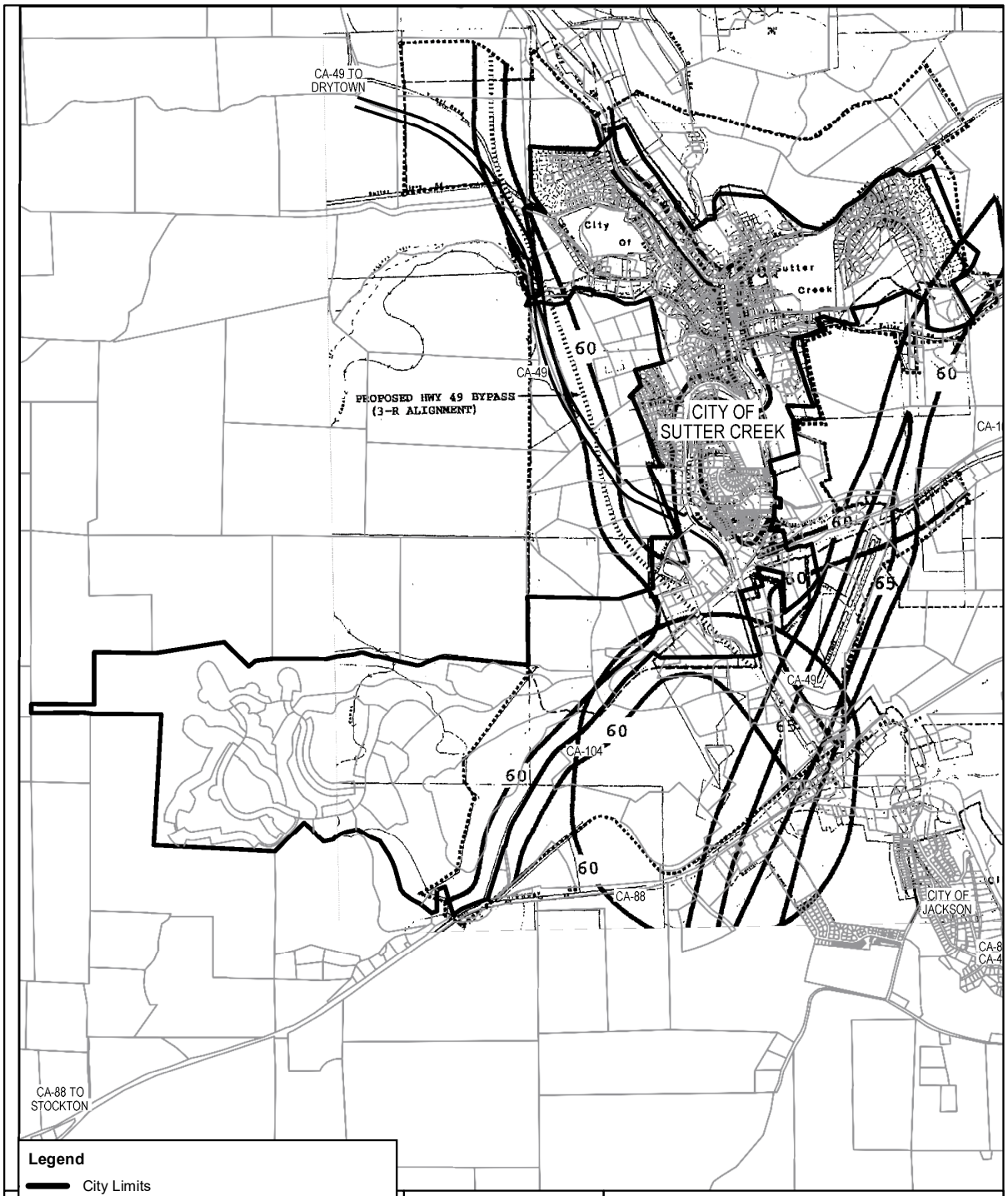
6.3. Protected Future Noise Levels

Figure 6-2 shows projected future noise exposure for the year 2014 in the City and its planning area according to Illingworth and Rodkin, Inc. The noise contours for Westover Field and the Georgia Pacific Mill are the same as existing. Traffic noise projections are based upon data generated by RKH Transportation Engineering in preparation of the background report for the General Plan's Circulation Element update. Traffic noise projections assumed construction of the Highway 49 bypass along the 3R modified alignment. This improves traffic noise somewhat along the existing Highway 49 corridor (Main Street and Handford Street). Noise contours for major city streets are shown in chart form on Table 6-2.

6.4. The Gold Rush Ranch Area

Continuous and short-term ambient noise level measurements were conducted on the Gold Rush Ranch site on June 15-16, 2006. Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meters were used for the ambient noise level measurement survey. The meters were calibrated before and after use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

The sound level meters were programmed to record the maximum and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured during the 1-hour intervals. The average value, denoted L_{eq}, represents the energy average of measured noise during each of the monitoring periods. The ambient noise level measurement results indicate the East end of the Gold Rush Ranch Area had an average 55.0 L_{eq} and a maximum 69.3 L_{max}, while the West end of the Gold Rush Ranch site had an average 63.9 L_{eq} and a maximum 78.1 L_{max}. Noise sources included SR 104 traffic, SR 88 traffic, birds and insects. The 24-hour continuous noise measurements and graphic representation of data can be found in the Gold Rush Ranch EIR. The measured ambient noise levels are considered to be fairly low, as will be expected in mostly undeveloped rural settings. Periods of elevated noise levels were noted adjacent to the SR 104.



Legend

City Limits

60, 65 - Ldn Noise Contour (CNEL for Aircraft)

Important Notes

1. The CNEL noise contours for Westover Field are extracted from the Airport Land Use Plan for Amador County. They are derived based on a maximum number of 230 mixed type aircraft.
2. The 60-Ldn noise contour for the Georgia Pacific Plant is based on extensive monitoring.
3. The noise contours do not account for shielding provided by intervening buildings and terrain variations.
4. The GRR area has been added, but noise contours have not been modified to reflect the analysis in the Gold Rush Ranch and Golf Resort Environmental Impact Report. Noise contours will be updated using the GRR traffic/noise analysis or more recent analysis during the General Plan update process.

Prepared by Hauge Brueck Associates, September 26, 2016. Sources: MAP N-2 2012 NOISE EXPOSURE MAP, City of Sutter Creek General Plan, August 24, 2009.

N W E S

0 1,000 2,000

Feet

1:36,000

FIGURE 6-2
2012 NOISE EXPOSURE MAP

CITY OF SUTTER CREEK
General Plan

Table 6-2
Existing and Projected Noise Contours of Major City Streets

		Speed			Truck %		Measured	Ldn	Contour Distance (Feet)				
	ADT	AU	MT	HT	MT	HT	Ldn@ ft	50	80	75	70	65	60
1 Church Street													
From: SR-49													
Present	2,260	25	25	25	1.0	1.0		56	0	0	0	0	0
Future	4,470							59	0	0	0	0	40
To: Sutter Creek Rd.													
2 Eureka-Sutter Hill Road													
From: Sutter Hill Rd.													
Present	2,060	30	30	30	1.0	1.0		57	0	0	0	0	0
Future	2,220							57	0	0	0	0	26
To: Ridge Road													
3 Gopher Flat Road													
From: SR-49													
Present	4,050	30	30	30	1.0	1.0		60	0	0	0	0	54
Future	8,740							64	0	0	0	37	111
To: Mill St.													
From: Mill St.													
Present	760	30	30	30	1.0	0.0		53	0	0	0	0	0
Future	2,890							59	0	0	0	0	42
To: Meadow Crest													
From: Meadow Crest													
Present	760	40	40	40	1.0	0.0		56	0	0	0	0	0
Future	1,500							59	0	0	0	0	42
To: City Limit													
4 Ridge Road													
From: SR-49/SR-104													
Present	3,535	45	45	45	5.0	7.0		67	0	0	25	81	187
Future	9,110							71	0	0	66	163	351
To: Eureka-Sutter Hill Rd.													
From: Eureka-Sutter Hill Rd.													
Present	5,300	55	55	55	5.0	7.0		70	0	0	54	144	309
Future	10,200							73	0	33	103	222	479
To: City Limit													
5 State Route 49 (SR-49)													
From: SR-88													
Present	11,400	45	45	45	5.0	5.0		71	0	0	71	71	368
Future	32,100							76	0	63	158	340	733
To: SR-49 Bypass													
From: SR-49 Bypass45													
Present	11,400	45	45	45	5.0	5.0		71	0	0	71	171	368
Future	9,640							71	0	0	60	153	329
To: SR-104													
From: SR-104													
Present	12,290	45	45	45	6.0	4.0		72	0	0	72	173	372
Future	17,500							73	0	32	101	219	471

Table 6-2
Existing and Projected Noise Contours of Major City Streets

		Speed			Truck %		Measured	Ldn	Contour Distance (Feet)				
	ADT	AU	MT	HT	MT	HT	Ldn@ ft	50	80	75	70	65	60
To: Valley View Dr.													
From: Valley View Dr.													
Present	12,290	40	40	40	6.0	4.0		71	0	0	58	149	322
Future	14,000							71	0	0	66	163	351
To: Opal St.													
From: Opal St.													
Present	12,290	30	30	30	6.0	4.0		68	0	0	35	108	232
Future	10,900							68	0	0	31	99	214
To: Sutter Hill Rd.													
From: Sutter Hill Rd.													
Present	13,870	25	25	25	6.0	4.0		68	0	0	30	96	209
Future	15,800							68	0	0	34	106	228
To: Gopher Flat Rd.													
From: Gopher Flat Rd.													
Present	8,920	35	35	35	6.0	4.0		68	0	0	33	103	222
Future	5,330							66	0	0	0	63	158
To: Tonzi Rd.													
From: Tonzi Rd.													
Present	7,110	45	45	45	6.0	4.0		69	0	0	42	120	258
Future	3,210							66	0	0	0	59	152
To: City Limit													
6 State Route 49 Bypass													
From: SR-49													
Present	1	45	45	45	6.0	4.0		31	0	0	0	0	0
Future	24,400							75	0	45	119	212	377
To: SR-104													
From: SR-104													
Present	1	45	45	45	6.0	4.0		31	0	0	0	0	0
Future	14,900							72	0	28	87	166	295
To: Allen Ranch Rd.													
From: Allen Ranch Rd.													
Present	1	45	45	45	6.0	4.0		31	0	0	0	0	0
Future	13,800							72	0	25	81	160	284
To: Tonzi Rd.													
From: Tonzi Rd.													
Present	1	45	45	45	6.0	4.0		31	0	0	0	0	0
Future	8,770							70	0	0	51	127	226
To: SR-49 (north end)													
7 State Route 104 (SR-104)													
From: SR-88 (west end)													
Present	3,260	55	55	55	5.0	7.0		68	0	0	33	104	224
Future	8,650							72	0	28	89	199	429
To: Current City Limit													
From: Current City Limit													
Present	4,360	45	45	45	5.0	7.0		68	0	0	31	99	215
Future	13,600							73	0	31	98	213	458

Table 6-2
Existing and Projected Noise Contours of Major City Streets

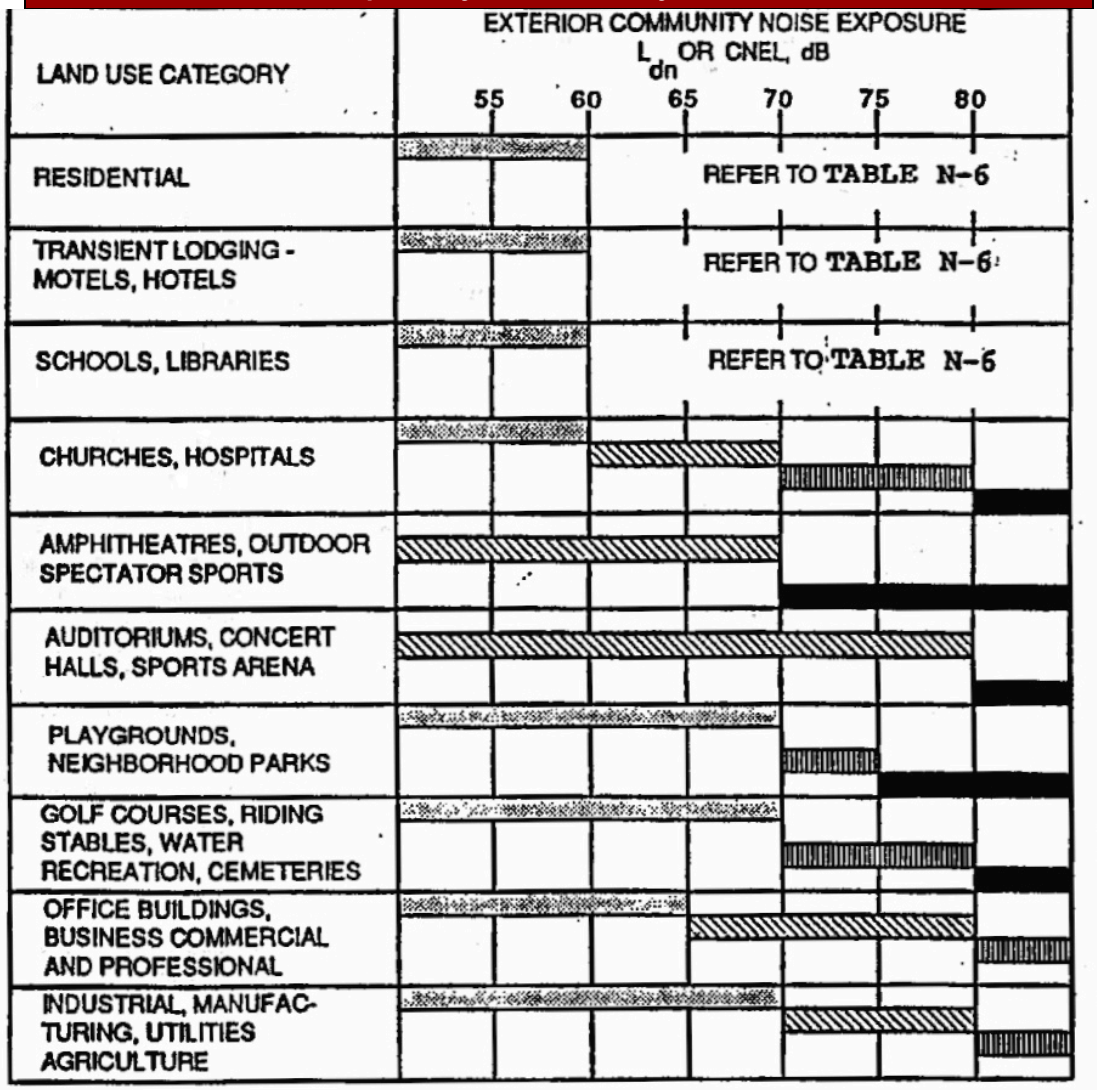
		Speed			Truck %		Measured	Ldn	Contour Distance (Feet)				
	ADT	AU	MT	HT	MT	HT	Ldn@ ft	50	80	75	70	65	60
To: SR-49 Bypass													
From: SR-49 Bypass													
Present	4,360	45	45	45	5.0	7.0		68	0	0	31	90	215
Future	19,700							75	0	45	126	272	586
To: SR-49													
8 Sutter Creek Road													
From: Church St.													
Present	1,150	30	30	30	1.0	0.0		55	0	0	0	0	0
Future	2,220							58	0	0	0	0	29
To: Eastern City Limit													
9 Sutter Hill Road													
From: SR-49													
Present	3,160	30	30	30	1.0	0.0		58	0	0	0	0	34
Future	5,040							60	0	0	0	0	55
To: Eureka-Sutter Hill Rd.													
From: Eureka-Sutter Hill Rd.													
Present	580	30	30	30	1.0	0.0		53	0	0	0	0	0
Future	4,700							62	0	0	0	0	76
To: Ridge Rd.													
10 Tonzi Road													
From: SR-49													
Present	1,500	30	30	30	1.0	1.0		56	0	0	0	0	0
Future	3,800							60	0	0	0	0	51
To: Oro Madre Way													
From: Oro Madre Way													
Present	1,500	30	30	30	1.0	1.0		56	0	0	0	0	0
Future	2,400							58	0	0	0	0	32
To: SR-49													

Explanation of Terms:

ADT = Average Daily Traffic Volume
Present = Year 1990
Future = Year 2012 with SR-49 Bypass
AU = Autos
MT = Medium trucks (less than 3 axles)
HT = Heavy trucks (at least 3 axels)

Source: Illingworth & Rodkin, Inc., "Sutter Creek Noise Element", Fairfax, CA, May, 1992

Table 6-3
Land Use Compatibility for Community Noise Environments



INTERPRETATION

NORMALLY ACCEPTABLE

SPECIFIED LAND USE IS NORMALLY SATISFACTORY.

CONDITIONALLY ACCEPTABLE

MITIGATION MEASURES ARE LIKELY TO BE AVAILABLE THAT WOULD REDUCE NOISE LEVELS TO NORMALLY ACCEPTABLE LEVELS.

NORMALLY UNACCEPTABLE

MITIGATION MEASURES ARE NOT LIKELY TO BE AVAILABLE TO REDUCE NOISE TO NORMALLY ACCEPTABLE LEVELS..

CLEARLY UNACCEPTABLE

SPECIFIED LAND USE IS CLEARLY UNACCEPTABLE.

Table 6-4
Maximum Acceptance Interior and Exterior Noise Levels for Noise Sensitive Uses Without Mitigation

	Applicable Area		State	Sutter Creek Noise Element
Land Use	**Interior**	**Exterior**	**Requirements**	**Requirements**
Single-family	X		None	L_{dn} less than 45 dB and maximum instantaneous levels of less than 50 dBA in other habitable rooms*
Single-family		X	None	L_{dn} less than 60 dB in backyards
Multi-family**	X		L_{dn} less than 45 dB	L_{dn} less than 45 dB and maximum instantaneous levels of less than 50 dB in bedrooms and less than 55 dB in other habitable rooms
Multi-family		X	None	Less than 60 dB in common outdoor use areas
Schools, Hospitals, Nursing Homes	X		None	L_{dn} less than 60 dB
Schools, Hospitals, Nursing Homes		X	None	Nosiest hour Leq 40 dB during school day
Libraries, Churches	X		None	Noisiest hour Leq less than 45 dB
Libraries, Churches		X	None	None

* The requirement for interior noise exposure is triggered when the exterior L_{dn} exceeds 60 dB.

** Multi-family includes hotels, motels, apartment houses, and dwellings other than detached single-family dwellings as defined by Title 24, Part 2, California Administrative Code.

7. Historic

7.1. Archaeology

7.1.1. Regional Prehistory (originally from the Gold Rush Ranch EIR)

The prehistory of the north central Sierra Nevada and Amador County has been described in several publications, especially those related to the Mokelumne River project (e.g. Wirth Environmental Services, 1985) and numerous Caltrans investigations. Systematic investigations that provide a cultural historical sequence have not occurred in the Project area. Most research in the county consists of archaeological surveys, which add to the inventory of archaeological sites but do not generally contribute to a greater understanding of prehistoric regional development. Very limited archaeological excavations have been conducted in the Project area. Regardless, archaeological data from the area suggest a similarity to prehistoric patterns found elsewhere in the Sierra Nevada. Table 13-1 presents a summary of regional prehistory.

Early human use of the Sierra Nevada has not been well documented, and interpretations have been primarily influenced by the discovery of stone points that bear morphological similarity to Great Basin artifacts. A Clovis point was found west of the Project area in the lower foothills of Amador County (Levy and Wulf, 1998), and a "Clovis-like" fluted point was found at Ebbetts Pass (Davis and Shutler, 1969), east of the county, suggesting to some that hunters may have ventured in the Sierra Nevada more than 11,000 years ago. Archaeological investigations undertaken as part of the North Fork Stanislaus River Project revealed that early Holocene (11,000 years before present) habitation in the central Sierra very likely occurred. Sierran prehistoric habitation at the former Clarks Flat (CA-CAL-S342), located south of the City of Jackson on the Stanislaus River, was dated at 11,720 to 6,250 years before present (B.P.) (Peak and Crew, 1990). Excavations at CA-ALP-192 located in Alpine County, revealed a Western Stemmed Series projectile point possibly associated with a hearth that yielded a date in excess of 9,505 years B.P. (Peak and Neuenschwander, 1990). Similarly, excavations in Calaveras County near Copperopolis at the Skyrocket Site (CA-CAL-629/630) yielded dates of 9,240 ± 150 years B.P. and 9,040 ± 250 years B.P. from dark, artifact-bearing strata approximately nine meters below the surface.

Archaeological investigations at New Melones in Tuolumne and Calaveras Counties contribute to an understanding of regional archaeology. At New Melones Reservoir, more than 700 historic and prehistoric archaeological sites were recorded and 30 separate archival and field investigations were conducted (Moratto et al., 1987 and 1988). New Melones studies provided a chronological sequence for the area, which begins prior to 8,000 years B.P. This period is identified by the presence of stemmed series projectile points, but little more is known about this early period. The next temporal division in the New Melones sequence, 8,000-5,500 years B.P., is poorly understood. Sites in this time period exhibit an abundance of "backed" scrapers, with a scarcity of ground stone, a low density of tools and debitage (the sharp-edged waste material remaining after the creation of a stone tool), and an emphasis on chert tool production (Riley and Moratto, 1986).

Humboldt and Pinto-like points characterize sites in the region dating from approximately 5,500-3,000 years B.P. An important site associated with this time period is the Texas Charley Gulch Site (CA-CAL-286). Archaeological studies of the remaining 3,000 years of development in the area indicate a gradual increase in population. Features and artifacts at habitation sites include defined living floors, use of ornaments such as beads and pendants, and a wide variety of tool forms and materials. The acquisition of obsidian from far-ranging sources and the use of coastal shells in ornamentation suggest that trade and exchange systems were well established by this time and moved artifacts over long distances. Temporal changes during this period are identified by changes in tool form (e.g., shaped milling implements are

replaced by unshaped tools) and changes in projectile points (e.g., Elko Series and Sierra Concave Base points are replaced by small Gunther Barbed points) that may be associated with adoption of the bow and arrow.

About 600 years ago, changes in the archaeological record suggest that a new group of people entered the area (Moratto, 1984). This new group is considered to be the precursor of the ethnographic Me-Wuk. The new cultural traits identified in the archaeological record consist of bedrock milling stations, increased use of acorns, and more permanent settlements. Steatite is found as vessels and as ornamentation, and Rosegate Series projectile points initially are common, but are replaced by the use of Desert Side-Notched and Cottonwood projectile points in the more recent past.

7.1.2. The Northern Miwoks

The Sutter Creek planning area is part of the territory occupied by the Northern Sierra Miwok Indians. The Northern Sierra Miwok made intense use of the Mokelumne River and its major tributaries. These people were hunter-gatherers who made their primary settlements in the lower altitudes of the foothills. At various times of the year, they would journey to the higher elevations in order to gather food not found in the vicinity of their settlements. Food processing was accomplished by using grinding implements and ovens. Hunting and butchering was accomplished with projectile points, knives, scrapers, blinds, and deadfalls.

7.1.3. Ethnography (originally from the Gold Rush Ranch EIR)

The Project lies within the traditional territory of the Eastern Miwok speaking groups. In the late prehistoric and early ethnographic periods, these people used the western slopes of the Sierra Nevada between the drainages of Calaveras Creek on the south and the Cosumnes River to the north (Merriam, 1907; Barrett n.d., 1906 and 1908).

Nineteenth and 20th century Miwok material culture, language, social life ways, and customs have been documented in several monographs or overviews (e.g., Barrett and Gifford, 1933; Kroeber, 1925; Levy, 1978; Merriam, 1898-1938). Since most ethnographic information about the Sierra Miwok was collected many decades after disruption of their prehistoric life ways, such data more accurately reflect a transitional form of their culture. Nevertheless, these culture descriptions provide a detailed account of the Miwok culture and are the basis for most ethnographic summaries.

Powers (1877) noted that Koni was the name for people who lived on the south bank of the Cosumnes, and Yuloni was the name for the people on Sutter Creek (and possibly Jackson). Powers noted that there was a great storyteller from the Jackson area that he calls “Old Sam.” This individual is most likely Casoose, known as Jesus, or Sam Domingo, who was known in the area at the time Powers collected his data. At this time Casoose was a leader among the Miwok up and down the Sierra, and traveled great distances to orate.

Nineteenth century anthropologists and collectors often visited rancherias or Indian reservations before entering unsettled areas. Samuel Barrett used this strategy in 1906 when he was trying to understand the territory, language, and variety of cultures in the area. His (no date [n.d.]) informants from Jackson Rancheria were Mary and Sally. They told him the name of the village where they were born, which was Heyagetci, located east of Camanetti’s in Jackson. The Indian agent, who was probably the “Farmer in Charge,” told Barrett that 38 people were enrolled at the reservation at that time, but only twelve were there at the present. The only other village mentioned by Barrett was Yuluni. Barrett’s (n.d.) notes place the village on “Soda Creek” about four miles northwest of the reservation and two miles from Jackson.

C. Hart Merriam, a medical doctor and biologist by training, was an early ethnographer in the Project area. He visited a number of Indian settlements in the Jackson vicinity around the turn of the 20th century.

Merriam's closest investigation to the Project area was his visit to the Indian site "near an old mine called Scottsville" (Merriam Journal, 1903). Scottsville is located approximately 0.5 mile east of the City of Jackson along State Route 49. During 1903 Merriam visited the newly established Jackson Rancheria where 20 people were living and cultivating various crops.

The basic social and economic group of Sierra Miwok was the family or household unit. The nuclear and/or extended family formed a corporate unit. These basic units were combined into distinct, named village or hamlet groups. Villages are described as headquarters of a localized patrilineage (Levy, 1978:410). This social organization was further prescribed by individual lineage memberships in a moiety (Levy, 1978:411). Lineage groups were important political and economic units that combined to form tribelets, which were the largest sociopolitical unit identified for Sierra Miwok (Levy, 1978). Each tribelet had a chief or headman who exercised political control over villages within the tribelet. Sierran Miwok chiefs exercised considerable authority over the tribelet group (Levy, 1978:410). Tribelets assumed the name of the head village where the chief resided (Levy, 1978:410). The office of tribelet chief was hereditary, with the chieftainship being the property of a single patrilineage within the tribelet. The office usually passed from father to son, but in the absence of a male heir a daughter could assume the office of chief (Gifford, 1955:262; Levy, 1978:410). Each tribelet possessed at least one ceremonial roundhouse (hañgi) and owned a bounded tract of land, exercising control over its natural resources (Levy, 1978:398).

During most the year, Sierra Miwok occupied permanent villages located below 2,500 feet in elevation, but practiced seasonal transhumance, moving from one area or elevation to another to harvest plants, fish, and hunt game across contrasting ecological zones that are in relatively close proximity to each other. The availability of resources influenced the location of permanent villages because Sierra Miwok acquired a large proportion of their food resources from the area surrounding their villages (Levy, 1978). Other essential and critical food resources were obtained during the summer when groups left, but did not abandon their permanent villages at lower elevations and traveled east into their "mountain territories" following streams and rivers (Levy, 1978:402). During the summer small "base camps" were established at higher altitudes in proximity to a water source. Expeditions were staged from these camps to acquire natural, faunal, and plant resources that are seasonally available at higher elevations. Jones (1981) suggests that transhumance mimics deer migration, and that Nisenan and Sierra Miwok followed deer during their seasonal migrations.

A wide variety of resources were exploited by communally organized task groups. Communal hunting drives were undertaken to obtain deer, quail, rabbits, and grasshoppers. Bear were hunted in the winter when their hides were at their best condition. Runs of salmon in the spring and fall provided a regular supply of fish, while other fish such as suckers, pike, whitefish, and trout were obtained with snares, fish traps, or with various fish poisons such as soaproot. Birds were caught with nooses or large nets, and were occasionally shot with bow and arrow. Acorns were gathered in the fall and stored in granaries for use during the rest of the year. Buckeye, pine nuts, hazelnuts, and other edible nuts further supplemented the diet.

Sierra Miwok built residential dwellings, ceremonial structures, semi-subterranean sweat lodges, and menstruating huts (Levy, 1978). The residential dwellings were either conical structures made by overlapping three or four thicknesses of bark with no interior support or thatched dwellings consisting of a conical framework of poles covered by brush, grass, or tules. Semisubterranean earth lodge roundhouses were built for ceremonial gatherings, assemblies, local feasts, and for housing visitors (Levy, 1978:409). In addition, circular brush assembly houses and small conical grinding houses were built over grinding rocks during bad weather (Levy, 1978:409).

Flaked and ground stone tools were common among Sierra Miwok and included: knives; arrow and spear points; club heads; arrow straighteners; scrapers; rough cobble and shaped pestles; bedrock mortars;

grinding stones (metates); pipes; charms (Levy, 1978:405-406). Obsidian was highly valued and imported for use in the production of tools. In addition, wood was used for a variety of tools and weapons, including both simple and sinew-backed bows, arrow shafts and points, looped stirring sticks, flat-bladed mush paddles, pipes, and hide preparation tools. Cordage was made from plant material, and was used to construct fishing nets and braided and twined tumplines. Soaproot brushes were commonly used during grinding activities to collect meal and/or flour. A variety of bone tools were used by Sierra Miwok.

Specialized food processing and cooking techniques included: the grinding and leaching of ground acorn and buckeye meal; burning of Umbelliferae, a plant with cabbage-like leaves, to obtain salt; and roasting various foods in earth ovens (Levy, 1978). The bedrock mortar and pestle (i.e., both rough cobble and shaped) was used to grind acorns, pine nuts, seeds and other plant foods, and meat. A soaproot brush was used to sweep "meal" into mortar cups and collect flour. Fist-sized, heated stones were used to cook and/or warm "liquid-based" foods such as acorn gruel and pine nut meal. Whole acorns were stored in granaries and pine nuts were stored in large brush and pine bough covered caches.

Sierra Miwok, Nisenan, and Washoe frequently interacted as trading partners, at ceremonial gatherings, and in armed conflict primarily due to perceived territorial encroachment. Most interactions among these groups, however, were civil and friendly in nature. It is not clear to what extent Sierra Miwok regularly traveled outside of their territory, although frequent mention is made of friendly interaction between Washoe and Miwok.

7.1.4. Moderate Cultural Resource Sensitivity

The Sutter Creek area is generally a moderately sensitive cultural resource zone. It was most likely used for resource collection, but site density was much lower than on the river and major tributaries. Although sites may occur in the area, they will be comparatively rare and village sites would be few.

7.1.5. Site Specific Investigations

Historical growth and development within the City of Sutter Creek has virtually destroyed prehistoric sites that may have existed there. An exhaustive search for such sites was not conducted within the planning area. It may be possible that such sites do exist, particularly within riparian areas. It should be said that even though no prehistoric sites are known to exist within the planning area, future planning and project development should take into account such resources discovered. Site specific archaeological investigations should be required of large new developments, especially those near riparian and wetland areas.

7.2. History

7.2.1. Regional History (originally from the Gold Rush Ranch EIR)

The Spanish occupied portions of California as early as 1769 and trappers were making intermittent forays into the Central Valley by the 1820s (Bean and Rawls, 1988). Regardless, the interior of the Valley and Sierra Nevada remained largely unexplored. Exploration of the region continued, but the area was considered to be at the fringes of the Spanish settlement in California. Even after Mexico gained its independence from Spain in the 1820s the Mexican government continued to consider the Sacramento Valley as the periphery of its territory and left it relatively unsettled.

John A. Sutter, a German-Swiss immigrant, passed through California in 1836 as a member of a group representing the American Fur Company on their way to Fort Vancouver. Sutter returned to California in 1839 and petitioned Governor Alvarado of Mexico for a land grant in the Sacramento Valley to establish a

settlement. At the time, interior Native American groups were rustling cattle from coastal Mexican settlements, and the Mexican government viewed Sutter's potential settlement in the Sacramento area as a buffer between the Native Americans and their settlements. Consequently, Governor Alvarado agreed to allow Sutter to explore the area and granted him his "colony". In 1841, Sutter was granted 11 leagues of land in current Sacramento County to establish New Helvetia, commonly known as Sutter's Fort (Hoover, et al., 1966:298). The settlement acted both as a safe haven and a trading post for Euroamericans in the area, and during the 1840s became a rest stop and/or destination for immigrants entering California along overland trails.

Early development of central California focused on the various industries and settlements of John Sutter. Sutter employed James Marshall to build a sawmill 40 miles east of Sacramento up the South Fork of the American River canyon. In January 1848, while passing a test run of water through the mill's tailrace a deposit of sand and dirt delayed Marshall's efforts. Marshall discovered flecks of placer or free gold in these deposits. Word of the discovery soon spread, and during the following year large numbers of men and women from around the world came to California and the streams of the Sierra Nevada in search of gold (Bean and Rawls, 1988). The earliest miners focused on the loose form of gold found in sand and gravel beds, known as placer gold. Initially miners were using knives and spoons to pick out the gold, but Mexican used the batea, and it soon became a favored gold-washing pan. An Appalachian gold miner, Isaac Humphrey, purportedly introduced the American pan in Coloma, the Marshall gold discovery site, and it became popular among miners. Miwok women were commissioned to weave baskets in the shape of the batea, as the basket-pan was less expensive than the metal version. Other placer mining tools, including the rocker cradle, "long tom," and sluice soon facilitated the recovery of gold (Bean and Rawls, 1988).

One of the key waterways to become the focus of placer mining in Amador County was the Mokelumne River that divides Amador County from Calaveras County. Gravel bars rich in gold were first prospected in this area in 1848 by Indians and other individuals working for Charles Weber (Cenotto, 1988a). Camps at Middle Bar, French Bar, and Columbia Bar quickly became the center of intense mining activities. Lesser waterways, such as Dry Creek, Rancheria Creek, Sutter Creek, Jackson Creek, and unnamed drainages in the area experienced extensive and early placer mining activity. Miners explored most every river, creek, and drainage in the area, in search of gold.

Placer gold was the earliest focus of mining in California, but those knowledgeable about mineralization soon began a search of the parent rock where gold formed in the "hard rock." Gold veins are often identified by quartz and other rocks, and these formations were explored for gold that could be recovered from its "lode". Miners dug vertical shafts or horizontal openings (adits) into the ground following veins of gold bearing ore. In Amador County, Cornish miners introduced single-jack and double-jack drilling of holes into granite, into which black powder was packed, and detonated. The fractured rock was then "mucked out" by hand and hauled by basket, cart, or bucket out of the mine.

Hard rock mining began in the California gold fields as early as spring of 1849, but lack of knowledge of the deposits, absence of skilled labor, and overcapitalization of surface plants led to the collapse of many early hard rock mines. Despite the early setbacks, it did not take long for experienced hard rock miners from Cornwall, Germany, Chile, and Mexico to facilitate the operation and expansion of hard rock mines. These mines were less than 300 feet in depth, enabling them to focus on oxidized or "enriched" deposits that were easier to mill and mine. They were able to avoid most of the groundwater and the expense of pumping it out. In the 1860s, mines began to probe deeper with the aid of technological advances such as dynamite, air-powered drills, and improved hoisting and power plants. Consequently, mining operations moved deeper underground.

When ore was removed from a mine it had to be milled to separate the gold from the ore body. Early mining relied heavily on the arrastra, which was originally developed in Mexico. An arrastra is a circular stone-

lined basin into which ore is placed and crushed by a drag-stone hauled by a horse, mule, or power from a water wheel. A variation of the arrastra was the "Chilean Mill" that rolled large millstones over the ore instead of using a drag-stone. Langley and Morrison (1859) identified fifty arrastras in operation across Amador County in 1859. This technology was widely used through the 1880s, and continued to be used in a limited fashion into the 1930s. Regardless, the signature mill used in California was the California battery stamp mill. This device was essentially a series of cam-operated hammers that crushed rock against an anvil. This technology was not new, but the California Stamp Mill was modified to include an automatic gravity-fed crusher and feeder with water and mercury injection into the amalgamation pan.

The California Mill was nearly ubiquitous across California lode areas by 1853 and was used well into the 20th century (Limbaugh, 1999; Young, 1970). The earliest mills dating to the 1860s consisted of two to five stamps. By the 1870s mills increased to 10 to 20 stamps, and by the 1890s, massive 80 to 100 stamp mills were in operation. Amador County had 32 quartz mills in operation by 1859, with a total of 402 stamps operated by steam and water power amounting to 15 percent of the total number in California (Langley and Morrison, 1859). These mills were powered initially by water from the Amador Canal and Jackson (Kennedy) Ditch and steam. By the late 1890s the mills began switching to electricity provided by the Blue Lakes Powerhouse, originally located downstream from the present Electra Powerhouse. The majority of mines closed during World War I due to increases in mining costs and extraction of lower grade ore. Larger mines such as the Kennedy (located just north of the Project area and possibly the deepest goldmine in the United States reaching a depth of 5,912 feet), Argonaut, Central Eureka, and Oneida continued to be in operation until World War II, when Executive Order L-208 was passed, which ended gold mining the Mother Lode. The Central Eureka was the only mine to reopen after the war, but it closed in 1953.

Settlement and Formation of Amador County

Most immigrants to the area in the 1850s were actively searching for gold; however, commercial opportunities arose associated with the supply of mining equipment, food, clothes, housing and entertainment, and businesses and towns quickly appeared across the region. By 1849, Sutter Creek, Amador City, Drytown, Jackson, and a host of smaller communities were established. These were rough and tumble towns, composed mostly of wooden shanties occupied primarily by men.

The community of Jackson began as a simple log cabin built by Louis Teller (Thompson and West, 1881). The community was named Jackson in honor of "Colonel" Alden Apollo Moore Jackson, a lawyer from New England, who settled many arguments between miners in the area. Jackson became the first Calaveras County seat, but the county seat was moved to the town of Mokelumne Hill in 1852 (Thompson and West, 1881). In 1854 there was a sufficient population in towns such as Sutter Creek, Jackson, Ione and Amador City to form the new county of Amador. The new county was formed from the northern portion of Calaveras County, and Jackson became and has remained the county seat to the present. Sutter Creek was incorporated in 1854 and consisted of several stores and restaurants and a large hotel. As Amador County's economy diversified to include farming, ranching, logging, and other activities, Sutter Creek changed to accommodate these new industries, with retailers selling barbed wire, plows, saws, and other necessary materials for ranching and settlement.

Farming and Ranching

While some settlers turned to mercantilism and service industries as a more lucrative form of employment, others looked to the land to provide a more secure form of income. Cattle prices at the gold fields escalated in 1849 from $4.00 to $500.00 a head and many individuals realized that the land provided options for lucrative incomes (Jelinek, 1999). Throughout the 1850-60s, speculators bought much of the public land that was for sale. This was a period of severe local government disorganization, with no state agency to oversee the sale of land, and widespread corruption and collusion between government bureaucrats and

land speculators. It was not until the passage of the Homestead Act of 1862 that the system became more organized (Jelinek, 1999).

The Federal Government tried to ensure that land was available for every interested and willing party, but the system remained imperfect. Implementation of the program in California was particularly poor, and many large landholders acquired large tracts of land. While the large landholdings were concentrated in the Central Valley, other parts of the state, including Amador County, were not immune to the concentration of landownership with some of the large landowners in Amador County holding tens of thousands of acres.

At the time of California's annexation to the United States, the most important form of agriculture in the state was cattle ranching. Cattle were raised primarily to supply hides and tallow. After the Gold Rush the value of cattle soon soared, not for hides, but to supply fresh meat to miners working in the Sierra Nevada. In the 1850s, cattle were raised free-range on large open ranchos across California. Within a decade, however, the entire agricultural pattern in the state changed, and new breeds of cattle and large numbers of European varieties of sheep were imported to California. These livestock were raised not on the range, but in feedlots. Simultaneously, vast tracts of land were planted in wheat and other grains, to feed not only livestock, but as a major export commodity. This soon transitioned into the raising of nuts and fruits, and horticulture became wide spread.

This agricultural pattern was more common on the coastal plains and in the Central Valley, rather than the Sierra Nevada foothills. The soil and topography across this region were not conducive to large-scale agricultural production. Irregular terrain and rocky soil made plowing and harvesting of grain impractical in many areas of Amador County, and the county did not produce a substantial amount of grain. Regardless, grains, hay, and other field crops were produced in the Amador County foothills into the 20th century, but these operations were on a small scale compared to the Central Valley and relied on horse-drawn plows and other "primitive" equipment rather than steam powered mechanical equipment. Straw and hay are still grown in limited quantities across the county, but raising crops of commercial grain is no longer practiced in the county.

Horticulture became more important economically in the foothills. As early as 1851 various individuals across Amador County were cultivating grapevines, vegetables crops, and fruit and nut trees. This produce was sold to miners in Sutter Creek, Jackson, Fiddletown, and Volcano. By 1857 nearly 10,000 fruit and nut trees and 44,000 grape and berry vines had been planted in the county (Langley and Morrison, 1859). Early attempts at raising commercial quantities of fruits and vegetables had some success, with nearly every farm/ranch having a kitchen garden and fruit trees. Tomatoes, beans, red onions, and peppers were just some of the garden vegetables frequently raised in local gardens. Peach trees were initially the most popular fruit outnumbering other varieties by more than 2 to 1. Apple, almond, olive, plum, cherry, fig, and walnut trees were popular and grew well in Amador County.

An outgrowth of early horticultural attempts was the establishment of Amador County's wine industry. Initially based on transplanted mission grapes, other varieties were soon planted. Burt and Kilham were pioneer vineyard owners in the early 1850s, but Amador County's French and Italian immigrants soon found the area's soil and climate to be well suited to the growing of wine grapes. By 1870 Amador County was home to 15 wineries producing 58,000 gallons of wine per year (Costa, 1994). This did not include the many small vineyards planted at people's homes and ranches or the homemade wine commonly consumed by the county's immigrant families. The 1870s were hard on the local wine industry, and production was down to 38,000 gallons of wine per year by 1880.

Disease in France's vineyards in 1877-1889, combined with a bolstered local economy, led to renewed interest in Amador wines in the 1880s. During this time Angelo Marre spearheaded efforts to export locally made wines outside the area, eventually opening a wholesale house in Chicago and creating the trade name

"Amador County Wines" (Costa, 1994). Amador vineyards and wineries continued to prosper until Prohibition in 1919. Between 1922 and 1930 the total acreage of commercial vineyards dropped from 500 to 200 acres. It was not until the 1960s that Amador County wines and vineyards again flourished (Costa, 1994). Today, the wine business is expanding with the planting of new vineyards and the opening of new wineries.

Farming and horticulture expanded across the foothills of Amador County, but cattle ranching has remained the dominant agricultural enterprise in the area. Ranchers acquired large tracts of rolling oak woodland as pasture for cattle during the winter. In late spring, ranchers drove their cattle into the mountains to graze on private and leased government land. In the fall the cattle were returned to pasture lands at lower elevations. This ranching pattern is still practiced in the area with tractor-trailers being used to move cattle to and from summer and winter grazing lands. Cattle ranching activities were so important to the area that there were several meatpacking houses in the Jackson area until the 1940s. Suburban development is replacing cattle ranches, and certain areas surrounding the City of Sutter Creek are changing from a rural, agricultural area to a suburban area that includes retail facilities.

7.2.2. City of Sutter Creek Historical Landmark and Historic Preservation

Portions of the City of Sutter Creek have been designated by the State of California as an historical landmark. Most buildings fronting along Main Street (Old Highway 49) in the downtown historical district date from the 1850's and 1860's. Many, however, have been partly or totally rebuilt after fires in 1862, 1865, and 1888. There are many other historic buildings that were constructed in the late 19th and early 20th centuries concentrated along Spanish Street or scattered at other locations in or around the downtown historic district. The "Walking Tour of Historical Places of Interest" published by the Sutter Creek Business and Professional Association is one commonly available source of summary information about these buildings.

7.3. Historic Preservation and Enhancement

7.3.1. What Is Historically Significant?

The California Office of Historic Preservation, in *Historic Preservation in California: Handbook for Local Communities*, suggests that the "Goal of every community should be to preserve that special sense of time and place created by the historic buildings in that community. Historic buildings do not merely exist as individual isolated structures, but remain in cohesive neighborhoods whose integrity and character should be protected (p. 6)". The handbook goes on to say that, "Buildings that have local significance are those that have retained their historic appearance and are associated with people, events, trends, architecture, and places significant to the general history of the community (p. 11)." In Sutter Creek "significance" can be related to the history of mining or the history of early California settlement or old buildings not associated with either but valuable due to their beauty and/or their uniqueness.

7.3.2. Preserving Existing Historic Buildings and Sites

Historic buildings and sites can be protected and enhanced by applying federal, state, or local historic designations to them.

Federally Designated Historic Places

The most frequently used federal designation is that of being listed on the National Register of Federally Historic Places. Such properties usually have high local, state and/or national significance. In Sutter Creek,

properties that are listed on the National Register of Historic Places include the Knight's Foundry (and shops) and the Sutter Creek Grammar School.

There may be other properties in the planning area that could qualify for the National Register. The State Historic Preservation Officer (SHPO) must nominate said properties. Nomination forms and criteria are such that the State usually recommends that an experienced professional be hired to prepare a nomination. The State Office of Historic Preservation points out that, "Designating of buildings serves more as a mechanism for providing prestige than it does as an actual means of protection. Listing on the National Register, for instance, does not preclude demolition or alteration (unless federal funds are involved). Only local ordinances which include provisions for stay or demolition and design review of proposed modifications to a historic building can serve this purpose (OHP, 1986, p. 20)."

State Designated Historic Properties

The State of California has three types of historic designation: the State Historical Landmarks Program, the Point of Historical Interest Program, and the California Register of Historic Resources. Portions of the City of Sutter Creek (see Map 8-1) form a State historic landmark. The Knight's Foundry is a State Historic Point of Interest. There are other candidate properties for State registration in the City.

State Historic designation of a property provides two opportunities for protection. One is that, under the California Environmental Quality Act, project that would impact the property must mitigate the impact. The other is that the State's historical building code can be found to apply to the property. The Historical Building Code is discussed further under the subsection titled "Other Tools and Benefits".

7.3.3. Other Tools and Benefits

Economics

As suggested above, the key to preservation of historic buildings, neighborhoods, and districts is economics. In recent years, the pervasive values in America are shifting from one of demolishing older buildings in favor of new structures to reconsidering the value of older buildings and preserving them for the cultural richness they provide to the community. Their preservation can lead to direct economic benefits such as improved tourism and land values.

State Historic Building Code (SHBC)

The State Historic Building Code (SHBC) can apply to locally designated historic properties as well as state or federally designated properties. The SHBC is part of the California Building Standards Code and is particularly useful in code issues related to requirements for plumbing, electrical, structural, seismic, fire safety, energy requirements, and disabled access. The SHBC allows greater flexibility in enforcement of code requirements. Older buildings, because they were built before present day code requirements, are out of conformance with the current California Building Code. The most important aspect of the SHBC is that it allows the building official to make a determination that a building's internal systems are reasonably safe (if in fact they are).

Grant and Public Financing Opportunities

Other possible opportunities to finance preservation of historic properties and/or districts include redevelopment financing (forming a redevelopment agency and using special redevelopment laws) and economic development programs (although grants are few and the City may not qualify as economically disadvantaged for the few that exist). State Park and Recreation Facilities Bond Act grants can, when

approved by State voters, be used. The 1984 Bond Act provided $10 million for historic renovations statewide.

The Mills Act (1972, amended 1984) enables the owners of historic properties to enter into a contract with the County that freezes the base value of the property and keeps the property tax low in exchange for the preservation and maintenance of said historic property. The Marks Historical Rehabilitation Act provides authority for cities, counties, and redevelopment agencies to issue tax exempt revenue bonds for the purpose of financing historical rehabilitation of buildings which have local, state or national significance. Conservation easements or "facade easements" are private property agreements donated to and held by a qualified non-profit corporation (which could include the City) wherein the property owner agrees to preserve the historic building in perpetuity. As with the Mills Act, this restriction upon the property limits the increased assessed valuation, which in turn limits the amount of property tax that can be levied.

7.4. Cultural Resources Within the Gold Rush Ranch Area

Cultural resources investigations of the Gold Rush Ranch site were completed by ASI Archaeology and Cultural Resource Management (ASI, 2006) and identified 74 cultural resources sites and isolates (one prehistoric archaeological site, 62 historic archaeological sites and 11 historic isolates) as listed in Table 13-2 of the Gold Rush Ranch EIR. ASI suggested that seventy-two of the historic era sites and isolates comprise an historic landscape/historic district (referenced by ASI as “Stony Creek Historical Landscape and District”). (One site, ASI-I-05, was determined to be a modern utility pole and was not deemed eligible.) ASI recommended additional investigations for the sites and isolates to verify their boundaries, constituents, eligibility for inclusion in the California Register of Historical Resources (CRHR), and to determine the potential to designate the sites and isolates as an historic landscape/historic district. In association with the preparation of the Gold Rush Ranch EIR, additional archaeological and historical investigations (i.e., field survey and subsurface excavations) were conducted as recommended by ASI (Nadolski, 2009).

Investigations (determined that none of the sites previously identified by ASI are eligible for inclusion in the CRHR and that, collectively, the sites do not comprise an historic landscape or historic district. (Nadolski, 2009) These investigations determined that the sites and isolates are adequately recorded and determined that none of the sites within Gold Rush Ranch are eligible for inclusion in the CRHR following criteria in CEQA Guidelines Section 15064.5(a) and (b) as listed in Section 13.3.2. (Nadolski, 2009) Archival and field investigations (i.e., survey and subsurface excavations) did not identify that the sites within Gold Rush Ranch: are related to events or persons that have made a significant contribution to California history; consist of distinctive characteristics of a type, period, region, or method of construction, or possesses high artistic values; or possess the ability to provide additional information important in regional or local prehistory or history. Archival research and site recording have captured the data potential of the sites within Gold Rush Ranch (cf., ASI, 2006 and Nadolski, 2009). Similarly, Nadolski (2009) determined that, collectively, the sites within Gold Rush Ranch do not comprise an historic landscape or historic district following Office of Historic Preservation and National Park Service guidance for evaluating and documenting rural historic landscapes, districts, and cultural landscapes (cf., National Register Bulletin 30, 1993; National Register Bulletin 36, 1993; and Birnbaum 1994). Dates of construction of most of the sites in the Project are unknown and the sites do not possess a significant concentration, linkage, or continuity of land use, vegetation, buildings/structures, roads, and natural features to be considered an historic district or landscape.

The one prehistoric site identified within Gold Rush Ranch (ASI-GR-19) is described by ASI (2006:102) as including several bedrock milling features and possible anthrosols, and ASI identifies that the site “probably represents a resource processing locus and possibly an intermittently used campsite of undetermined age.” No chipped stone was observed by ASI; however, ASI identified that chipped stone may exist buried by loose surface sediments and vegetation. ASI (2006:103) determined that the site has

the potential to yield important archaeological data and that it is eligible for inclusion on the California Register. Nadolski (2009) conducted additional archaeological investigations (i.e., field survey and subsurface excavations) of this prehistoric site based on the findings and recommendations of ASI to determine the eligibility of the site for inclusion in the CRHR and determined that it is not eligible for inclusion in the CRHR (Nadolski, 2009). Nadolski determined that the site is adequately recorded and does not require additional archaeological or historical investigations.

7.4.1. Paleontological Resources within the Gold Rush Ranch Site

Paleontological resources within the Gold Rush Ranch site were evaluated and documented by Bruce Hanson in 2006. The Gold Rush Ranch site is located within a broad northwest-southeast-trending band of varied but not distinctive rock types, collectively termed the Western Sierra Metamorphic Belt. Most of these rocks were formed about 260 million to 150 million years ago at a time when the sea floor tectonic plates were being actively forced against and under the western edge of the continental North American plate through a process termed *subduction* (Hanson, 2006).

Two major subunits of the Western Sierra Metamorphic Belt underlie the Project area; the Foothill Melange in the western portion and the Logtown Ridge Formation in the eastern portion. Among the individual blocks within the Foothill Melange in the north-central portion of the Project area is a localized body of limestone which extends about 250 feet north-south, and the portion that extends above the surround terrain measures less than 100 feet east-west, located within the western portion of the large-lot parcel Lot 24. Much of the former eastward extension of this limestone body was removed during quarry operations in the mid-1900s. The limestone originated on the seafloor as a rich accumulation of the calcium carbonate skeletons of fossils included within the limestone body (Hanson, 2006).

Hanson identified an area within the Gold Rush Ranch site that is less than one acre in size and includes the fossils identified by Hanson and otherwise known to exist within the entire Gold Rush Ranch site. This area encompasses a limestone outcropping within the north-central portion of the site in the eastern portion of large-lot parcel Lot 24. The limestone body includes fossils both native to the limestone itself and those that are more than 200 million years younger, preserved in secondary deposits in small fissures within the limestone outcrop areas.

The limestone outcrop constitutes a small portion of the area mapped as Foothills Melange. Although this limestone is included within a sequence of rocks which exhibit low-grade metamorphism, the limestone is not severely recrystallized or deformed, and is not considered marble. It contains locally abundant fossils representing marine invertebrate organisms, one of which is a horn coral (Phylum Cnidaria, Class Anthozoa, Order Rugosa). Horn coral are a group of animals that became extinct at the end of the Permian Period. The most abundant fossils are parts of crinoids ("sea lilies", Phylum Echinodermata, Class Crinoidea), distant relatives of starfish, whose member species range from the Cambrian Period to the present. Fusilinids, extinct single-celled marine organisms whose skeletons resemble elongated, tapered cylinders, are present, and Hanson anticipates that additional study of this outcropping could reveal further diversity (Hanson, 2006).

Despite their local abundance, the fossils in the context of the geologically restricted limestone body in which they occur were assessed by Hanson to be paleontologically significant because together they contain information that is relevant to the further understanding of geologic circumstances and timing of events in the early geologic history of California (Hanson, 2006). Further, Hanson (2006) identifies that embedded within the limestone outcrop are numerous but localized fissure fill deposits of secondary sediment and abundant small-vertebrate bones and teeth. At least three genera of rodents and a snail were found to be represented during a brief examination of collected samples. No published or unpublished references to this vertebrate fossil locality have been identified. Hanson noted that some of the deposits appeared to date to

the Pleistocene or early Holocene (Recent) age, thought to be about 10,000 years B.P. (Bell, et al., 2004). No other Pleistocene vertebrate fossil localities are known to exist within Amador County.

With the proven potential to yield vertebrate fossils and the established significance of these localities, the fissure-fill deposits within the limestone body are considered paleontologically sensitive. Other areas within the Gold Rush Ranch site are considered paleontologically sensitive (Hanson, 2006).

8. Parks and Recreation

8.1. Parks and Facilities

The City presently owns and maintains approximately 4.9 acres of active parklands. These parklands include Cribbs Field, Minnie Provis Park, and Bryson Park. Cribb's Field and Minnie Provis Park are located behind City Hall between Church Street and the Creek. Bryson Park is located on Bryson Drive near Sutter Hill. Bryson Park is a 1.5-acre park with play structures and also includes a partial basketball court, a volleyball court, restrooms and open space, and is defined as a neighborhood park according to the Amador County Parks and Recreation Master Plan. Minnie Provis Park is a 2.5-acre park with play structures, picnic tables, one baseball/softball field (may be used for football/soccer), a volleyball area, concession stand, and restrooms. Minnie Provis Park is considered a neighborhood park. Additional ball fields and turf play areas are located at public schools within the City; however, these facilities may not be available for general public use. Miner's Bend Historic Mining Park, located at the south end of Downtown Main Street, was completed in 2016 and provides a self-guided walking tour of historic mining equipment and informational story boards.

The City owns and operates other park and recreation facilities, including the Sutter Creek Auditorium and Sutter Creek Community Building, which are special use facilities. The Highway 49 Mitigation Site is an undeveloped natural park area open to passive recreation. The City also operates the Central Eureka Mine site, which is an historic area park. Likewise, the City purchased the Knight Foundry and is working with the Sutter Creek Community Benefit Foundation to raise funds for a museum of historic operations and walking tours. In addition to these park facilities, the City owns a 176-acre open space area north of Sutter-Ione Road. Table 8-1 lists various recreation facilities in Sutter Creek. The Gold Rush Ranch development proposed 21 acres of public parks, a 15-acre sports complex, 300 acres of open space, and 7-mile hiking trail network; however, these facilities are not currently developed.

Based on a population of 2,457, the City has 2.0 acres of active parkland per 1,000 City residents (ACRA, 2016). Although 4.9 acres of parklands serving a current estimated population of 2,588 meets the minimum State recommended ratio of 1 acre per 1,000 residents, it is considered inadequate by the City and the Amador County Recreation Agency recommends an additional 7.4 acres of active parkland to achieve an active park ratio of 5 acres per 1,000 people.

The Amador County Park and Recreation Master Plan (2016) provides recommendations for improvements and for the City to develop a multi-use soccer field, additional gymnasium space, an active summer youth program, and additional trails and walking paths. The 2016 Master Plan also recommends ADA improvements at Bryson and Minnie Provis Parks, and general renovations to the hard surfaces at Bryson Park. The Master Plan also recommends the addition of lighting and a climbing wall at Minnie Provis Park, a shade structure and drinking fountain at Bryson Park, and completion of Miner's Bend Park.

8.1.1. School Facilities

Outdoor recreational facilities at schools in the City are made available for public recreation. Use of school facilities is consistently strained however because there is so much demand being generated by youth soccer, the Softball Association, Little League, persons wanting to play tennis, etc. Often the schools own needs preclude their use by the general public. The school's *Master Plan for Development* calls for a consolidation rather than an expansion of high school facilities over the next 20 years, which will worsen the situation unless the new elementary school to be located in Sutter Creek includes sufficient recreational facilities that are available to the public.

Table 8-1
Recreation Facilities

Name	Type	Acres	Uses	Ownership/Management
Bryson Park	Neighborhood Park	1.5	-Playground -Partial basketball court -Volleyball court -Restrooms -Open space	City
Minnie Provis Park	Neighborhood Park	2.5	-Playground -Picnic tables -Baseball/multi-use field -Restrooms -Snack bar	City
To be developed (Crestview II)	Neighborhood Park (to be developed)	--	To be determined	City
To be developed (Golden Hills)	Neighborhood Park (to be developed)	--	To be determined	City
Gateway Park	Natural Area Park	1.1	-Passive recreation -Open space/trails -Park benches	City
Transit Center Park	Natural Area Park	1.6	-Passive recreation -Open space/trails -Park benches	City
Miners Bend Park	Historic Area Park	0.5	-Historical artifacts -Picnic tables -Open space -Educational / informational	City
Highway 49 Mitigation Site	Natural Area Park	176.0	-Open space/trails -Oak woodland management/preserve -Educational / informational	City
Sutter Creek Auditorium	Special Use Facility	0.1	-City Hall -Multipurpose/small gymnasium -Kitchen -Restrooms	City
Sutter Creek Community Building	Special Use Facility	0.3	-Meeting room -Kitchen -Restrooms	City
Central Eureka Mine	Historic Area Park	11.5	Existing: -Paved Access Planned: -Historical artifacts -Picnic tables -Open space/trails	City

Table 8-1 Recreation Facilities				
Name	**Type**	**Acres**	**Uses**	**Ownership/Management**
Knight Foundry (Undeveloped/Planned Park)	Historic Area Park and Special Use Facility	1.1	Planned: -Historical artifacts -Passive recreation -Educational / informational	City
Total City Recreation Acres in Sutter Creek		**196.2**		
Old Sutter Creek Grammar School	Special Use Facility	--	-Multipurpose room -Meeting rooms -Restrooms	ACUSD
Amador High School and Sutter Creek Elementary School	School	--	-Gymnasium -Pool -Baseball/softball fields -Football/soccer field -Track -Tennis courts -Basketball/volleyball courts -Playground	ACUSD
Independence High School	School	22.80	-Multipurpose room -Baseball/softball field -Basketball court	ACUSD
Sutter Creek Primary	School	--	-Playground -Basketball half courts	ACUSD
Italian Picnic Grounds	Private Special Use Facility	20	-Picnic grounds -Event hall -Bocce courts	Italian Benevolent Society of Amador County

8.1.2. Parkland Dedication/In-Lieu Ordinance

The City has adopted a parkland dedication/in-lieu fee (Quimby) ordinance for the purpose of acquiring and developing additional recreational grounds and facilities in the City. Under the ordinance, new residential developments must either dedicate land or pay an in-lieu fee (or a combination, at the option of the City) based upon a ratio of 5 acres per 1,000 residents anticipated in the development. The ordinance will, over time, go a long way toward establishing the multifaceted parks and trails program outlined in the following text. However, additional resources will be required.

8.1.3. Cost vs. Revenue Programs

The cost for a regional park, for example, may exceed the in-lieu revenues obtained by the ordinance. Since some parks and recreational areas may be considered open space in accordance with the General Plan's Conservation and Open Space Element, developments may tend to meet their Quimby ordinance requirements at the same time they meet their open space requirements, thereby reducing the overall effectiveness of the Quimby ordinance as a means to generate in-lieu revenues. This could mean the City would need additional revenue sources, especially for the purpose of developing and maintaining park and recreational facilities. The Public Services and Facilities Element calls for a citywide long term capital improvement program and funding strategy that considers the costs for developing and maintaining parks and trails as well as other components of public services and facilities.

8.1.4. Maintenance

The Quimby ordinance is not designed to provide revenues for ongoing maintenance costs that will increase as an expanded parks and trail system is established. The City presently spends approximately $15,000 per year maintaining its 4.0 acres of parklands (approximately $7.50 per resident). If the planned ratio of parklands per residents is increased to approach 5 acres per 1,000 residents and if open space requirements in the Conservation/Open Space Element tend to add additional public lands, this cost per resident ratio for maintenance will increase.

8.1.5. Liability

Liability insurance may be a significant ongoing cost factor. Task Force #2 provided research that indicated that although liability costs and concerns can be reduced so that they are not prohibitive, liability insurance will still likely be a cost factor worth consideration. An expanded parks and trail system will add to demands upon police protection services.

9. Housing

Background information regarding housing and population are located in the Housing Element (Vol. I), Housing Element Appendices (Vol. III), and the General Plan Annual Progress Report (Vol. III).

2 Housing Element Appendices 2015

APPENDIX A: HOUSING NEEDS ASSESSMENT

HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs that will meet the needs of current and future residents.

POPULATION CHARACTERISTICS

According to the Census and shown in **Table HE-2** below, the population of Amador County in 2010 was 35,009, with a population of 20,503 (59 percent) in unincorporated areas, and 14,506 (41 percent) in incorporated areas. In 2013, the population was 37,123. Amador County's population has increased substantially over the past 50 years from just 9,151 in 1950 to 35,100 in 2000. The rate of growth increased during the 1980s and 1990s but slowed significantly thereafter. Population numbers fluctuated differently across jurisdictions between 2000 and 2013. The unincorporated county population, for instance, increased by nine percent, while Ione's population only grew less than one percent. Countywide, population grew by six percent.

TABLE HE-2
POPULATION

Location	Population			Percent Change 2000-2013
	2000	2010	2013	
Amador County	35,100	35,009	37,123	6%
Amador City	201	196	182	-9%
Ione	7,214	7,129	7,259	1%
Jackson	4,467	3,898	4,600	3%
Plymouth	957	980	991	4%
Sutter Creek	2,342	2,303	2,478	6%
Unincorporated County	19,919	20,503	21,640	9%

Source: 2000-2010 DOF (E-8)

Population by Age. Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents. The median age for Amador County as a whole in 2012 was 48.4 years, significantly older than the California average (33.2). The most populous age cohort across most of the jurisdictions was 50 to 59 year olds.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time

homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in the prime earning power of their careers, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes.

Table HE-3 shows the ages of householders in the county and cities. As shown, Amador City has a much higher number of younger householders than the rest of the county, with 44 percent under age 25. Each of the remaining communities has a fairly large number of householders in the 45-54 year range. Senior households (age 65+) represent at least 20 percent of households across all jurisdictions but are most common in Sutter Creek (29%) and the unincorporated county (21%) of households.

TABLE HE-3
AGE CHARACTERISTICS OF HOUSEHOLDERS

Jurisdiction	Number of Households	Percent of Householders by Age Group									
		Under 5	5-14	15-24	25-34	35-44	45-54	54-64	65-74	75-84	85 and above
Amador County	14,283	4%	9%	11%	9%	12%	17%	18%	12%	6%	3%
Amador City	73	13%	15%	16%	13%	6%	15%	16%	3%	3%	2%
Ione	1,365	4%	8%	13%	13%	21%	20%	13%	5%	2%	1%
Jackson	1,942	6%	10%	13%	14%	12%	11%	15%	7%	6%	6%
Plymouth	428	8%	16%	9%	14%	11%	19%	9%	5%	6%	3%
Sutter Creek	1,192	3%	9%	9%	6%	10%	12%	22%	21%	6%	2%
Unincorporated	9,283	0%	9%	10%	8%	11%	18%	20%	13%	7%	2%

Source: 2008- 2012 ACS (DP05)

The generally modest rate of population growth throughout the county is also reflected in DOF population projections for 2020–2060. According to DOF estimates, the county's population is expected to increase by 14.6 percent over its 2020 population to a little over 45,100. With this rate of anticipated population growth, the demand for new housing to accommodate these new residents will increase. **Table HE-4** shows projected population growth for Amador County between the years 2020 and 2060. DOF projections do not provide splits for the incorporated and unincorporated portions of the county.

TABLE HE-4
PROJECTED POPULATION GROWTH, AMADOR COUNTY

Projected Population Growth, Amador County	Projected Population	Percent Change
2020	39,352	-
2030	42,036	7%
2040	44,200	5%
2050	44,829	1%
2060	45,116	1%

Source: 2013 DOF (P-1)

Income and Employment Characteristics

Income. Along with housing prices and rents, household income is the most important factor affecting housing opportunities in Amador County. Housing choices such as tenure, housing type, and location are dependent on household income. Tenure refers to whether a household owns or rents its housing unit. On the other hand, household size and type often affect the proportion of income that can be spent on housing. The median income countywide according to the 2008–2012 ACS is $53,462 as shown in **Table HE-5**. Ione had significantly higher median incomes than the rest of the jurisdictions in the county. Jackson has the lowest median income at $44,386, which was 83% of the county's as a whole. Income information is only available Countywide not broken out by the unincorporated area.

TABLE HE-5
MEDIAN HOUSEHOLD INCOME

Jurisdiction	Median Household Income	% of County
Amador County	$53,462	100%
Amador City	$46,094	86%
Ione	$63,033	118%
Jackson	$44,386	83%
Plymouth	$45,625	85%
Sutter Creek	$46,859	88%

2008-2012 ACS (S01903)

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the area median income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31–50% of AMI
- Low income: 51–80% of AMI
- Moderate income: 81–120% of AMI
- Upper income: Above 120% of AMI

Table HE-6 estimates the number of households within each income category for the county as a whole, as reported in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. Data is based on the 2010 Census. Countywide, 19 percent of households were in the extremely low- and very low-income categories, and 37 percent were 80 percent or below of the AMI.

TABLE HE-6
HOUSEHOLD INCOME DISTRIBUTION

Income Distribution Overview	Number of Households	Percent of Households
Extremely Low (<30% of Area Median Income)	1,235	8%
Very Low (31-50% of AMI)	1,680	11%
Low (51-80% AMI)	2,615	18%
Moderate (81-120% AMI)	1,680	11%
Upper (>120% AMI)	7,505	51%
Total	14,715	100%

Source: 2006-2010 CHAS

In 2006, state law was amended (AB 2634) to add the extremely low-income category to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. Further discussion of housing costs and affordability, as well as housing growth needs by income category, is provided later in this chapter. In 2011, the number of extremely low-income households in Ione is 85 (6% of the city population), in Jackson is 200 (10% of the city population), and in Sutter Creek is 105 (9% of the city population) (CHAS, 2011).

Employment. Future housing needs depend, in part, on employment trends, as well as wages. Changes in the types of jobs available, along with the associated pay levels in Amador County and the surrounding region, will affect the type and cost of housing available to future residents.

As shown in **Table HE-7**, countywide employment grew by 5,280 jobs between 1990 and 2009 to 16,140 persons employed in the labor force. Unemployment rates were more than double that of 2000 in 2009, as Amador County, like much of the rest of the US, experienced the impacts of the economic recession that began in 2008. Employment levels and the unemployment rate have begun to recover, and in 2014 were 14,260 and 9.8 percent, respectively.

TABLE HE-7
LABOR FORCE CHARACTERISTICS, 1990–2014

Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	11,460	10,860	600	5.2
2000	15,300	14,500	800	5.2
2009	18,430	16,140	2,280	12.4
2014	15,800	14,260	1,550	9.8

Source: 1990, 2000, 2009, and 2014, EDD

The 2007–2011 ACS data provides employment by industry data. It reported that in 2011, Amador County had a resident civilian labor force of 13,260. The labor force includes those people ages of 16 and over who are able to work. **Table HE-8** shows employment by major industries in each of the jurisdictions. As shown, educational service and health care services along with recreation-related industries and retail trade have some of the highest employment numbers across jurisdictions. Public administration is also a significant industry of employment in the county as a whole.

TABLE HE-8
EMPLOYMENT BY INDUSTRY, 2011

Employment by Industry	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Civilian employed population	13,260	-	59	-	1,579	-	1,860	-	435	-	1,058	-	8,269	-
Agriculture and related	362	3%	0	0%	13	1%	40	2%	14	3%	6	1%	289	4%
Construction	906	7%	5	9%	242	15%	48	3%	25	6%	117	11%	469	6%
Manufacturing	755	6%	0	0%	18	1%	150	8%	12	3%	32	3%	543	7%
Wholesale trade	240	2%	0	0%	0	0%	19	1%	19	4 %	8	1%	194	2%
Retail trade	1,640	12%	2	3%	109	7%	266	14%	79	18%	171	16%	1013	12%
Transportation and warehousing	808	6%	6	10%	96	6%	70	4%	19	4%	20	2%	597	7%
Information	156	1%	0	0%	10	1%	8	1%	0	0%	9	1%	129	2%
Finance and real estate	363	3%	8	14%	27	2%	46	3%	13	3%	66	6%	203	3%
Professional, scientific, and management	1,308	10%	0	0%	90	6%	139	8%	36	8%	114	11%	929	11%
Educational services and health care	2,601	20%	30	51%	310	20%	257	14%	63	15%	282	27%	1659	20%
Recreation services	1,840	14%	0	0%	209	13%	431	23%	81	19%	96	9%	1023	12%
Other services,	540	4%	1	2%	48	3%	156	8%	29	7%	61	6%	245	3%
Public administration	1,741	13%	7	12%	407	26%	230	12%	45	10%	76	7%	976	12%

Source: 2007-2011 ACS (DP-03)

Major Employers. Major sources of employment in Amador County are a mix of public agencies, including the county sheriff and schools, hospitals, major grocery and other large warehouse retailers, and utilities. **Table HE-9** shows the largest employers in the county according to the California Employment Development Department (EDD) in 2014. All of these employers have on record 10 or more employees on-site.

TABLE HE-9
MAJOR EMPLOYERS

Employer Name	Location	Industry
Amador County Sheriff and Coroner	Jackson	Sheriff/Government Offices-County
Camanche Recreation Co	Ione	Recreation Centers
Jackson Junior High School	Jackson	Schools
Jackson Rancheria Casino and Restaurant	Jackson	Casino, Full Service Restaurant
Kit Carson Nursing & Rehab	Jackson	Hospitals
Lowe's Home Improvement	Jackson	Home Centers
Mule Creek State Prison	Ione	State Govt-Correctional Institutions
Pacific Gas & Electric Co	Jackson, Pioneer	Electric Companies
Raley's	Jackson	Grocers-Retail
Safeway	Jackson	Grocers-Retail
Save Mart	Jackson	Grocers-Retail
Sierra Pine Ltd	Sutter Creek	Lumber-Manufacturers
Sutter Amador Hospital and Lab	Jackson	Hospitals, Medical Laboratories
Volcano Telephone	Pine Grove	Radio/Internet/TV Broadcasting/Comm Equip
Walmart	Jackson	Department Stores

Source: EDD, 2014

EDD estimates future job growth in fast-growing occupations. Estimates for Amador County are aggregated with those for Calaveras, Mariposa, and Tuolumne Counties into the "Mother Lode Region," as shown in **Table HE-10**. These occupations indicate areas of the economy that are positioned for faster growth in Amador County and surrounding areas. A more rapid growth rate is projected in the health care industry, for instance. This trend may be related to the growing population of senior citizens in the Mother Lode Region.

TABLE HE-10
FAST-GROWING INDUSTRIES, MOTHER LODE REGION[1] 2010–2020

Occupational Title	Annual Average Employment		2010–2020 Change
	2010 Estimated Employment	2020 Projected Employed	
Cost Estimators	110	160	46%
Home Health Aides	240	330	38%
Carpenters	440	590	34%
Medical Secretaries	340	430	27%
Hairdressers, Hairstylists, and Cosmetologists	90	110	22%
Insurance Sales Agents	90	110	22%
Emergency Medical Technicians and Paramedics	150	180	20%
Postal Service Mail Carriers	100	120	20%
Operating Engineers and Other Construction Equipment Operators	160	190	19%
Dental Assistants	180	210	17%

Source: California Employment Development Department, October 2013
[1] Estimates for Amador County are aggregated with those for Calaveras, Mariposa, and Tuolumne Counties into the "Mother Lode Region" by the EDD for analysis.

Jobs-Housing Balance. Commuting patterns in Amador County have an important implication for housing needs. Larger employers in the county (e.g., County government, PG&E, Jackson Rancheria, large retailers) generate a number of jobs. However, the workforce employed at these institutions may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Table HE-11 summarizes commuting patterns of residents in Amador County. Data for the unincorporated county is not separately calculated and so is not shown below. The majority of individuals do not live and work in the jurisdictions but commute to other places for work. Countywide, only 27 percent of residents lived and worked in the same community, and 59 percent of workers in the county live elsewhere and commute in for work. The live-work ratio varies across the cities. In Amador City, there is no overlap between those who work and live within the city. In Ione, 10 percent of the employed population lives in the city. Countywide, 74 percent of residents drive more than 10 miles to reach their place of work, and 43 percent drive more than 25 miles.

TABLE HE-11
JOBS-HOUSING BALANCE

Jurisdiction	Live in Jurisdiction Only	Work in Jurisdiction Only	Live and Work in Jurisdiction	Total Employed in Jurisdiction
Amador County	11,785	6,045	4,296	10,431
Amador City	88	23	0	23
Ione	1,998	1,810	161	1,971
Jackson	1,917	3,030	336	3,366
Plymouth	491	150	2	152
Sutter Creek	1,161	1,006	31	1,037

Source: US Census 2013 (LODES)

Commuting Patterns. Commuting patterns reflect that there is an imbalance between where people live and work in Amador County. As shown in **Table HE-12** roughly a quarter (26%) of residents in Amador County drive for between 25 and 60 minutes to work each day and another 15 percent drive for more than an hour to work. Those in Amador City (26%) and Plymouth (22%) are most likely to commute the longest, while Jackson residents are most likely to have the shortest commute, with around 90 percent traveling less than 25 minutes. The median commute time for residents countywide is 28.5 minutes. Commute time information is only available Countywide not for the unincorporated area of the County only.

TABLE HE-12
COMMUTE TIME

Jurisdiction	Minutes				
	Less than 10	10 to 24	25 to 44	45 to 59	More than 60
Amador County	20%	38%	19%	7%	15%
Amador City	18%	46%	0%	10%	26%
Ione	25%	36%	18%	10%	11%
Jackson	53%	37%	3%	4%	3%
Plymouth	21%	27%	24%	6%	22%
Sutter Creek	21%	58%	8%	4%	9%

Source: ACS 2008–2012 (S0802)

Housing Overpayment. Generally, overpayment compares the total housing cost for a household to the ability of that household to pay for housing. Specifically, overpayment is defined as monthly housing costs in excess of 30 percent of a household's income. Housing cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses. As shown in **Table HE-13**, a significant portion of lower-income households in each community overpaid for housing according to ACS 2007–2011 data.

TABLE HE-13
HOUSING OVERPAYMENT BY TENURE

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income*
Amador County							
Ownership Households	1,348	1,539	1,902	1,607	4,820	11,216	4,789
Overpaying owner households	909	827	691	588	1,333	4,348	2,427
Percentage of overpaying owners	67%	54%	36%	37%	28%	39%	51%
Renter Households	698	471	663	433	503	2,798	1,832
Overpaying renter households	554	444	362	104	28	1,492	1,360
Percentage of overpaying renters	79%	94%	55%	24%	6%	72%	74%
Amador City							
Ownership Households	14	1	3	7	17	42	18
Overpaying owner households	11	1	-	7	1	20	12
Percentage of overpaying owners	79%	100%	0%	97%	6%	48%	79%
Renter Households	3	-	10	5	14	32	13
Overpaying renter households	-	-	9	-	-	9	9
Percentage of overpaying renters	0%	0%	87%	0%	0%	28%	0%
Ione							
Ownership Households	77	82	106	174	619	1,058	265
Overpaying owner households	40	66	27	66	142	341	133
Percentage of overpaying owners	51%	81%	25%	38%	23%	32%	50%
Renter Households	50	-	96	79	44	269	146
Overpaying renter households	50	-	72	42	-	164	122

Household	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income*
Percentage of overpaying renters	100%	0%	75%	53%	0%	61%	83%
Jackson							
Ownership Households	131	112	179	164	383	969	422
Overpaying owner households	116	18	13	60	81	288	147
Percentage of overpaying owners	89%	16%	7%	36%	21%	30%	35%
Renter Households	254	-	223	125	153	755	477
Overpaying renter households	130	125	50	13	-	318	305
Percentage of overpaying renters	51%	0%	22%	10%	0%	42%	64%
Plymouth							
Ownership Households	61	63	39	33	99	295	163
Overpaying owner households	32	12	8	23	6	81	52
Percentage of overpaying owners	52%	20%	21%	70%	6%	27%	32%
Renter Households	20	60	35	10	8	133	115
Overpaying renter households	20	52	18	-	-	90	90
Percentage of overpaying renters	98%	87%	52%	0%	0%	68%	78%
Sutter Creek							
Ownership Households	116	118	127	48	244	653	361
Overpaying owner households	106	52	80	44	78	360	238
Percentage of overpaying owners	91%	44%	63%	91%	32%	55%	66%
Renter Households	96	109	124	127	77	533	329
Overpaying renter households	79	109	83	8	-	279	271
Percentage of overpaying renters	82%	100%	67%	6%	0%	52%	82%
Unincorporated Amador County							
Ownership Households	948	1,164	1,449	1,180	3,459	8,200	3,561
Overpaying owner households	605	677	563	388	1,025	3,258	1,845
Percentage of overpaying owners	64%	58%	39%	33%	30%	40%	52%
Renter Households	698	471	663	433	503	2,798	1,832
Overpaying renter households	554	444	362	104	28	1,492	1,360
Percentage of overpaying renters	79%	94%	55%	24%	6%	72%	74%

Source: 2007-2011 ACS B25106

**Lower Income is the total of the Extremely Low, Very Low and Low-Income categories and is all households with incomes of 80 percent or lower of median income.*

However, the overpayment rate varied by tenure and income level. More than half of all very low- and extremely low-income households in all jurisdictions, in most cases both owners and renters, were reported to be overpaying. With the exceptions of Amador City and Jackson, over three-quarters of renters were overpaying in all jurisdictions. Ione had the highest percentage of renters overpaying (83%), while Amador City had the highest percentage of owners overpaying (79%). Sutter Creek had the most households overpaying overall; 74% of lower income households were overpaying and 54% of all households were overpaying. Overall, 57% of households in Amador County were overpaying in 2011.

HOUSEHOLD CHARACTERISTICS

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households may include seniors living alone or young adults.

According to the Census, shown in **Table HE-14,** there were 12,759 households in Amador County in 2000 which grew slightly to 14,569 households in 2010, a 14.2 percent increase. Jackson and Ione saw increases in households of more than 15 percent. The other incorporated cities addressed in this joint Housing Element saw more moderate growth rates under 10 percent in that decade.

Household Tenure. Tenure is also represented in **Table HE-14**. As shown, most households (75%) are owner-occupied, although renter households are more common in the cities than unincorporated Amador County, especially in Jackson and Sutter Creek where 46 percent of units are renter-occupied.

TABLE HE-14 HOUSEHOLD TRENDS – 2000-2010

Existing Households	2000			2010			10-year change		
Year	# Existing Households	Owner	Renter	# Existing Households	Owner	Renter	# Existing Households	Owner	Renter
Amador County	12,759	9,629	3,130	14,569	10,883	3,686	14.2%	13.0%	17.8%
Amador City	85	56	29	85	54	31	0.0%	-3.6%	6.9%
Ione	1,081	662	419	1,466	1,026	440	35.6%	55.0%	5.0%
Jackson	1,746	983	763	2,065	1,122	943	18.3%	14.1%	23.6%
Plymouth	392	253	139	403	259	144	2.8%	2.4%	3.6%
Sutter Creek	1,025	603	422	1,168	626	542	14.0%	3.8%	28.4%
Unincorporated	8,430	7,072	1,358	9,382	7,796	1,586	11.3%	10.2%	16.8%

Source: US Census 2000 (DP05); US Census 2010(DP-1)

In addition to the population living in households, 4,430 people lived in group quarters in the county in 2010, the majority of which lived at Mule Creek State Prison, Preston Youth Correctional Facility, and the Pine Grove Youth Conservation Camp. With the exception of the prison population, the county's population is overwhelmingly housed in households.

Household Size. According to the 2007–2011 ACS, the average household size for Amador County as a whole was 2.3 persons per household for owner-occupied units and 2.4 persons per household for renter-occupied units. **Table HE-15** displays the percentage of each household size within each jurisdiction. Countywide, the proportion of single-person households was approximately 19 percent in owner-occupied units and six percent in rented units. However, the percentage of single-person households varied by location. The cities of Jackson (34%) and Sutter Creek (33%) had the highest percentage of single-person households, while Ione (20%) had the lowest.

TABLE HE-15 HOUSEHOLD SIZE – 2011

	Amador County		Amador City		Ione		Jackson		Plymouth		Sutter Creek		Unincorporated	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
Total:	14,283	-	73	-	1,365	-	1,942	-	428	-	1,192	-	9,283	-
Owner occupied	11,213	79%	41	56%	1,079	79%	969	50%	295	69%	653	55%	8,176	88%
1-person household	2,661	19%	14	19%	169	12%	317	16%	51	12%	195	16%	1,915	21%
2-4-person household	7,886	55%	27	37%	778	57%	606	31%	209	49%	445	37%	5,821	63%
5+ person household	666	5%	0	0%	132	10%	46	2%	35	8%	13	1%	440	5%
Renter occupied	3,070	21%	32	44%	286	21%	973	50%	133	31%	539	45%	1,107	12%
1-person household	876	6%	3	4%	104	8%	342	18%	48	11%	201	17%	178	2%
2-4-person household	1888	13%	18	25%	161	12%	553	28%	65	15%	301	25%	790	9%
5+ person household	306	<1%	11	15%	21	<1%	78	<1%	20	5%	37	<1%	139	<1%

Source: US Census 2007-2011 ACS Table B17010

Overcrowded Households. Overcrowding is defined as a situation where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs.

The 2007–2011 ACS reported overcrowding is fairly rare throughout the county, accounting for less than one percent of all households. Overcrowding is slightly more common in Jackson and Plymouth, accounting for two percent and three percent of total households respectively. Of the 104 overcrowded households countywide, 49 are severely overcrowded, representing 35 percent of all

overcrowded units. As **Table HE-16** shows, the level of overcrowding by tenure is higher in owner households, representing 83 percent of the overcrowded households in 2011. Overcrowding is not an issue in Amador County.

TABLE HE-16
OVERCROWDED HOUSEHOLDS

	Amador County	Amador City	Ione	Jackson	Plymouth	Sutter Creek	Unincorporated
Total Households	14,283	73	1,365	1,942	428	1,192	9283
Overcrowded Households (1.01 or more/rm)							
Owner Occupied	116	0	17	29	13	0	57
Renter occupied	24	0	0	10	0	6	8
Total	140	0	17	39	13	6	65
Severely Overcrowded Households (1.5 or more/rm)							
Owner Occupied	39	0	0	29	0	0	10
Renter occupied	10	0	0	10	0	0	0
Total	**49**	**0**	**0**	**39**	**0**	**0**	**10**

Source: ACS 2007-2011 (B25014)

HOUSING STOCK CHARACTERISTICS

This section describes the housing characteristics and conditions that affect housing needs in Amador County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.

Housing Type

The DOF provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. The DOF estimated that Amador County had a total of 18,174 housing units in 2013, representing a growth of 142 new units (less than one percent growth) countywide since 2010 and five percent growth since 2000, as shown in **Table HE-17**. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions comprises single-family detached houses. However, the dominance of such detached units varied a great deal, from under 60 percent of units in Plymouth and Sutter Creek to nearly 90 percent in Ione and the unincorporated areas (see **Table HE-18**).

TABLE HE-17
HOUSING STOCK, AMADOR COUNTY 1990–2013

Location	1990	2000	2010	2013	% Change 1990-2000	% Change 2000-2013
Amador County	12,814	15,113	18,032	18,174	18%	20%
Amador City	87	94	108	108	8%	15%
Ione	910	1,168	1,635	1,744	28%	49%
Jackson	1,618	1,816	2,309	2,312	12%	27%
Plymouth	359	372	493	492	4%	32%
Sutter Creek	952	1,084	1,367	1,373	14%	27%
Unincorporated Areas	8,888	10,579	12,120	12,145	19%	15%

Source: DOF 2009, 2013

Multi-family units, including smaller complexes (2-4 units) and larger complexes (5+), were more popular in Jackson and Sutter Creek, but accounted for less than six percent of units in all other jurisdictions, as shown in **Table HE-18**. Notably, more than a quarter of units in Plymouth are mobile homes.

TABLE HE-18
HOUSING UNITS BY TYPE

County / City	Single Detached		Single Attached		Two to Four		Five Plus		Mobile Homes		Total	
Amador City	90	83%	12	11%	6	6%	0	0%	0	0%	108	100%
Ione	1,556	89%	31	2%	0	0%	104	6%	53	3%	1,744	100%
Jackson	1,430	62%	134	6%	288	12%	252	11%	208	9%	2,312	100%
Plymouth	275	56%	30	6%	23	5%	25	5%	139	28%	492	100%
Sutter Creek	802	58%	82	6%	136	10%	243	18%	110	8%	1,373	100%
Unincorporated	10,742	88%	270	2%	159	1%	66	1%	908	7%	12,145	100%
Amador County	14,895	82%	559	3%	612	3%	690	4%	1,418	8%	18,174	100%

Source: 2011-2013 DOF, (E-5)

Age of Housing Stock

Housing element law requires an estimate of substandard housing in the community. Housing over 30 years old is more likely to be in need of repair and rehabilitation. According to 2012 ACS data, the majority of housing (53%) in Amador County was built over 30 years ago, before 1980. The largest percentage of the county's housing stock, 43 percent, was built between 1970 and 1989 (see

Table HE-19). Amador City has the oldest overall housing stock, with over 70 percent of units built before 1980 while Ione has the newest, with only 36 percent built before 1980.

TABLE HE-19
AGE OF HOUSING STOCK

		2010 or later	2000 - 2009	1990-1999	1980-1989	1970 - 1979	1960 - 1969	1950 - 1959	1940-1949	1939 or earlier	Total housing units*
Amador County	#	42	2,410	2,566	3,581	4,151	1,615	657	895	2,100	18,017
	%	0%	13%	14%	20%	23%	9%	4%	5%	12%	100%
Amador City	#	0	3	8	20	3	0	7	8	56	105
	%	0%	3%	8%	19%	3%	0%	7%	8%	53%	100%
Ione	#	14	414	286	211	68	122	27	121	172	1,435
	%	1%	29%	20%	15%	5%	9%	2%	8%	12%	100%
Jackson	#	0	336	288	442	330	151	157	184	477	2,365
	%	0%	14%	12%	19%	14%	6%	7%	8%	20%	100%
Plymouth	#	0	83	23	168	126	23	57	16	77	573
	%	0%	15%	4%	29%	22%	4%	10%	3%	13%	100%
Sutter Creek	#	0	151	173	219	142	133	48	53	431	1,350
	%	0%	11%	13%	16%	11%	10%	4%	4%	32%	100%
Unincorporated County	#	28	1,423	1,788	2,521	3,482	1,186	361	513	887	12,189
	%	0%	12%	15%	21%	29%	10%	3%	4%	7%	100%

Source:2008-2012 ACS (DP04)
**Due to the small size of the sample taken in Amador County, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale. Therefore numbers for the same type of data may vary when based on the ACS versus another data source.*

Condition of the Housing Stock

Amador County

Since many of the homes in Amador County are older, it is likely that many may be in need of repair. To assess the overall condition of housing, County staff conducted a windshield housing condition survey of 905 housing units in 2008. The survey included a range of areas, including older and new subdivisions and mobile home parks. A rating system based on exterior housing conditions using the HCD criteria, was used to determine whether housing units would require repair or replacement. The system rates the conditions of foundations, roofs, siding, windows, and electrical systems. The status of the items evaluated suggests the condition of the overall structure; however,

the specific needs of any particular unit are not known until a complete housing inspection is conducted.

Those units in the "minor rehabilitation" category appeared structurally sound but showed signs of deferred maintenance or upkeep. The house may need a roof replacement or new windows and a paint job. Units with the designation of "moderate rehabilitation" involved repair or replacement of more than one rated system. This category varies widely and may include, for example, a unit that needs replacement of the roof, electrical system, and windows.

"Substantial rehabilitation" involves the replacement of several major systems in the home, such as complete or partial foundation work, repair or replacement of exterior siding or reconstruction of the roof system. "Dilapidated" units are those that would require all of the rated systems to be replaced or significantly repaired to bring the structure into compliance with the current Uniform Building Code, which would make rehabilitation ineffective from a cost perspective.

Table HE-20 below shows the results of the housing conditions survey. Nearly 90 percent of the units surveyed were considered to be in sound condition. Overall, 111 units surveyed were rated to be in need of some rehabilitation, which represents about 12 percent of the units surveyed. Since it is not feasible to survey the entire housing stock, an estimate of the total number of homes in need of repair is needed. Overall, in the areas targeted in the survey, nearly 90 percent of all housing units were in sound condition, so it is assumed that a similar percentage of housing units in the remainder of the county would be considered in sound condition.

TABLE HE-20
2008 HOUSING CONDITION SURVEY RESULTS

Degree of Deterioration	Number of Housing Units	% of Total Surveyed
Sound	794	87.7%
Minor	59	6.5%
Moderate	42	4.6%
Substantial	8	0.9%
Dilapidated	2	0.2%
Total	**905**	**100%**

Units in Need of Repair and Replacement

The County estimates that 23 units in the unincorporated area were in need of replacement in 2008, and that approximately 642 units were in need of repair or rehabilitation.

The estimate of 23 units in need of replacement was based on 0.2 percent of the county's housing stock which was found to be dilapidated in the housing condition survey. The estimate of 642 units in need of repair or rehabilitation was based on the 5.5 percent of the units surveyed which showed

moderate or substantial deterioration. The County estimates that as of 2014 conditions of the housing stock remain comparable to those in 2008.

Ione

As a part of the 2005 Housing Element update process, the condition of the City of Ione's housing stock was ascertained through a Housing Condition Survey. The survey of 1,106 residential housing units in Ione was performed by Mercy Housing California in the summer and fall of 2003. Mobile homes were included and apartment buildings were counted as a single unit. The survey rated all housing units within the city limits based on the methodology developed from the HCD program survey format.

As classified by HCD, a housing unit is deemed in need of rehabilitation if it is classified as minor, moderate, or substantial. Housing units classified as dilapidated are not considered as eligible for rehabilitation because it is assumed that the cost of rehabilitation exceeds the cost to replace the existing structure.

Each structure was rated according to criteria established by HCD, which establishes five structure categories: foundation, roofing, siding, windows, and doors. Within each category, the housing unit is rated from "no repairs needed" to "replacement needed." Points are added together for each unit and a designation made as follows:

Sound	9 points or less: New or well maintained. Structurally intact and undamaged – straight roof lines – no signs of deferred maintenance.
Minor repair	10 to 15 points: Shows signs of deferred maintenance – only one component needs replacement.
Moderate rehabilitation	16 to 39 points: Repairs needed for one or more major component and other repairs – i.e., roof replacement, painting, and window repairs.
Substantial rehabilitation	40 to 55 points: Replacement needed for several major systems and possibly other repairs – i.e., complete foundation work and roof replacement, along with painting and windows.
Dilapidated	56 or more points: Structurally unsound – not fit for human habitation – major rehabilitation needed –demolition suggested.

Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California

In general, the purpose of the study is to determine the eligibility of areas in need of community development activities. The results of the Housing Condition Survey may be used as a basis for an application to the state Community Development Block Grant (CDBG) program, Home Investment Partnerships Program (HOME) program, Redevelopment Agency Low and Moderate Income Housing Fund (LMIHF), or other programs that support the City's Housing Rehabilitation Program.

The survey evaluated a total of 1,106 housing units (1,030 single-family, 21 duplexes, 46 mobile homes, and 9 multifamily (considered one unit)). Of these units, 14 percent (152 units) needed minor repairs, 11 percent (121 units) needed moderate repairs, one percent (15 units) needed substantial rehabilitation, and 0.4 percent (4 units) were dilapidated and required replacement. Approximately 27 percent of Ione's housing stock is considered substandard and in need of rehabilitation or demolition (see **Table HE-21** below).

TABLE HE-21
IONE HOUSING CONDITIONS

Condition	Surveyed Units	
	Number	Percentage
Sound	814	74%
Minor	152	14%
Moderate	121	11%
Substantial	15	1%
Dilapidated	4	0.4%
Total	**1,106**	**100.0%**

Source: City of Ione Housing Condition Survey, November 2003, Mercy Housing California

After conversations with City staff in 2008, it is estimated that approximately 20 percent of the housing stock was in need of rehabilitation in 2008.

Jackson

The following are definitions of housing condition types as listed in CDBG's Grant Manual:

SOUND - A unit that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.

MINOR - A unit that shows signs of deferred maintenance or which needs only one major component such as a roof.

MODERATE - A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting and window repairs.

SUBSTANTIAL - A unit that requires replacement of several major systems and possibly other repairs (e.g., complete foundation work, roof structure replacement and re-roofing, as well as painting and window replacement).

DILAPIDATED - A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is non-existent, not fit for human habitation in its current condition, may be considered for demolition or, at minimum, major rehabilitation will be required.

TABLE HE-22
HOUSING CONDITION SURVEY RESULTS CITY OF JACKSON

Sound	Minor	Moderate	Substantial	Dilapidated	Total
1,067	133	123	33	5	1,361
78.4%	9.8%	9.0%	2.4%	0.4%	100%

Source: Mercy Housing California Housing Condition Survey of Jackson. November 2003

Because nearly 90% of Housing types were either Sound or needed Minor repair, a breakdown by Housing type was not done.

The 2003 Housing Condition prepared by Mercy Housing California was updated in 2011 by a visual survey of the City by the Senior Building Inspector and the City Planner. The revised information is displayed in Table HE-23.

TABLE HE-23
UPDATED HOUSING CONDITION SURVEY RESULTS CITY OF JACKSON

Sound	Minor	Moderate	Substantial	Dilapidated	Total
1678	107	91	11	10	1901
88.3%	5.6%	4.8%	0.6%	0.5%	100%

The updated survey demonstrates that the overall housing condition has improved for the City of Jackson; however there are more dilapidated units in need of abatement. The 2011 results are still representative of the City's housing stock in 2014.

Plymouth

There are four housing units in Plymouth in need of major rehabilitation. They are all currently unoccupied.

Sutter Creek

There are currently no houses in the City of Sutter Creek that have noticed code violations. The number of houses in need of minor to major rehabilitation is 6% and the percent of houses in need of replacement is .004%.

In June 2014, a building permit was issued for a complete interior remodel of an older, creek side home that was in need of repair. The issuance of building permits is common in Sutter Creek with commercial and residential properties.

HOUSING AFFORDABILITY

State and federal law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (AMI): extremely low (30% or less of AMI), very low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses.

According to HCD and the US Department of Housing and Urban Development (HUD), housing is considered "affordable" if the monthly housing cost is no more than 30 percent of a household's gross income. **Table HE-24** shows current (2014) affordable rent levels and estimated affordable purchase and rental prices for jurisdictions in Amador County by income category for a family of four.

Based on state-adopted standards, the maximum affordable monthly rent for extremely low-income households in Amador County is $543, while the maximum affordable rent for very low-income households is $904.

Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. However, home affordability was calculated assuming that a household of four can purchase a home with a 30-year fixed-interest mortgage and a 10% down payment, a 30% expense-to-income ratio, and 5.25 percent interest rate. With these assumptions, a four-person household in the extremely low-income category could, at maximum, afford a sales price of $104,255 for a home, while a very low-income household could afford a home costing $161,235. **Table HE-24** shows affordable prices for all income levels.

TABLE HE-24
HOUSING AFFORDABILITY

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities[1]	Taxes and Insurance (for homeowners)	Ownership[2]	Monthly Rental[3]
Extremely Low	$21,700	$543	$150	$61	$104,255	$393
Very Low	$36,150	$904	$150	$116	$161,235	$754
Low	$57,850	$1,446	$150	$218	$182,045	$1,296
Moderate	$86,750	$2,169	$150	$397	$191,388	$2,019

Notes:
Assumes a four-person household.
1. Monthly utility costs are assumed as $75/person and $25 for each additional person.
2.Total affordable mortgage based a 10 percent down payment, an annual 5.25 percent interest rate, 30 year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).
3. Monthly affordable rent based on 30 percent of income less estimated utilities costs.
Source: 2014 HCD income limits; http://www.realtor.com/home-finance/financial-calculators/

Rental Prices. According to current data available on online rental listing websites including realtor.com, padmapper.com, and trulia.com, the current (2014) actual listings across jurisdictions ranged from $495 to $1,635 for a one-bedroom unit. Few (7) rentals were listed as of March 2014. The median rental price in Amador County according to realtor.com over the last year is $887. Based on this price, an extremely low-income household could not afford the average unit, but very low-, low-, and moderate-income households could.

Home Sales Prices. The residential real estate market in Amador County jurisdictions has experienced fairly steady home sales in the last two years. Sales prices have also proved fairly stable, as shown in **Table HE-25**. The California Association of Realtors (CAR) publishes median monthly homes sales prices for each county in the state. According to the association, the 2014 median home sales price in Amador County in February 2014 was $206,250, eight percent lower than February 2013, but that the March 2014 average sales price was $214,280, seven percent higher than the previous year.

Another source, DataQuick News, breaks down sales between resale homes and new homes, which reveals that the median sales price for new homes dropped by as much as 18.4 percent over the last year since March 2013, but that resale prices have increased by 26.2 percent. The fact that CAR data combines new and resale transactions could be one reason for the monthly variations and lack of clear trends in median home sales price in the CAR data.

With current sales prices, only above moderate-income households could afford to purchase an existing market rate home in Amador County.

For a fuller picture, **Table HE-26** also displays median sales prices of listed homes by jurisdiction recorded by Trulia.com. Since it is only one listing source, this table only displays a segment of the market. However, this table indicates that, among listings of homes over the last year, market-rate homes in certain zip codes in unincorporated Amador County could be affordable to extremely low-income households. Market-rate homes would also be affordable to low-income group households in the cities of Plymouth and Ione.

TABLE HE-25
MEDIAN HOME SALES PRICE

Median Sales Price	2013	2014	Change
February	$225,000	$206,250	-8%
March	$200,000	$214,280	7%

Source: California Association of Realtors 2014,
(Home Sales and Price Report, http://www.car.org/)

TABLE HE-26
LISTED MEDIAN SALES PRICES BY COUNTY

Jurisdiction	Median Sales Price (March 2013–March 2014)	Number of Listings
Amador City	$250,000	11
Ione	$179,500	5
Jackson	$200,000	1
Plymouth	$179,500	7
Sutter Creek	$235,500	3
Unincorporated	$146,000	43
Countywide	$179,500	66

Source: Trulia.com, February 2014

Housing Vacancy. Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. A vacancy rate of five percent suggests that there is a balance between the demand and supply of housing. Generally, when the vacancy rate drops below five percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the DOF, in 2010 the total vacancy rate for Amador County was 19.2 percent, which includes all types of housing in the county. However, more than half of these vacant units were seasonal or recreation in nature. The county is tourism-oriented and thus is expected to have a high

number of seasonal units. Vacancy rates for the county, including only homeowner and rental units, are 3% and 9% respectively. Thus, the County's vacancy rate excluding seasonal use unit is considered appropriate for stable housing prices. **Table HE-27** shows the vacancy rates for each jurisdiction by type of housing in Amador County.

TABLE HE-27
HOUSING STOCK BY TYPE OF VACANCY

Geography	Vacant units	For rent	Rented, not occupied	For sale only	Sold, not occupied	Seasonal/ recreational	All other vacant	Vacancy rate
Amador County	3,463	373	24	355	51	2,052	608	19.2%
Amador City	23	3	0	4	0	11	5	21.3%
Ione	169	49	4	45	9	22	40	10.3%
Jackson	244	58	2	58	2	39	85	10.6%
Plymouth	90	20	2	11	2	30	25	18.3%
Sutter Creek	199	93	1	17	1	45	42	14.6%
Unincorporated	2,738	150	15	220	37	1,905	411	22.6%

Source: 2010 U.S. Census; (DP-1) ; DOF 2010

SPECIAL HOUSING NEEDS

Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status, among others. In Amador County, persons and households with special needs include seniors, families with children (large households and female-headed households with children) agricultural employees, persons with disabilities including developmental disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

Senior Population and Households. Senior citizens are considered those individuals 65 or older in age. Seniors generally have special housing needs primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance. In 2012, 21 percent of residents were senior citizens and roughly a third of households were headed by senior citizens, as shown in **Table HE-28**.

TABLE HE-28
SENIOR HOUSING CHARACTERISTICS, 2012

Location	Senior Citizens	Senior Households	Percent of Seniors with Disability
Amador County	21%	33%	30%
Amador City	7%	12%	45%
Ione	7%	22%	32%
Jackson	19%	27%	50%
Plymouth	14%	32%	44%
Sutter Creek	29%	36%	20%
Unincorporated County	22%	35%	24%

Source: 2008-2012 ACS (B25007, S0101)

As shown in **Table HE-29**, the large majority of seniors own rather than rent their home in Amador County. This is true across all jurisdictions, although seniors are much more likely to rent in Plymouth (26%) and Sutter Creek (25%) than in the rest of the county.

TABLE HE-29
SENIOR HOUSEHOLDS BY TENURE

Location	Own		Rent		Total	
	Number	Percent	Number	Percent	Number	Percent
Amador County	4,191	89%	509	11%	4,700	100%
Amador City	9	100%	0	0%	9	100%
Ione	280	92%	26	8%	306	100%
Jackson	437	82%	97	18%	534	100%
Plymouth	102	74%	36	26%	138	100%
Sutter Creek	321	75%	107	25%	428	100%
Unincorporated County	3,042	93%	243	7%	3285	100%

Source: 2007-2011 ACS (B25007)

Disabled Persons. According to the California Government Code, a "disability" includes, but is not limited to, any physical or mental disability as defined in Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including

neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads), and special sensory devices including smoke alarms and flashing lights.

Since there are no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis.

According to the 2000 Census, an estimated 33 percent of Amador County residents (11,504 persons) had one or more disabilities. Of the county's population aged 65 and older, approximately 39 percent had a disability (see **Table HE-30**). The distribution of residents with disabilities is similar between the incorporated and unincorporated areas of the county. According to HUD CHAS data, nearly 34 percent of all households which include a person with a disability, experience some kind of housing problem, including inadequate facilities, overcrowding, or paying more than 30 percent of their monthly income for housing.

TABLE HE-30
PERSONS WITH DISABILITIES BY AGE AND EMPLOYMENT STATUS

Location		Disabled Population			Employment Characteristics	
		Total Disabilities	Total Disabilities for Ages 5-64	Total Disabilities for Ages 65 and Over	Age 16–64, Employed Persons with a Disability	Age 16–64, Not Employed Persons with a Disability
Amador City	#	74	52	22	24	12
	%	-	70%	30%	-	-
Ione	#	1060	744	316	236	154
	%	-	70%	30%	-	-
Jackson	#	2124	1197	927	432	306
	%	-	56%	44%	-	-
Plymouth	#	363	258	105	136	47
	%	-	71%	29%	-	-
Sutter Creek	#	687	383	304	134	86
	%	-	56%	44%	-	-
Unincorporated	#	7,196	43,39	2,857	1,392	1,028
	%	-	60%	40%	-	-
Amador County Total	#	11,504	6,973	4,531	2,354	1,633
	%	-	61%	39%	-	-

Source: US Census 2000

PERSONS WITH DEVELOPMENTAL DISABILITIES

SB 812 requires cities and counties to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which can include mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally

disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Valley Mountain Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table HE-31** provides information about Amador County's population of developmentally disabled persons displayed by zip code.

TABLE HE-31
DEVELOPMENTAL DISABILITY LIVING SITUATION BY ZIP CODE

Jurisdiction	Zip Code	Community Care	Home Parent/ Guardian	ICF	Independent Living	Other	SNF	Total
Amador City	95601	0	1	0	0	0	0	1
Ione	95640	6	31	0	20	0	0	57
Jackson	95642	2	30	0	19	0	2	53
Plymouth	95669	6	6	0	1	0	0	13
Sutter Creek	95685	1	20	0	10	0	0	31
Unincorporated Amador County	95629, 95665, 95666, 95675, 95685	5	38	0	3	0	0	46
Amador County Total	**-**	**20**	**126**	**0**	**53**	**0**	**2**	**200**

Source: DDS 2014

There are seven residential care facilities located in Amador County that provide assistance to persons with disabilities. The facilities have a combined capacity of 209 and are located in Ione, Jackson, and Sutter Creek (see **Table HE-32**).

TABLE HE-32 SERVICES FOR THE DISABLED

Location	Name	Type	Capacity
1400 Marlette St., #66 Ione	Beone Home Of Compassion	Senior Residential Care	4
155 Placer Drive, Jackson	Amador Residential Care Facility	Assisted Living Residential Care	49
185 Placer Drive, Jackson	Jackson Gardens	Senior Residential Care	30
223 New York Ranch , Jackson	Oak Manor Senior Retirement Home	Assisted Living Residential Care	70
15 Bryson Drive, Sutter Creek	Gold Quartz Inn Retirement Home	Assisted Living Residential Care	47
280 Ursula, Sutter Creek	Harrold Hospitality	Senior Residential Care	6
210 Patricia Lane, Sutter Creek	Patricia Gardens Assisted Living Co., Llc	Assisted Living Residential Care	3
18483 Davis Street, Plymouth	Schwabe Residential Home	Assisted Living Residential Care	4

Source: http://www.seniorcareauthority.com, accessed March 2014; and City of Plymouth 2014.

Female-Headed Households. Female-headed households, especially those households with children under the age of 18 at home, generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Single-parent households, whether headed by a male or female, generally have this challenge. Single-parent male-headed households were not reported on in the HCD Amador County data packet and typically make up a smaller percentage of households than female-headed single-parent households. Additional research indicates that there are 222 single-parent households in the County that are headed by a male with no female present and having related children under the age of 18 present in the home (ACS 2007-2011 B17010). Finding affordable, decent, and safe housing is often more difficult for single-parent households. Additionally, single-parent households have special needs involving access to day care or child care, health care, and other supportive services.

According to 2011 ACS data, 15 percent (1,362 households) of all households in Amador County are female-headed households. Approximately half of those households have children under the age of 18. Nearly a third of households in Jackson were female-headed, the highest percentage of the jurisdictions in the County. **Table HE-33** shows breakdowns of female-headed households for all jurisdictions.

A high proportion of female-headed and single-parent households have incomes below the poverty line. About three percent of female-headed households are also living below the poverty level in the county. Jackson has the highest percent of female-headed households in the county, 12 percent of all households, while the other cities and the unincorporated county have five percent of households under the poverty line.

TABLE HE-33
FEMALE-HEADED HOUSEHOLDS

Location	With Children	Without Children	Total		Under Poverty Level
	Percent of all Households		Percent of all Households	Number	Percent of all Households
Amador County	8%	8%	15%	1,362	3%
Amador City	0%	0%	0%	0	0%
Ione	15%	5%	20%	200	4%
Jackson	20%	9%	29%	313	12%
Plymouth	5%	13%	18%	51	5%
Sutter Creek	13%	2%	15%	108	4%
Unincorporated	4%	7%	11%	690	3%

Source: 2007-2011 ACS B17010)

Large Family Households. Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. To not be considered overcrowded, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms. Rental units, usually in multi-family apartment style units, especially are rarely built with enough rooms to accommodate large families. Since renting is often the most affordable option for low income families, this can become an issue for larger low-income families.

Data from the 2007–2011 ACS indicates that 972 households in Amador County have five or more persons (six percent) (see **Table HE-15** above). There were 666 large owner households, compared with 306 renter households.

Large households make up a very small number (less than six percent) of households in most of the county), but this varies significantly by jurisdiction. In Ione and Plymouth large households make up more than 10 percent of all households.

Agricultural Workers. Agricultural workers earn their primary income through permanent or seasonal agricultural labor. The 2007 Agricultural Census indicates that there were 616 farmworkers in Amador County, as shown in **Table HE-34**.

Farmworker labor need is frequently seasonal in nature. Therefore, housing needs vary drastically based on the time of year. As shown in **Table HE-35**, 60 farms are operational most of the year in Amador County, but another 87 only operate less than 150 days out of the year.

The county has approved permits for farm labor quarters in unincorporated areas of the county. However, considering the number of laborers employed in this occupation, it is believed that additional specialized housing is needed for this group in the incorporated and unincorporated areas of Amador County.

As of 2012, the County Planning Commission was considering approval of amendments to Title 19, a change in zoning that would allow agricultural employers to house up to four farm-workers and their families in specified zone districts.

TABLE HE-34
HIRED FARM LABOR, FARMWORKERS

Farms	Workers	$1,000 payroll
120	616	3,854

Source: 2007 USDA Agricultural Census http://www.usda.gov/fundinglapse.htm

TABLE HE-35
SEASONAL FARMWORKERS BY DAYS WORKED

150 Days or More	
Farms	60
Workers	N/A
Farms with 10 or More Workers	
Farms	3
Workers	47
Fewer than 150 Days	
Farms	87
Workers	N/A

Source: 2007 USDA Agricultural Census http://www.usda.gov/fundinglapse.htm

Homeless Persons. Homeless individuals and families have some of the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and due to community opposition to the siting of facilities that serve homeless clients. California law requires that housing elements estimate the need for emergency shelter for homeless people. Point-in-time homelessness surveys were conducted in 2011, 2012 and 2013 for the Central Sierra Continuum of Care of which Amador County is a participating member. The surveys resulted in a combined homeless count for Tuolumne, Calaveras, and Amador Counties. The survey found that there were 649 homeless individuals in 2013, an increase from 204 homeless individuals counted in 2012, and 181homeless individuals counted in 2011, as shown in **Table HE-36**. The 2013 count split the data by county. In Amador County in 2013 there were a total of 159 homeless individuals counted in 2013. Of these, 26 percent (41 individuals) were found in unsheltered locations, and 35 percent (55 individuals) were considered to be chronically homeless.

TABLE HE-36
HOMELESS NEEDS: TUOLUMNE, CALAVERAS, AND AMADOR COUNTIES

	Individual			Persons in Families		
	2011	2012	2013	2011	2012	2013
Total Homeless	181	204	649	217	175	415
Total Sheltered	28	43	409	109	67	218
Total Unsheltered	161	161	240	108	108	197
Total Homeless – Amador County	Not available	Not available	159	Not available	Not available	108
Total Sheltered – Amador County	Not available	Not available	114	Not available	Not available	71
Total Unsheltered – Amador County	Not available	Not available	45	Not available	Not available	37
Total Chronically Homeless	85	78	201	Not available	Not available	Not available
Total Chronically Homeless – Amador County	Not available	Not available	55	Not available	Not available	Not available

Note: Numbers are provided for the Central Sierra Continuum of Care for which Amador is a participating member. Numbers represent homeless needs for the total Continuum of Care area.
Source: Continuum of Care, August 2012 and January 2013 Point in Time Homelessness Counts.

Based on city police department and planning staff knowledge there are no known permanent residents of Sutter Creek who are homeless and very few transient homeless persons.

Currently the facilities in the combined Continuum of Care region that provide programs or shelters to provide support for the homeless provide 205 beds (see **Table HE-37**). Senior Citizens Services-

Community Action is a homeless shelter located in Jackson. The following also provide services for the homeless population in Amador County:

- Ione Family Learning Center
- The Resource Connection
- Amador County Alcohol and Drug Services
- Amador County Administrators Office
- Senior Citizens Services - Community Action: Amador County Homeless Shelter

TABLE HE-37
HOMELESS FACILITIES IN TUOLUMNE, CALAVERAS, AND AMADOR COUNTIES

Facility Type	Population Served	Permanent/Seasonal	Current Bed #
Emergency Shelter	102	Year round	102
Transitional Housing	84	Permanent	84
Rapid Re-housing	6	Permanent	6
Permanent Supportive Housing	13	Permanent	13

Source: Continuum of Care or HUD; www.hudhre.info_ https://www.onecpd.info/reports/CoC_HIC_State_CA_2012.pdf

3.0 HOUSING RESOURCES AND INCENTIVES

Affordable Housing Projects in Amador County. The County has several designated affordable apartment complexes (see **Table HE-38**) receiving funding through the USDA Rural Development Program, HUD Section 8 or Low Income Housing Tax Credit (LIHTC).

TABLE HE-38
ASSISTED MULTI-FAMILY UNITS

Name	Location	Expiration Date	Low Income Units	Total Units	Type	Funding Agency/Program
Jose's Place Apartments	154 N. Arroyo Seco, Ione	3/17/2040	44	44	Seniors	LIHTC, USDA rural development rental assist
Jackson Cornerstone Apartments	1029 N. Main Street, Jackson	2/25/2034	62	64	non-targeted	LIHTC, USDA rural development rental assist
Kennedy Meadows Apartments	701 New York Ranch Road, Jackson	8/17/2020	55	56	Large Family	LIHTC
Jackson Hills Apartments	300 New York Ranch Road, Jackson	7/31/2031	85	86	non-targeted	HUD Section 8, LIHTC
The Meadows	401 Clinton Road, Jackson	6/30/2016	27	30	Seniors	HUD Preservation
Meadows II Apartments	900 Broadway, Jackson	9/14/2024	32	34	non-targeted	USDA rural development rental assist
Sutter Hill Place	451 Sutter Hills Road, Sutter Creek	6/1/2036	43	44	non-targeted	LIHTC, USDA rural development rental assist

Source: CHPC http://www.chpc.net/preservation/MappingWidget.html, compiled by PMC, April 2014

At-Risk Housing. The Housing Element law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units:

1) Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236.

2) Opt-outs and expirations of project-based Section 8 contracts.

3) Other cases.

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held project with HUD providing either below-market interest rate loans or market-rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market-rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD provides a direct loan to nonprofit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between the tenant's ability to pay and the contract rent. The likelihood for opt-outs increases as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low-income use periods of various financing sources, such as LIHTC, bond financing, density bonuses, California Housing Finance Agency (CHFA) and CDBG and HOME funds, and redevelopment funds.

There are two affordable housing complexes in Amador County at risk of losing affordability restrictions during the 10 years starting from the beginning of the 5th cycle Housing Element planning period: the Kennedy Meadows Apartments and The Meadows, with a total of 82 affordable units. Both are located in Jackson. Below is a cost analysis of preserving the "at-risk" units.

Preservation and Replacement Options

Overview

To maintain the existing affordable housing stock, the City of Jackson can either preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. Both the at-risk complexes could potentially be acquired by nonprofit agencies to maintain the affordability of units.

The current market value of the project was estimated using information from multi-family sales listings in Amador County as of April 2014. The average cost to purchase a multi-family development was $86,250 per unit. There are 82 units at risk of converting to market rate between the two complexes within 10 years. Therefore, if all of these were purchased, the estimated cost of acquiring these would be $7,072,500.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 82 at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay

(defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Amador County, the 2014 fair market rent is determined to be $775 for a one-bedroom unit, $1,048 for a two-bedroom unit, and $1,391 for a three-bedroom unit (The Meadows offers one-, two-, and three-bedroom units while the Kennedy Meadows offers two- and three-bedroom units).

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in **Table HE-39**, the total cost of subsidizing the rents for all 82 at-risk units is estimated at $35,016 per month or $420,192 annually.

TABLE HE-39
ESTIMATED RENTAL SUBSIDIES REQUIRED

Unit Size	Total Units	Fair Market Rent[1]	Household Size	Very Low Income (50% AMI)[2]	Affordable Cost – Utilities[3]	Monthly per Unit Subsidy	Total Monthly Subsidy
1 br	7	$775	1	$25,350	$559	$216	$1,512
2 br	67	$1,048	2	$28,950	$624	$424	$28,408
3 br	8	$1,391	4	$36,150	$754	$637	$5,096
Total	**82**						**$35,016**

1. Fair market rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.
2. 2014 Household Income limits based on 2014 Income Limits from HCD. In Amador County, the median family income in 2014 was calculated to be $72,300 for a family of four.
3. Affordable cost = 30% of household monthly income minus estimated utility allowance of $100 for a one-bedroom unit, $150 for a two-bedroom unit, and $200 for a three-bedroom unit.
Source: Data compiled by PMC(2014)

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance and/or supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or reduced mortgage interest rates to the owner, the City of Jackson can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of $132,200 per unit, it

would cost over $10.8 million to construct 82 new assisted units.[1] Including land costs, the total costs to develop replacement units will be significantly higher.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring The Meadows and Kennedy Meadows Apartments projects and transferring ownership to another nonprofit organization is high ($2.6 million). In comparison, the annual costs of providing rental subsidies required to preserve the 56 assisted units are relatively low ($205,176). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 82 replacement units is very high ($10.8 million, including land costs) and constrained by a variety of factors, including land costs and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Resources for Preserving Assisted Rental Housing

Organizations and Resources

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest in acquiring, managing, and permanently preserving such housing. HCD maintains a list of such interested nonprofit organizations. Several have expressed an interest in preserving affordable rental housing in Amador County. These organizations are shown in **Table HE-40** below. Following the table is a list of resources and mechanisms for affordable housing that Amador County jurisdictions may want to pursue or implement.

TABLE HE-40
NONPROFIT ORGANIZATIONS INTERESTED IN ACQUIRING AT-RISK HOUSING

Christian Church Homes of Northern California, Inc.	**303 Hegenberger Road, Suite 201**	**Oakland**
Community Housing Improvement Program, Inc.	1001 Willow Street	Chico
Mercy Housing Corporation	**3120 Freeboard Drive, Suite 202**	**West Sacramento**
Regional Housing Authority of Sutter & Nevada Counties	448 Garden Highway	Yuba City

[1] Average construction cost based on costs described in Appendix B: Constraints

- **Resources and Incentives for Affordable Housing.** Efforts by the County to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving at-risk housing, and for housing rehabilitation.

- **Density Bonus Ordinances:** Jurisdictions in Amador County provide for density bonuses consistent with state law (most have density bonuses codified in an ordinance). While the exact qualifications of the bonus vary, housing density bonuses are offered for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Jurisdictions are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the county.

- **HOME Program:** The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

  The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. Local jurisdictions are eligible for at least $500,000 under the formula. Local jurisdictions can also apply to the state for a portion of the state's formula allocation. Each of the five jurisdictions applies for state allocation funds through to HCD and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation for both single-family and multifamily projects.

- **Public Housing Authority (PHA):** Amador County does not have a local PHA; the nearest PHA is in neighboring El Dorado County. Therefore, the Stanislaus County Housing Authority administers the Section 8 program through the Housing Assistance Program for Amador County and six surrounding counties.

- **Community Development Block Grant (CDBG):** HUD awards CDBG funds annually to entitlement jurisdictions and states for general housing and community development activities, including housing construction, housing rehabilitation, public services, and economic development activities. HUD also offers various other programs that can be utilized by the cities and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

- **Community Reinvestment Act (CRA):** The CRA, enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be

evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

The CRA has come to play an increasingly important role in improving access to credit in communities, both rural and urban. Under the impetus of the CRA, many banks and thrifts opened new branches, provided expanded services, and made substantial commitments to increase lending to all segments of society. By evaluating a financial institution's lending practices, any practices that are considered discriminating because of race, sex, or income can be removed and thus improve access to loans for all persons in Amador County.

- **Low Income Housing Tax Credit Program (LIHTC):** In 1986, Congress created the federal low-income housing tax credit to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing.

  Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit.

  The state credit is essentially identical to the federal credit. State credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of AMI. The assisted units must be reserved for the target population for 55 years.

  The federal tax credit provides a subsidy over 10 years toward the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide upfront capital to build the units.

  Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for 10 years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for 10 years and a 13 percent state credit over four years.

- **California Housing Finance Agency (CHFA):** CHFA offers permanent financing for acquisition and rehabilitation to for-profit, nonprofit, and public agency developers seeking to preserve at-risk housing units. In addition, CHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program.

- **Federal Home Loan Bank System:** The federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

- **California Department of Housing and Community Development**: HCD conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

  HCD also conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.

APPENDIX B: CONSTRAINTS

CONSTRAINTS

Various interrelated factors can constrain the ability of the private and public sectors to provide adequate housing and meet the housing needs for all economic segments of the community. These factors can be divided into two categories: (1) non-governmental and (2) governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

In general, non-governmental constraints are consistent across the cities of Ione, Jackson, Plymouth, Sutter Creek, and the unincorporated area of Amador County. Therefore, unless otherwise stated, the non-governmental constraints section applies to all the jurisdictions covered by this analysis.

Governmental constraints are specific to each jurisdiction and therefore are completed in their entirety for each participating jurisdiction.

JOINT NON-GOVERNMENTAL CONSTRAINTS

LAND COSTS

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. Residential land costs in Amador County as of April 2014 are shown in **Table HE-41** Residentially zoned land ranged from just under $4,000 per acre to over $100,000 per acre, depending on lot location and improvements needed for development. Some parcels include utility services and roads while others would need to develop this type of infrastructure in order to support residential development. The average price of land was just over $25,000 per acre.

TABLE HE-41
AMADOR COUNTY VACANT LAND COSTS

Parcel Size (Acres)[1]	Price	Price per Acre
277	$3,000,000	$10,830
69	$330,000	$4,783
63	$1,400,000	$22,222
40	$150,000	$3,750
30.36	$3,313,000	$109,124
14.65	$200,000	$13,652
11.05	$55,000	$4,977
10.6	$125,000	$11,792
3.65	$185,000	$50,685

Source: www.loopnet.com, April 2014
Note: [1]Each row in this table represents a single parcel

APPENDIX B: CONSTRAINTS

CONSTRUCTION AND LABOR COSTS

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Amador County to be approximately $136 per square foot. This cost estimate is based on a 1,600-square-foot house of good quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately $211,258. Based on analysis in the Stanislaus County Housing Element and a typical multi-family 900-square-foot apartment based on analysis provided by Amador County, a typical cost of construction for multi-family is $133 per square foot resulting in a construction cost of $119,700. Per HCD direction, the Stanislaus County analysis and data was the most recent and closest in geographic proximity that could be found.

If labor or material costs increased substantially, the cost of construction in Amador County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing, but are not a constraint at this time.

AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Amador County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse is true when interest rates increase. Over the past decade, there was dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table HE-42** illustrates interest rates as of April 2014. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

TABLE HE-42
CONFORMING LOAN INTEREST RATES

Term	Interest	APR
30-year fixed	4.375%	4.460%
15-year fixed	3.625%	3.772%
5-year adjustable rate	3.250%	3.001%

Source: www.wellsfargo.com, April 2014
Notes: Conforming loan is for no more than $417,000. A jumbo loan is greater than $417,000.

ENVIRONMENTAL CONSTRAINTS

Hazards

Flooding

According to the Amador County 2013 Hazard Mitigation Plan, portions of Amador County have always been at risk to flooding because of its high annual percentage of rainfall, the number of watercourses that traverse the county, and the location of development adjacent to flood-prone areas. Flooding events generally occur countywide, and have caused significant damage in the western portion of the county near population centers, especially in the incorporated areas surrounding the cities of Jackson, Ione, and Sutter Creek. Flooding has occurred, both within the 100-year floodplain and in other localized areas. Many waterways converge in this area of the county increasing the flood risk. In Plymouth and the surrounding area, flooding is associated with Big Indian Creek and Little Indian Creek. **Figure 1** displays the most flood-prone areas of Amador County.

The 2013 Hazard Mitigation Plan identifies how flooding hazards are documented in Amador County through a number of efforts, including:

- Federal Emergency Management Agency (FEMA) Flood Plain Mapping: FEMA established standards for floodplain mapping studies as part of the National Flood Insurance Program (NFIP). The NFIP makes flood insurance available to property owners in participating communities adopting FEMA-approved local floodplain studies, maps, and regulations. Floodplain studies that may be approved by FEMA include federally funded studies; studies developed by state, city, and regional public agencies; and technical studies generated by private interests as part of property annexation and land development efforts. Such studies may include entire stream reaches or limited stream sections depending on the nature and scope of a study. These studies lead to Flood Insurance Rate Maps for floodplain management, which delineates 100- and 500-year floodplains, floodways, and the locations of selected cross sections used in the hydraulic analysis and local floodplain regulations.

Department of Water Resources (DWR) Best Available Maps: The Best Available Maps were developed pursuant to Senate Bill (SB) 5 which requires DWR to develop preliminary maps for the 100- and 200-year floodplains located within the Sacramento-San Joaquin Valley watershed. These maps were developed by DWR to better reflect the most accurate information about the flooding potential in a community and were designed to provide a better understanding of the true risk of flooding to public safety and property. The new maps, compiled using information from state, local and federal agencies, have no regulatory status for floodplain development and are for information only. They do not replace existing FEMA regulatory floodplain maps

The flood maps from these efforts are used to determine parcel by parcel development potential in Appendix C Land Inventory. For more information on flood hazards in Amador County and its incorporated cities, see the Amador County 2013 Hazard Mitigation Plan.

Faults

The Amador County 2013 Hazard Mitigation Plan notes that Amador County is located in less seismically active areas compared to other more seismically active areas in California. Amador County itself is traversed by the Foothills fault system, a complex series of northwest-trending faults that are related to the Sierra Nevada uplift, and whose activity is little understood, running from about Oroville in the north to east of Fresno in the south. This system contains the closest and most potentially significant faults in the area, and includes the potentially active or active Bear Mountains fault, Melones fault, and Cleveland Hills fault, among others. The California Division of Mines and Geology Open File Report 84-52 (1994) reports that special seismic zoning is not recommended for the fault system as the individual faults of the system are either poorly defined at the surface or lack evidence of Holocene (recent) faulting.

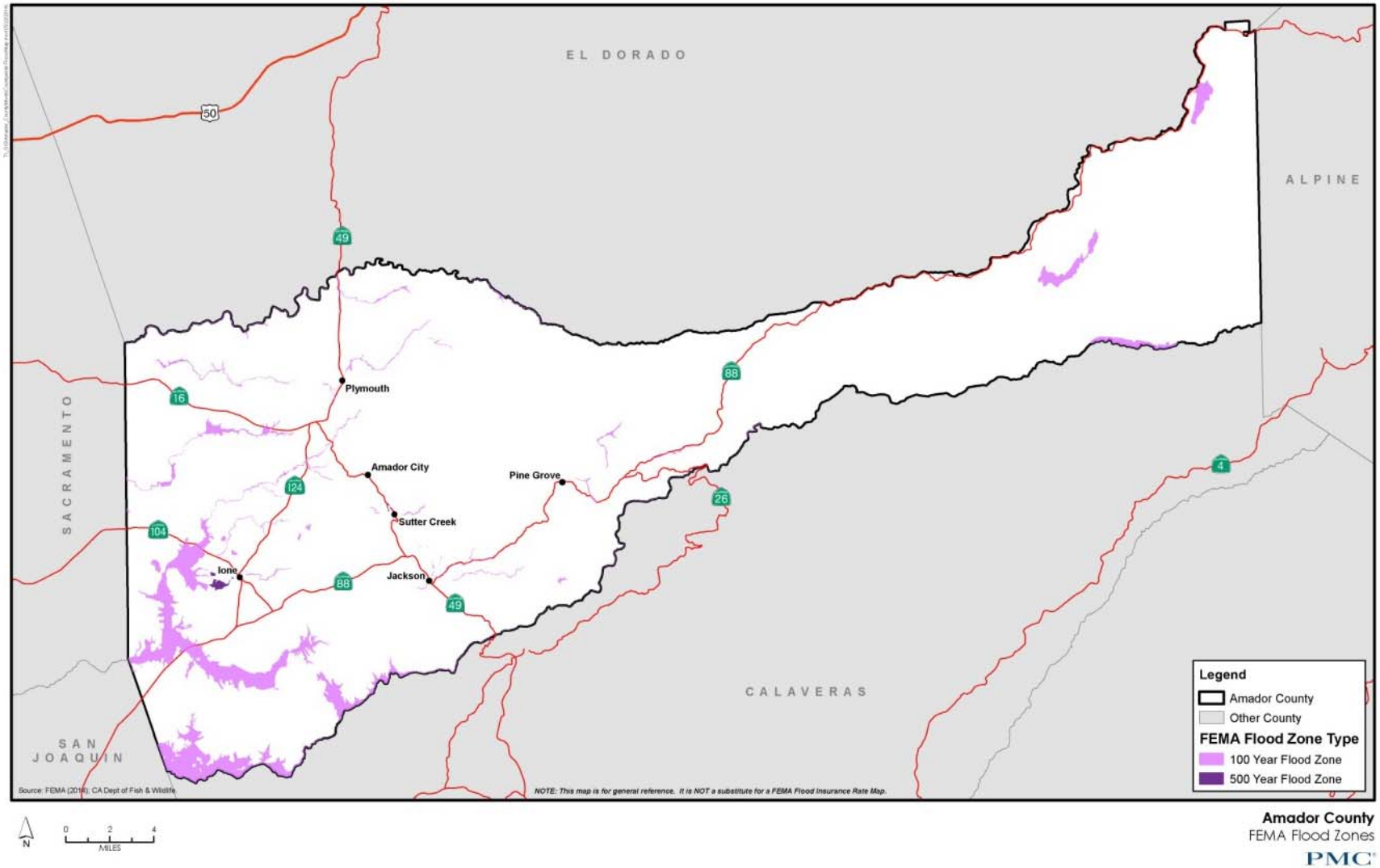
The 2013 Hazard Mitigation Plan also notes that western Amador County may experience ground shaking from distant major to great earthquakes on faults to the west and east. For example, to the west, both the San Andreas fault (source of the 8.0 estimated Richter magnitude San Francisco earthquake that caused damage in Sacramento in 1906) and the closer Hayward fault have the potential for experiencing major to great events (i.e., >6.7). In 2004 the US Geological Survey estimated that there is a 62 percent probability of at least one 6.7 or greater magnitude earthquake occurring that could cause widespread damage in the greater San Francisco Bay area before 2032.

Local and state building codes provide minimum standards for buildings to mitigate seismically induced damage. Specific parcels are analyzed for seismic-related constraints in Appendix C Land Inventory. For more Amador County seismic hazard information, see the Amador County 2013 Hazard Mitigation Plan.

Adequate Infrastructure

This section provides general and jurisdiction-specific assessments of domestic water and wastewater capacity. To comply with SB 1087, the participating jurisdictions will immediately forward this adopted Housing Element to their respective water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

FIGURE 1 FEMA FLOOD ZONES



Domestic Water Service

Nearly all of the domestic water in Amador County is supplied by the Amador Water Agency (AWA). The AWA has the legal jurisdiction to serve water throughout Amador County and provides retail water connections (water sold directly to local consumers) and wholesale water connections (water sold to a third party which distributes purchased water to its own local customers). In 2011, the AWA prepared the 2010 Urban Water Management Plan (UWMP); the assessment in this section is taken from the UWMP. The primary source of water is the Mokelumne River watershed which supplies the AWA's main water systems: the Amador Water System (AWS) and the Central Amador Water Project (CAWP). Lake Camanche Village and La Mel Heights are served primarily through groundwater. There are a total of 7,465 water service connections in the AWA's service area, not including wholesale entity customers. The AWA has four general service areas: the Amador Water System, the Central Amador Water Project System, La Mel Heights, and Lake Camanche Village.

The AWS was formerly owned and operated by Pacific Gas and Electric (PG&E) and currently serves the areas of Jackson, Martell, Sutter Creek, Sutter Hill, Ione, Amador City, Plymouth and Drytown. The AWA has two water treatment plants at Sutter Hill and Ione, but also serves raw (untreated) water from the Amador Canal to customers between Lake Tabeaud and Sutter Hill, and Sutter Hill and Ione.

The CAWP system provides wholesale water to the communities of First Mace Meadows Water Association, Pine Grove Community Services District (CSD), and Rabb Park CSD. The CAWP system is also used to provide retail water to Mace Meadows Unit #1 (CSA #2), Sunset Heights, Jackson Pines, C.Y.A. Pine Grove Camp, Pine Acres, Ranch House, Pioneer, Ridgeway Pines, Silver Lake Pines, Sierra Highlands, Buckhorn, Red Corral, River View, Pine Park East, Gayla Manor, and Toma Lane.

The Lake Camanche Village is a major subdivision consisting of several units (subdivisions) in southwestern Amador County. The AWA supplies both water and wastewater services to this area, with water supplies coming from groundwater rather than the Mokelumne River (as with the other two service areas).

The UWMP forecasts year 2020 water supply and demand (2020 is the closest year to the end of this Housing Element's planning period in the UWMP), which is presented in **Table HE-43**. The water estimates provided below are presented in the UWMP for normal, single-dry, and multiple dry years. The UWMP shows that at the county level, substantial water exists beyond the demand and therefore there is no supply constraint to housing development. However, there are specific issues with water treatment that affect each jurisdiction's ability to provide water and could potentially constrain residential development. These issues are identified below.

TABLE HE-43
AMADOR WATER AGENCY WATER SUPPLY AND DEMAND

	2020 Water Totals (Acre Feet per Year)
Supply Totals (AFY)	17,469
Demand Totals (AFY)	10,498
Difference (AFY)	6,971

Source: Amador Water Agency Urban Water Management Plan 2011

Amador County

The AWA provides treated water directly to customers within its service area, and provides wholesale treated water to the City of Jackson through the AWS. The sites inventoried in this Housing Element lie within the service areas of both AWS and the City of Jackson, but AWS is the wholesale supplier for the City of Jackson, and regardless of the retail provider of water to the sites, AWS would be the ultimate water source.

Although adequate amounts of raw water are available, the availability of new water service connections in both the AWA service area and the City of Jackson is restricted by limited capacity at the Tanner Water Treatment Plant (WTP) in Sutter Creek. According to AWA staff (2014), the current capacity of the Tanner Treatment Plant is 6.0 million gallons per day (MGD); the current usage is approximately 5.6 MGD with "will serve" commitments already issued for the remaining capacity. Based on the "will serve" commitments that the AWA has already made, all of the existing capacity of the Tanner Treatment Plant has been allocated. AWA staff noted that Community Facilities Districts (CFDs) will need to be created to fund plant expansions.

City of Ione

The domestic water system for the City of Ione is owned and operated by the AWA and serves the city and surrounding area from a 2.5 MGD treatment plant. The State of California has reserved 1.33 MGD of treatment plant capacity for its facilities (Mule Creek Prison, Preston School of Industry, and CALFIRE); the remaining 1.2 MGD is for residential, industrial, public, and commercial use. This facility is nearing capacity, although recent improvements to the facility and completion of a new water storage tank have provided near-term capacity improvements.

The AWA is in the process of developing a plan for increasing the availability of domestic water to the Ione area. A multitude of options are being investigated, including a new regional treatment facility at Tanner (which would replace the Ione WTP), improvements to the local treatment facility, or some combination of the two. The AWA is in the beginning stages of an analysis to determine the interim improvements that can be constructed at the Ione WTP and the associated costs per equivalent development unit (by specific interim improvement). The AWA is also considering creation of a community facilities district to pay for construction of the new Tanner WTP.

The City will continue to work collaboratively with the AWA to identify both short- and long-term viable and cost-effective solutions to maintaining potable water availability in the City (Action H-2.2.3).

City of Jackson

The AWA provides treated water directly to customers within its service area, and provides wholesale treated water to the City of Jackson through the AWS. As mentioned above, limited treatment capacity at the Tanner WTP has the potential to constrain development and the AWA is taking steps to increase capacity and lift those constraints.

City of Plymouth

The City's primary water supply is the Plymouth Pipeline from AWA in Sutter Creek. This facility was placed into service in the spring of 2010. The pipeline's capacity is 1.331 MGD, slightly more than double the City's current demand. The City's wells and treatment plant are being maintained as a backup source for emergencies and possible peak demands. Significant improvements to the treatment facility, as well as an amendment to the City's 2010 Water System Permit, would be required to make the facility and wells a regular water source. The 2010 permit also removed a state-imposed moratorium on new water connections that was in place for many years.

The City's agreement with the AWA requires that properties requiring new connections (or increases in meter size) first go through the "will serve" process with the AWA. The process includes payment of capital facility fees and is dependent on the AWA having treatment capacity at the Tanner WTP in Sutter Creek. This facility is currently at or near capacity but the City does not see this as a constraint for the 2014–2019 planning period because the regional housing needs allocation (RHNA) of 16 units has already been taken into account when determining capacity issues.

The City also has a potential water source from the Arroyo Ditch, which originates from the middle fork of the Cosumnes River and runs approximately 18 miles southwest to Plymouth. The Arroyo Ditch can deliver water from the river to the City's water treatment facility. Efforts by the City to maintain and repair the Arroyo Ditch are being made; however, continual upkeep of the ditch is problematic. Dense underbrush, private property access, and lack of resources provide obstacles to adequate maintenance and repair. Piping of the entire ditch to solve this problem is cost-prohibitive. Thus the ditch has not been considered a reliable water supply for the City, although it could provide supplemental water for potable use (if treated at an improved facility) or for irrigation use.

City of Sutter Creek

The AWA provides potable and raw water to the City of Sutter Creek via the Tanner WTP; housing sites in the city have adequate access to water services. New development is required to construct all internal water distribution system improvements associated with their projects.

Wastewater Service

The AWA currently owns, operates, and maintains 10 geographically separate wastewater treatment plants (WWTP) throughout Amador County. Eight of the 10 systems are community leachfield systems, while the other two systems treat wastewater to a secondary level that is then applied to land for disposal. In addition to the wastewater systems owned, operated, and maintained by the AWA, there are numerous other wastewater purveyors within the AWA service area. **Table HE-44** displays the wastewater systems relevant to the jurisdictions in this combined Housing Element. Jurisdiction-specific analysis of wastewater system availability is provided below.

TABLE HE-44
WASTEWATER SYSTEMS (NOT OPERATED BY AWA)

Wastewater System Name	Collection Type	Treatment Type	Disposal Method
City of Amador City	Conventional, gravity	Primary	N/A
City of Ione	Conventional, gravity	Tertiary	Reclaimed
City of Jackson	Conventional, gravity	Secondary	NPDES
City of Plymouth	Conventional, gravity	Secondary	Spray
City of Sutter Creek	Conventional, gravity	Secondary	Trickling Filter

Source: Amador Water Agency Urban Water Management Plan 2011

Amador County

Residential parcels in the unincorporated county lie within the service area of both the City of Jackson and the AWA. The City of Jackson collects wastewater for treatment at the Jackson Wastewater Treatment Plan (WWTP). As of 2014 the Jackson WWTP NPDES permits a daily maximum of 0.71 MG. As of 2014, it's estimated that the Jackson WWTP has approximately 250,000 gallons per day of remaining capacity, adequate to serve an additional 833 connections.

The AWA collects wastewater from the Martell area for treatment at the Sutter Creek WWTP. The Sutter Creek WWTP is currently operating at capacity due to elevated pollutant loads; no additional treatment capacity at the Sutter Creek WWTP is currently available.

Based on preliminary discussions with the AWA, there are several potential paths to providing wastewater service for this area. One option would be for the AWA to seek a contract with the City of Jackson (which has existing, available capacity and a conveyance system that is adjacent to the parcels) for wastewater service for the sites. Another option is expansion of the existing Sutter Creek WWTP. Although the AWA worked with the City of Sutter Creek to obtain additional wastewater treatment capacity through expansion of the Sutter Creek WWTP, no permits have been issued for an increase in wastewater capacity. The AWA is currently evaluating a regional wastewater treatment plant concept and may become the primary agency for wastewater treatment for the region. The AWA has prepared a draft regional wastewater study (AWA 2004) that suggests the long-term regional wastewater treatment solution is the construction of a regional treatment facility in the

Martell area. The feasibility and timing of the regional treatment facility is presently uncertain, but initial expectations are that the plant will be operational in 5-10 years.

In the other parts of the county, areas served by wells and septic systems are suitable for moderate and above moderate units, so availability of public water and sewer service was not evaluated for these sites.

Areas without Infrastructure

Parcels in TC, RM, and RSC land use designations would need to be connected to water and wastewater infrastructure in order to be considered appropriate for high (or higher) density residential development. For parcels in areas without existing infrastructure, appropriate infrastructure would need to be put in place to serve new development. The extension of infrastructure can be very expensive, particularly in isolated areas located far from existing infrastructure. Furthermore, many areas of the county, including upcountry areas such as Pine Grove and Buckhorn, are subject to limited capacity for both water and sewer expansion. Expenses related to extension of infrastructure, and difficulties in obtaining infrastructure at all, represent an additional constraint to providing affordable housing.

Parcels in RR and AT land use designations (suitable for moderate and above moderate units) could rely on private wells and septic systems. As described in the governmental constraints section of this element, land and permit costs in Amador County would permit construction of housing affordable to moderate-income households on parcels of one acre or more in these areas.

Availability of water and sewer service represents a constraint on the development of housing affordable to all income levels in the county. The Central Amador Water Project area (which includes upcountry areas such as Pine Grove, Pioneer, and Buckhorn) is nearing the maximum water use permitted under existing water rights, and many of the small, local sewer systems in the county do not permit or greatly restrict new connections based on lack of capacity. Because of these water and sewer limitations, construction of housing at densities which would permit affordable units is difficult in large portions of the county. The land inventory for lower-income households includes those parcels to which water and wastewater service can most likely be provided during the current planning period (2014-2019). Program H-1.2 defines the actions that the County will take to work with AWA to provide water and wastewater service to land inventory parcels. Through implementation of Programs H-1.3 and H-1.4, the County will maintain lists of parcels with available water and or sewer service, and work with utilities (including AWA and ARSA) to improve and expand infrastructure capacity in Amador County.

City of Ione

The City provides for stormwater and wastewater collection as well as the treatment system for the wastewater. A secondary treatment plant processes the wastewater for users in the city. The existing WWTP has a capacity of 0.41 MGD. As of 2006, the plant was operating at 0.388 MGD and is currently operating very near capacity. The City also has a tertiary treatment plant that was brought on line in the early 1990s and is designed to process up to 0.8 MGD of secondary effluent received

from another agency. According to Ione staff, while there is a processing limit to the current wastewater treatment facility, the biggest constraint to operations is treated effluent disposal. The City is currently completing a series of improvements that provide for land application of treated effluent on adjoining land. The City is working through the Central Valley Regional Water Quality Control Board to complete these improvements. When completed, these improvements will provide adequate capacity to address the issue. The City is also considering updating its 2009 Wastewater Master Plan and intends to reach .55 MGD processing and disposal capacity by 2020.

City of Jackson

The City owns and operates the wastewater collection and treatment facilities for services within the city. The Jackson WWTP is a tertiary system located on the western boundary of the city. Currently, the WWTP has a remaining discharge capacity of approximately 1,112 dwelling units. The 2013 National Pollution Discharge Elimination System (NPDES) permit provides how much treated wastewater can be discharged into Jackson Creek (maximum of 0.71 million gallons per day during the dry months) and also spells out the significant improvements that will be required to continue discharging into Jackson Creek. Though the cost is less than treating the effluent and discharging to land, it will still generate some significant improvements costs to meet the water quality requirements.

City of Plymouth

In 2009, the City was awarded a grant ($2.85 million) from the State of California using American Reinvestment and Recovery (ARRA) funds. This grant was for improvements to the sewage collection system to reduce infiltration and inflow and for improvements to the treatment facility. In 2010 the City completed a sewer upgrade using the grant funds. The project included bursting and relining a significant amount of the collection system in the core area of the city. Additionally improvements were made to the sewer treatment facilities including new aeration motors, new pumps and headworks facilities.

Plymouth operates its wastewater system under the terms of the California Regional Water Quality Control Board (RWQCB Order (#R5-2011-0092) issued to the City in 2011. A previous cease and desist order was rescinded in February 2012.

The new order includes a specified WWTP capacity of 185,000 gallons per day (average daily dry weather flow). In 2013 the City completed a Wastewater Collection System Master Plan (KASL Consulting Engineers, Inc.) which included an analysis of wastewater flows. The plan included the following conclusions:

- There are 668 sewer "equivalents" (EDUs) served by the City's existing sewer collection system.

- With an existing Average Dry Weather Flow (ADWF) of 120,000 gallons per day (gpd), and Average Wet Weather Flow (AWWF) of 210,000 gpd and a Peak Wet Weather Flow (PWWF) of 550,000 gpd, current flow rates per EDU are:

- 200 gpd / EDU ADWF
- 325 gpd / EDU AWWF
- 850 gpd / EDU PWWF

- The existing PWWF can be adequately conveyed to the City WWTP without unacceptable surcharge of the existing wastewater collection system. Sewer EDUs estimated for 10-year, 20-year and General Plan buildout conditions are:
  - 1,560 Sewer EDUs; 10-year Horizon
  - 2,697 Sewer EDUs; 20-year Horizon
  - 4,056 Sewer EDUs; General Plan Buildout

The City has also completed an analysis of costs to expand the wastewater treatment facility to accommodate additional growth (KASL 2014). Any new development in the city is required to connect to the City sewer system and will be required to pay impact fees to cover its fair share cost of improvements. Using the updated costs, the City is in the process of updating its fees.

City of Sutter Creek

The City of Sutter Creek owns and operates a sewage treatment plant. Sutter Creek treats wastewater from Amador City, Sutter Creek, and County Service Area 4 (in the Martell area). The plant is permitted to process approximately 480,000 gpd. In 2013 the plant was operating at about 300,000 gpd. Available wastewater treatment capacity is 180,000 gpd. This capacity is adequate to serve pending tentative maps and infill developments for 166 units, but cannot accept additional projects without capacity expansion. Sewage is treated to a secondary level by means of a trickling filter. In addition, a pending project (Gold Rush Ranch and Golf Resort Project) will be increasing the sewer capacity with construction of a new facility (thereby benefiting neighboring parcels) which would temporarily eliminate the sewer capacity problems in the area. The Gold Rush Ranch and Golf Resort development agreement requires modifying the treatment plant from secondary to tertiary treatment. As of May 2014, the Gold Rush Ranch tentative map has not been processed as a final map (pending litigation settlement) and no construction has occurred. The project has not yet funded capacity increases in the sewer system.

The AWA is currently evaluating a regional wastewater treatment plant concept and may become the primary agency for wastewater treatment for the region, including Sutter Creek. The AWA has prepared a draft regional wastewater study (AWA 2004) that suggests the long-term regional wastewater treatment solution is the construction of a regional treatment facility in the Martell area (southwest portion of the city of Sutter Creek). The feasibility and timing of the regional treatment facility is presently uncertain, but initial expectations are that the plant will be operational in 5-10 years.

New residential developments proposed for annexation into the city are required to provide for sewer facilities including lift stations and pipes to meet their demands and/or pay an impact fee based on their demand and use of existing system facilities. New developments are required to construct all internal sewer distribution system improvements associated with their projects. New development will be required to fund eventual wastewater treatment facilities expansion since the WWTP will ultimately have to be expanded.

2.0 GOVERNMENTAL CONSTRAINTS

CITY OF IONE

Ione General Plan

The Ione General Plan establishes policies that guide new development including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. **Table HE-45** identifies the residential land use designations established by the 2009 General Plan

TABLE HE-45
CITY OF IONE GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

Designation	Description
Rural Residential (RR)	The Rural Residential category is designed as a transition category between agricultural activities and residential uses. The Rural Residential designation is intended to be located along the edge of the city, where urban development meets the rural portions of the region.
Low Density Residential (RL)	The Low Density Residential category represents the traditional single-family neighborhood. Development within these areas is limited to detached single-family homes and accessory residential uses that have low intensity characteristics, including second residential units and home occupations. Additionally, schools, day care centers, places of religious assembly, and nursing homes may be permitted.
Medium Density Residential (RM)	The Medium Density Residential category is characterized by small lot single-family detached or attached (e.g., town homes, duplex and triplex units) homes, and small apartment complexes. Uses that are ancillary to multi-family residential uses include schools, day care centers, places of religious assembly, and nursing homes.
High Density Residential (RH)	High Density Residential is the most urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums.

Designation	Description
Special Planning Area (SPA)	The Special Planning Area designation represents potential areas of new growth within Ione. These areas require a more specific level of policy direction to direct future growth, protect the unique characteristics of each area, and guide future development. A Special Planning Area includes a mixture of residential uses (at varying densities), commercial activities, parks, and other uses as described in text and/or graphics within the General Plan. The exact land plan for the SPA(s) is to be created and refined through the adoption of a Specific Plan or Planned Development Master Plan. Development must be approved by the Planning Commission and the City Council.
Central Business District (CBD)	The Central Business District is characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail uses generally dominate the ground floor; apartments and condominiums are allowed uses on the second floor.
Downtown Transition (DT)	The Downtown Transition land use designation is intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity, existing homes may be remodeled, expanded, and/or replaced, and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible.

Source: City of Ione 2009 General Plan

Table HE-46 provides a summary of allowed residential density for relevant General Plan Land Use categories.

TABLE HE-46
CITY OF IONE ALLOWABLE RESIDENTIAL DENSITY BY LAND USE CATEGORY

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Rural Residential	0.1	2.0
Low Density Residential	2.1	7.0
Medium Density Residential	7.1	15
High Density Residential	15.1	25.0[1]
Special Planning Area	--[2]	--[2]
Central Business District	7.1	25.0[1]
Downtown Transition	3.1	25.0 [1]

Source: City of Ione 2009 General Plan
[1] Density bonus consistent with state law may be allowed to exceed the 25 unit per acre maximum.
[2]Density to be determined during the specific plan planning process.

Ione Zoning

The City of Ione Zoning Code includes six residential zones and the Planned Development Zone to provide flexibility in terms of land uses and density, shown in **Table HE-47**. In addition, multi-family residential development is also allowed by right in many commercial zones in the city. Residential, commercial, and planned development zoning are intended to regulate the development of housing by identifying areas of the city appropriate for residential uses and a variety of housing densities.

TABLE HE-47
CITY OF IONE ZONES WHERE RESIDENTIAL USES ARE ALLOWED

District		Description
A	Agricultural Zone	This district is intended to preserve land for agricultural use and operations and to discourage the premature conversion of agricultural land to urban uses. The district allows for a range of agricultural and compatible uses on large tracks of land, such as raising and grazing of livestock, poultry, or other animals; growing and harvesting of trees, fruits, vegetables, flowers, grains, or other crops; storage, packing or processing of agricultural products produced on the property, without changing the nature of the products; sale on the property of products produced thereon, provided that such uses are carried on by residential use thereof, and are not a nuisance to the contiguous properties; and one-family dwellings and one guesthouse, with the renting of not more than one room.

District		Description
R-1a	One-Family Dwelling Zone	This district should be applied to areas that are primarily residential, consisting of one-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-1b	One-Family Dwelling Zone	This district should be applied to areas that are semi-rural but primarily residential in nature, and supportive of small-scale animal keeping. Residential dwelling types consist of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-1c	One-Family Dwelling Zone	This district should be applied to areas that are primarily semi-rural in nature, consisting of single-family dwellings. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-2	Limited Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, triplexes, and fourplexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-3	Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family homes (attached or detached) and medium density homes, such as condominiums, duplexes, triplexes, and fourplexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
R-4	High Density Multiple-Family Dwelling Zone	This district should be applied to areas intended for the development of higher density single-family and medium to higher density homes, such as condominiums, duplexes, triplexes, and fourplexes, in addition to multiple-family housing, such as apartment complexes. This district also provides for public and quasi-public uses, such as schools, churches, and nurseries.
MP	Mobile Home Park Zone	Provides for the development of mobile home parks and/or the placement of mobile homes on individual lots within an approved subdivision of lots to accommodate mobile homes as the primary dwelling unit. The MP Zone also allows for the development of associated support uses, such as community centers, parks, and common areas as part of both mobile home parks and mobile home subdivisions.
PD	Planned Development Zone	The purpose of the PD district is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for

District		Description
		appropriate planned development in harmony with their natural features and other environmental consideration. (Ord. 216 §2 (part), 1980: Ord. 51 §15D (A), 1958). The contents, requirements, and adoption and amendment procedures for Planned Developments are listed in Section 17.10.070 (Planned Developments).
C-T	Commercial-Transition Zone	This district is applied to areas intended as a transitional land use category from existing residential uses to more intensive commercial uses. The designation respects the existing residential nature of the area but recognizes that market demands and land owner desires will drive conversion of the property to commercial office and/or retail. As such, existing residential uses are allowed to continue in perpetuity; existing homes may be remodeled, expanded, and/or replaced; and new homes on vacant lots may be built. Further, properties may be developed or redeveloped into commercial uses either through the conversion of residential structures to commercial operation or wholesale redevelopment of parcels with new commercial structures. The mixing of commercial and residential uses, either vertically or horizontally, on the same parcel is also permissible.
C-1	Light Commercial Zone	This district is applied to areas that consist primarily of light commercial uses and office development. It additionally provides for public uses, clubs, institutions, and other similar uses. Two-, three-, and four-family developments and multiple-family housing is provided for. One-family and two-family residential development is also conditionally allowed.
C-2	Central Business Zone	This district is applied to the Central Business District area as defined in the General Plan. It consists primarily of a mix of pedestrian-friendly commercial and office development, public uses, clubs, institutions, and other similar uses. It also provides for multi-family residential uses.
M-1	Limited Manufacturing and Industrial Zone	This district is intended for low to medium-intensity industrial uses that involve the manufacturing, fabrication, assembly, or processing of primarily finished materials, which occur entirely within an enclosed building. Although most residential uses are prohibited in M-1, some caretaker housing and emergency shelters are permitted.
M-2	Heavy Industrial and Mining Zone	This district is intended to accommodate a broad range of manufacturing and industrial uses that may occur inside or outside of a building or structure. Although most residential uses are prohibited in M-2, some caretaker housing and emergency shelters are permitted.

City of Ione Zoning Code, April 2011

Development Standards for Zones Allowing Residential Uses

Ione's Zoning Code is the City's primary guide for residential development. The code establishes standards and zoning that control the type, location, and density of residential development in Ione. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the General Plan.

Part of these development controls include specific development standards. **Table HE-48** lists the development standards that are applied to residential development in the city. Setbacks for front, rear, and side yards are established in the City's Zoning Code and are listed in the table, as are height restrictions. The maximum height in all residential zones except the R-4 zone is 35 feet or two and a half stories; R-4 allows for up to 45 feet or three stories. Development standards for residential units in commercial zones must comply with the provisions applicable to the type of building proposed (i.e., one-family dwelling at R-1 standards; two-, three-, or four-family dwellings at R-2 and R-3 standards; all higher densities at R-4 standards).

TABLE HE-48
CITY OF IONE DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED

Development Standard	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP	C-T	C-1	C-2	M-1	M-2
Setbacks (minimum)													
Front	25 ft			30 ft	20 ft				15 ft	10 ft	0 ft	25 ft	
Side	5 ft[1, 2]			15 ft[2]	8 ft[2]	5 ft[2]	10 ft[2]	10 ft	5 ft	0 ft	0 ft	0 ft	
Side – Street Side of Corner Lots	12 ft						8 ft	n/a	n/a	n/a	n/a	n/a	
Side – Second Story Portions of Main Structures	13 ft[4]				13 ft[3]	--[4]	15 ft	n/a	n/a	n/a	n/a	n/a	
Rear	25 ft or 25% of the depth of the lot, whichever is less			30 ft	20 ft or 20% of the depth of the lot, which-ever is less	15 ft	20 ft	10 ft	15 ft	0 ft	0 ft	0 ft	
Minimum Lot Size	10 acres	4,000 sf[5]		20,000 sf[5]	No minimum	No minimum	No minimum	5 acres	No minimum				
Minimum Density	n/a	2.1 du/ acre		0.1 du/ acre	3.1 du/ acre	7.1 du/ acre	15.1 du/ acre	7.1 du/ acre	3.1 du/ acre	n/a	7.1 du/ acre	n/a	n/a
Maximum Density	1 du/ parcel	7.0 du/ acre		2.0 du/ acre	15.0 du/ acre	15.0 du/ acre	25.0 du/ acre	15.0 du/ acre	25.0 du/ acre	n/a	25.0 du/ acre	n/a	n/a

Development Standard	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP	C-T	C-1	C-2	M-1	M-2
Distance Between Buildings													
Between Buildings for Dwelling Purposes	6 ft				10 ft			n/a		0 ft			
Between Accessory Buildings	6 ft							n/a		0 ft			
Height (maximum)	35 ft/2.5 stories					45 ft/3 stories		n/a	45 ft/3 stories	50 ft/4 stories		75 ft/6 stories	

Notes:

1. *The combined side yard setbacks shall be not less than 12 feet.*
2. *Within required side yards, at least one side shall provide 4 feet of unobstructed surface so as to allow unobstructed access from front yard to rear yard.*
3. *Where an R-2 District shares a property line with an R-1 District, second-story portions of main structures shall be located no less than 20 feet from such shared property lines. (Ord. 368 §1(part) 2000; Ord. 252(part), 1984: Ord. 51 §6.04, 1958).*
4. *For development projects involving more than six dwelling units and that exceed either 20 feet in height or are two stories or greater shall be set back from side and rear property lines no less than 50 feet. (Ord. 368 §1(part), 2000).*
5. *In the R-1 zones, where a lot has an area of 12,000 square feet or more and with adequate provisions for ingress and egress, a Conditional Use Permit may be granted for the construction of additional one-family dwellings and allowable accessory buildings. However, the minimum site area shall be 6,000 square feet of lot area per each one-family dwelling.*

The City's parking requirements for residential projects vary by the housing type. **Table HE-49** provides the parking requirements for residential developments. Single-family residential units are required to have two garage spaces and two additional spaces per unit. Multiple family residential units require one parking space per dwelling unit and either one-half or one additional off-street space. Senior units also require one parking space per dwelling unit and an additional off-street parking space if the unit is three or more bedrooms. The Zoning Code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

TABLE HE-49
CITY OF IONE RESIDENTIAL OFF-STREET PARKING STANDARDS

Land Use Type	Required Parking Requirements
Boarding and Rooming Houses	1 space / living or seating unit
Dwelling, Single-Family and Two-Family	2 garage spaces / dwelling unit
Dwelling, Multiple-Family	
Studio, one and two bedroom units	2 spaces / dwelling unit
Three or more bedroom units	2 spaces / dwelling unit
Senior units, studio, one, and two bedroom units	1 space/ dwelling unit
Senior units, three or more bedroom units	2 spaces / dwelling unit
Mobile Home Park	2 parking spaces/home site

Source: City of Ione Zoning Code, 2011

Planned Development (PD) District

In addition to the residential zoning districts mentioned above, the City of Ione Zoning Code also includes the Planned Development (PD) District. The intent of a Planned Development District is to provide procedures for the consideration and regulation of areas suitable for proposed comprehensive development with detailed development plans and of those areas that require special planning to provide for appropriate planned development in harmony with their natural features and other environmental consideration. Ideal areas of the city for the establishment of new PD zoning districts include medium and large residential subdivisions and areas identified in the Land Use Element as Policy Areas.

Because of their comprehensive nature and intent, planned developments provide a process for establishing unique and "stand-alone" development standards separate from those found in more "conventional," citywide zoning districts. In effect, the PD is the zoning for the property, just like with specific plans.

All new planned developments require the establishment of a master plan that includes the following:

- A list of permitted, conditionally permitted, and prohibited uses.
- Performance and development requirements related to yards, lot area, intensity of development on each lot, parking, landscaping, and signs.
- Other design standards appropriate for the specific site and development.
- Legal description of property covered by the master plan.
- Reasons for establishment of a Planned Development Master Plan on the particular property.

Additional contents may be required as determined by the City including, but not limited to, regulations relating to nonconforming lots, uses, structures, and signs; time, phasing, and sequence of development projects; infrastructure planning; and circulation planning.

How Residential Uses are Allowed

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-50** shows the housing types that will be permitted by zoning district.

TABLE HE-50
CITY OF IONE HOUSING TYPES PERMITTED BY ZONING DISTRICT

Land Use/ Zoning District	A	R-1a R-1b R-1c	R-2	R-3	R-4	MP	C-T	C-1	C-2	M-1	M-2
Adult Day Care Home	N	P	P	P	P	N	P	P	N	N	N
Caretaker Housing	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Multi-family	N	N	P	P	P	N	P	N	P1	N	N
Dwelling, Second Unit	P	P	P	P	P	P	P	N	N	N	N
Dwelling, Single-Family	P	P	P2	P2	N	N	P	N	N	N	N
Dwelling, Two-Family	N	N	P	P	P	N	P	N	P1	N	N
Dwelling, Three- and Four-Family	N	N	P	P	P	N	P	N	P1	N	N
Emergency Shelter	N	N	N	N	C	N	N	N	N	P	P
Employee Housing	P	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Large	C	C	C	C	C	C	C	N	N	N	N
Family Day Care Home, Small	P	P	P	P	P	P	P	P	P	N	N
Group Residential	N	N	C	C	P	N	P	N	N	N	N
Guest House	P	P	P	N	N	N	N	N	N	N	N
Home Occupations	P	P	P	P	P	P	P	N	P	N	N
Live-Work Facility	N	N	C	C	C	N	P	C	P1	N	N
Manufactured Home	P	P	P	P	P	P	N	N	N	N	N
Mobile Home	N	N	N	N	N	P	N	N	N	N	N
Mobile Home Park	N	N	N	N	N	P	N	N	N	N	N
Residential Care Home	P	P	P	P	P	P	P	N	P	N	N
Single Room Occupancy (SRO) Facilities	N	N	N	C	C	N	C	N	P	N	N
Supportive Housing	P	P	P	P	P	P	P	N	P	N	N
Transitional Housing	P	P	P	P	P	P	P	N	P	N	N

Source: City of Ione Zoning Code, 2010
P= permitted by right
A=administrative use permit
C = conditional use permit
N = not permitted
Notes:
[1]Only allowed as mixed-use development as residential in conjunction with and above ground-floor retail, service, or office use.
[2]Single-family dwellings are permitted provided the lot size does not exceed 4,000 square feet.

Ione Provisions for a Variety of Housing Types

Dwelling, Second Unit

Second units are considered an attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking, and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats. Secondary living units are permitted in all residential districts and in one commercial district (C-T).

Mobile and Manufactured Homes

Mobile homes and manufactured housing offer an affordable housing option to many low- and moderate-income households. Approximately 2 percent of the City's housing stock consists of mobile homes. The City permits mobile homes only in the Mobile Home (MP) district but permits manufactured housing in all residential districts.

Farmworker Housing

Farmworker or employee housing is defined by the City as "property used temporarily or seasonally for the residential use of five or more unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. Concurrently, employee housing may also involve permanent residency if the housing accommodation is a mobile home, manufactured home, travel trailer, or recreational vehicle." State law (Sections 17021.5 and 17021.6 of the Health and Safety Code) requires the City to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone and also to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. The City's Zoning Code allows employee housing in the Agricultural (A) district. Program H-10 is proposed to comply with these employee housing act requirements.

Residential Care Home

A residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes, and similar facilities providing medical care are included under the definition of "Medical

Services, Extended Care." The City currently allows residential care homes in all residential districts and in two commercial districts (C-T, C-2).

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person."

In effect since January 1, 2008, Senate Bill (SB) 2 (Cedillo, 2007) requires the City to allow emergency shelters without any discretionary action in at least one zone that is appropriate for permanent emergency shelters (i.e., with commercial uses compatible with residential or light industrial zones in transition), regardless of its demonstrated need. The goal of SB 2 was to ensure that local governments are sharing the responsibility of providing opportunities for the development of emergency shelters. To that end, the legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters. Within the identified zone, only objective development and management standards may be applied, given they are designed to encourage and facilitate the development of or conversion to an emergency shelter. Those standards may include:

- The maximum number of beds or persons permitted to be served nightly by the facility.
- Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.
- The size and location of exterior and interior on-site waiting and client intake areas.
- The provision of on-site management.
- The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
- The length of stay.
- Lighting.
- Security during hours that the emergency shelter is in operation.

The City continues to allow shelters in Limited Manufacturing and Industrial (M-1) and Heavy Industrial and Mining (M-2) districts by right. There are currently approximately 56 acres available on two parcels in the M-2 district and approximately 52 acres on two parcels available in the M-1 district, allowing adequate capacity for this use. In addition, the City allows shelters with a Conditional Use Permit in the R-3 zone.

Transitional and Supportive Housing

Transitional housing is defined in Section 65582(h) of the Health and Safety Code as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Section 56682(f) of the Health and Safety Code as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Target population is defined in Health and Safety Code Section 56682(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

SB 2 requires that transitional and supportive housing types be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Both transitional and supportive housing types must be explicitly permitted in the municipal code. Both transitional and supportive housing are explicitly defined in the City's Zoning Code and both are allowed by right in all zones that allow residential uses without requiring any additional review.

Extremely Low-Income Households

AB 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and SRO units.

Extremely low-income households typically comprise persons with special housing needs including but not limited to persons experiencing homelessness or near-homelessness, persons with substance abuse problems, and farmworkers. SROs are permitted in the R-3 and R-4 zone with a Conditional Use Permit. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding and offer financial incentives and regulatory concessions (Program H-2.2).

Ione Housing for Persons with Disabilities

Compliance with provisions of the federal ADA is assessed and enforced by the Building Inspector in Ione. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction.

In a previous planning period the City adopted a Transition Plan and has been installing/replacing ADA-compliant curb ramps and making other improvements to public facilities. The City does not have any specific land use or development standards related to the spacing or concentration of persons with disabilities, or any special parking requirements, but rather evaluates the need for reasonable accommodations for persons with disabilities on a case-by-case basis. In May 2009 the City established a reasonable accommodation procedure (Section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes.

The purpose of allowing reasonable accommodation(s) is to provide a process for individuals with disabilities to make requests for reasonable accommodation(s) for relief from the various land use, zoning, or rules, policies, practices, and/or procedures of the City. It is the policy of the City, pursuant to the federal Fair Housing Act (as amended), to provide people with disabilities reasonable accommodation(s) in rules, policies, and procedures that may be necessary to ensure equal access to housing.

The City Planner shall have the authority to consider and take action on requests for reasonable accommodation(s). When a request for reasonable accommodation(s) is filed with City Planning, it will be referred to the City Planner for review and consideration as a ministerial action unless determined otherwise by the City Planner. A request for reasonable accommodation(s) shall be considered "ministerial" in nature when it is related to a physical improvement that cannot be constructed to conform to the City's setbacks or design standards. Typical improvements considered to be ministerial in nature would include ramps, walls, handrails, or other physical improvements necessary to accommodate a person's disability. The City Planner shall issue a written determination of his or her action within 30 days of the date of receipt of a completed application and may do one of the following:

- Grant or deny the accommodation request.
- Grant the accommodation request subject to specified nondiscriminatory condition(s).
- Forward the request to the Planning Commission for consideration as a Conditional Use Permit and subject to the findings stated in Section 17.10.060.F (Required Findings for Reasonable Accommodation(s).

In the event the City Planner determines that the request for reasonable accommodation(s) is non-ministerial in nature, such request shall be forwarded to the Planning Commission in accordance with Section 17.10.080 Conditional Use Permit) and shall be subject to the findings stated in Section 17.10.060.F (Required Findings for Reasonable Accommodation(s)).

All written determinations of actions of the City Planner shall give notice of the right to appeal and the right to request reasonable accommodation(s) on the appeals process (e.g., requesting that City staff attempt to schedule an appeal hearing as soon as legally and practically possible), if necessary. The notice of action shall be sent to the applicant by mail.

If necessary to reach a determination or action on the request for reasonable accommodation(s), the City Planner may request further information from the applicant consistent with City Planning specifying in detail what information is required. In the event a request for further information is made, the 30-day period to issue a written determination shall be stayed until the applicant fully and sufficiently responds to the request.

Appeal of the City Planner or Planning Commission action on the request for reasonable accommodation(s) shall be made in accordance with the procedures specified in Section 17.08.060 (Appeals). (Ord. 423, §2, 2009)

Ione Density Bonus

The City's Zoning Code provides for a density bonus consistent with state law. The City of Ione offers a housing density bonus (Chapter 17.46 of the City's Municipal Code) for lower- and very low-income and senior households in accordance with Government Code Sections 65915 and 65917. Cities are required to grant a density bonus of at least 35 percent above the base zoning density and one additional concession or incentive. The provisions of the density bonus apply to all new residential developments in the city.

Ione Building Codes and Code Enforcement

The purpose of the building-related codes is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures with the City. The City of Ione currently administers codes and code enforcement under the 2013 edition of the California Building Code and ADA requirements. The City adopted this new code in 2014. The City has made several minor local amendments, most notably to exempt tool sheds and playhouses. These local amendments do not place additional constraints on the development of housing. Very little proactive code enforcement occurs in the city, mainly due to lack of funding and staff. Most building and zoning enforcement activities of the City are in response to complaints of City residents or items found during other inspection activities.

Ione On/Off-site Improvements

All development in the city must comply with the City's adopted improvement standards. Improvements to property include the installation of on-site water, sewer, drainage, street lighting, highways, curbs/gutters/sidewalks/streets, and other associated improvements. The City's standards for these improvements, whether eventually dedicated to the City or otherwise, are listed in the City's Improvement Standards, adopted by Resolution 1430 on February 4, 2004, and updated in 2007 by Resolution 1600. These standards cover the design and construction of streets, storm drainage, and sanitary sewers, and standard details for infrastructure such as manholes, inlet boxes, trenches, stop signs, and curbs. These improvement standards establish minimum standards to be applied to improvements including those dedicated to the public to be City-maintained and -operated, private development projects, and improvements in existing rights-of-way and easements. The standards also work to protect the public, ensuring the adequate design of public facilities. Plans

including waterline improvements must also be reviewed and approved by the AWA prior to approval by the City.

Ione has on- and off-site improvement requirements for new residential development based on the location and size of the development. Off-site improvements are required where necessary to allow for the proposed density of the development. Typical off-site improvements include street construction consisting of sidewalks, curbs, gutters, underground electric, telephone, cable and gas, sewer and water line extensions, and traffic and safety items (streetlights, striping, signs, guardrails, and barricades).

Ione Fees

Two aspects of local government have been criticized as placing burdens on the private sector's ability to build affordable housing. These are (1) the fees or other exactions required of developers to obtain project approval, and (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

A variety of development impact fees are often assessed on new residential projects that include City-controlled fees (such as development application fees and building permit fees) and utility service connection fees (e.g., sewer and water connection fees). The various planning review and processing fees, development impact fees and utility service connection fees collectively can add significant costs to housing. The City of Ione has adopted fees for all developments including single-family and multi-family developments.

Table HE-51 identifies the typical fees that would be collected for the development of single-family and multi-family projects. Assuming a 1,600-square-foot single-family unit, the typical fees would be $25,782, and for a multi-family unit, the typical fees would be $23,549.

TABLE HE-51
CITY OF IONE IMPACT FEE SCHEDULE

Impact Fee	Rate	
	Residential	Commercial
Regional Traffic Impact Fee (adopted 10-1-07 by Amador County Transportation Commission)	$3,059.00/unit	$419/1,000 sq. ft.
Local Traffic Impact Fee	$3,074/unit	$612/1,000 sq. ft.
Fire Service	$1,302.00/new unit $0.25/sf for additions	$12,760/acre of building ($0.29/ sq. ft.)
Police Service	$1,263.00/unit	$12,377/acre of building ($0.28/ sq. ft.)
Park & Recreation	$3,284.00/unit	$32,183/acre of building ($0.74/ sq. ft.)
City Administration Fee	$1,056.00/unit	$10,349/acre of building ($0.24/ sq. ft.)
General Plan Service (adopted 8-21-05)	$0.22/ sq. ft.	$0.22/ sq. ft.
School Fees (Amador County Unified School District)		
Residential	$3.36/ sq. ft.	
Sewer Connection Fee		
Residential	$7,640/equivalent unit	
Mobile Home	$7,200/space	

Source City of Ione, February 2009

The City's impact fees are comparable to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately $25,782. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately $132 per square foot for average quality construction, or $211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was $217,508.

The City's fees for a typical 900-square-foot multi-family dwelling are approximately $23,549. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are $133 per square foot, or $119,700 for a 900-square-foot unit. The estimated total development cost of a 900-square-foot apartment, including construction and land, was $132,200.

As illustrated in **Table HE-52** this typical fee total is approximately 12 percent of the average new house development cost and 18 percent of the average new multi-family unit development cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

TABLE HE-52
CITY OF IONE TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS

Housing Type	Total Fees	Estimated Development Cost per Unit (land and construction costs)	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit[1]	$25,782	$217,508	12%
Multi-Family Unit[2]	$23,549	$132,200	18%

Source: www.building-cost.net 2014, City of Ione 2014
Notes:
1. *Typical single-family unit estimated at 1,600 square feet.*
2. *Typical multi-family unit of 900 square feet.*

In addition to impact fees, each discretionary approval or entitlement has different submittal requirements and deposits associated with it, as identified in **Table HE-53** below. All deposits identified for discretionary approvals are deposits that are paid when the application for the entitlement is submitted; in addition, the City will bill the applicant costs that are calculated on a time–and-materials basis for review and processing of the application.

TABLE HE-53
CITY OF IONE DISCRETIONARY APPROVAL/ENTITLEMENT DEPOSITS AND COSTS

Discretionary Approval/Entitlement Deposits	
Variance	$300[1]
Conditional Use Permit	$250[1]
Site Plan Review	$100[1]
Planned Development (Establishment)	$350[1]
Rezone	$350[1]
General Plan Amendment	$600[1]
Boundary Line Adjustment	$250[1]
Tentative Map (for Parcel or Final Map)	$300 plus $4.00/lot[1]
Extension of a Tentative Map	$250[1]
Additional Deposits	
Environmental Review Deposit	$250[1], [2]
Appeals	$150[1]
Direct Costs	
City Planner	$95/hour
Associate Planner	$75/hour
Principal Engineer	$90/hour
Associate Engineer	$90/hour
City Attorney	$95/hour
City Clerk	$15/hour
Consultant fees for preparation of an EIR	As identified in the consultant's scope of work

Source: City of Ione, February 2009
Note:
[1]These charges are considered deposits. In addition to these deposits, the City will charge the applicant on a time-and-materials basis to complete the review and processing of the application, as specified above in Direct Costs.
[2]Environmental review deposit is automatically required for all tentative maps, rezones, and General Plan amendments. It may also be required for other projects at the discretion of the City Planner if environmental review beyond an exemption is anticipated.

Ione Development Review and Permit Processing

Site Plan Review

The City of Ione requires all new multi-family and nonresidential development, as well as additions to such projects where 500 or more gross square feet is being added to existing structures, go through a Site Plan Review process. The intent of Site Plan Review is to provide a process for

promoting the orderly and harmonious growth of the city; to encourage development in keeping with the desired character of the city; and to ensure physical and functional compatibility between uses. The Site Plan Review permit provides a process for consideration of development proposals to ensure that the design and layout of commercial, retail, industrial, or institutional uses or multi-family residential development will constitute suitable development and will not result in a detriment to the City of Ione or the environment. The applicant is required to submit to the City a site plan, detailed elevation drawings, landscape plans, drawings of the site, and other plans that may reasonably be required to ensure compliance with development. These are reviewed by City staff, who will either accept the application as complete or return it to the application with a request for additional information within 30 days. The Planning Commission reviews the application and is responsible for making a decision on the project (approval or denial) based on a set of findings and considerations. Specifically, the Commission is considering the following:

- Considerations relating to site layout, the orientation and location of buildings, signs, other structures, open spaces, landscaping, and other development features in relation to the physical characteristics, zoning, and land use of the site and surrounding properties.

- Considerations relating to traffic, safety, and traffic congestion, including the effect of the development plan on traffic conditions on abutting streets; the layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways; the adequacy of off-street parking facilities to prevent traffic congestion; and the circulation patterns within the boundaries of the development.

- Considerations necessary to ensure that the proposed development is consistent with the General Plan and all applicable Specific Plans or Planned Development Master Plans, including but not limited to the density of residential units.

- Considerations relating to the availability of City services, including but not limited to water, sewer, drainage, police and fire; and whether such services are adequate based upon City standards. (Ione Municipal Code, Section 17.10.090.F)

During the review process, the Planning Commission may require conditions in order to mitigate environmental effects, ensure orderly growth of the city, ensure provision and maintenance of adequate public services and facilities, and carry out the goals and policies of the General Plan and City codes.

Permit Processing and Development Review

While permit processing and development review are necessary to ensure that development proceeds in an orderly manner, permit processing fees, the costs of studies, and implementation of conditions, as well as time consumed, can impact the cost of housing development.

In general, development of a single-family home on an appropriately zoned lot requires a building permit. The application for the permit must be filed with the Building/Engineering and then the application is sent to City Planning to ensure that the development conforms to the required standards for that district. The Building/Engineering then issues the permit to the developer. This process takes approximately 5 to 10 days for a single-family unit. A multi-family development requires a Site Plan Review which takes approximately two to four months and building permit review which takes an additional 5 to 25 days. The entire process for a multi-family development takes about three to six months. The City does not see this as a constant to the development of housing. For subdivision maps, it is usually a four- to six-month process, which includes Planning Commission and possibly City Council review and approval. Improvement plan review takes about three to four weeks and final maps usually take 60 to 90 days. Building permit issuance usually takes two weeks, depending on the size of the development.

For a residential subdivision, City Planning is responsible for handling the application. The development application is checked for completeness, which takes less than 30 days. If necessary, other agencies, such as the California Department of Transportation or the Central Valley Regional Water Quality Control Board, are contacted in order to allow them the chance to review and evaluate the proposed development. Environmental review of the project is then conducted. In most cases, an initial study and negative declaration or mitigated negative declaration is prepared. The public review period is generally from 20 to 30 days. The project is then brought before the Planning Commission by City Planning staff. If a rezone or General Plan map amendment is required, the project is then usually brought before the City Council for approval three to four weeks later. Typically, the whole process from submittal of the development application to approval (or denial) of the project takes about six to eight months. However, if an environmental impact report is required, this may substantially add to the cost and extend the time frame for permit processing.

Various development review and approval activities, such as General Plan amendments, rezones, and specific plans, may be subject to CEQA and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. State environmental law mandates much of the time required in the environmental review process.

The costs associated with development project review will vary between projects. Ione utilizes an efficient and comprehensive approach toward development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

Table HE-54 identifies the approximate time necessary for review of residential development

TABLE HE-54
CITY OF IONE DEVELOPMENT REVIEW TIMES

Development Permit/Review Process	Time Frame
Plan Review	5 days
Zone Change and GP Amendment	4 to 8 months
Environmental Review	45 to 60 days
Architectural Design Review	20-30 days (Administrative Review); 2 to 4 months (Comprehensive Review)
Typical single-family development	6 to 8 months
Typical multi-family development	6 to 8 months

Sources: City of Ione, February 2009

Subdivision Standards

Subdivision standards are used in the city to encourage developers to use new concepts and innovations in the arrangement of building sites within the subdivision. Deviations from traditional land division approaches are encouraged in order to facilitate the development of land in a manner that will be appropriate for contemporary living patterns and technological progress.

Whenever land is subdivided for the purpose of leasing, selling, or financing, the regulations of the California Subdivision Map Act (and Title 16 of the City's Municipal Code) are applicable. To subdivide a parcel into two, three, or four parcels, the applicant seeks approval of a Tentative Map for Parcel Map. Subdividing a parcel into five or more parcels requires approval of a Tentative Map for Final Map. The subdivision process is used by the City to ensure that subdivisions will meet community goals through the provision of adequate infrastructure, including roads, drainage, schools, and parks.

When completing a Parcel Map or Final Map, an applicant first submits a Tentative Map to the City Planner. Approval of a Tentative Map for Final Map or Parcel Map is the responsibility of the Planning Commission. After approval of a Tentative Map, the Final Map or Parcel Map must be approved if it is substantially the same as the approved Tentative Map. The City is able to establish conditions of approval, and through this, obtain exactions for public facilities, land, or fees. However, all exactions must be directly related to the project (e.g., there must be a reasonable nexus between the condition and the project).

Ione Design Review

The City has established a design review process for new development and certain types of redevelopment/remodeling within the Downtown core. This core is defined by a special Historic Overlay District and is referred to as the Historic (H) Overlay District. The City is not relying on any sites within the Historic Overlay District to accommodate its fair share allocation. The design review

process requires that for the following types of activities on property within the Historic (H) Overlay District, an Architectural Design Review permit be issued:

- Installation of new features on existing structures/facades.
- Additions to existing structures.
- Placement, alteration, or relocation of signs.
- New development.
- Changes to exterior architectural style.

Exemptions to the permit requirement include repair and maintenance to the site or structure with like materials, interior alterations, public utility work, and construction, alteration, and maintenance of buildings used exclusively and solely for residential uses. In other words, the permit requirement applies to commercial and mixed-use development and is not applicable to single-family or multi-family residential that is not integrated with a nonresidential use.

The permit process is divided into two tiers, depending upon the complexity of the project. Major projects (referred to as Comprehensive Architectural Design Review), such as new construction and wholesale redevelopment of a property, or the wholesale change in the architectural style of a building, require Planning Commission review and approval. Such a project could be processed in two to four months, depending on location, compatibility with CEQA, and application completeness/Permit Streamlining Act requirements.

The second tier is referred to as Administrative Architectural Design Review. This process is aimed at the installation of new features on existing buildings consistent with the existing architectural style of the building, as well as the placement, alteration, or relocation of signs. Under this process, the approval authority is the City Planner, rather than the Planning Commission. No public hearing is required for administrative review. Rather, a notice of the filing of the application is posted in the project site for a minimum of 10 days and the notice is mailed to all property owners within 300 feet of the subject property. Such notice indicates that interested persons must request in writing that a hearing be held for the project within 10 business days of the notice being posted; otherwise City Planning will make a decision on the project without a hearing. If a hearing is requested, it is held before the Planning Commission after public notice of that meeting has been completed consistent with state law.

Generally, administrative review can be completed in 20–30 days, unless it is elevated to Planning Commission, in which case it becomes similar to comprehensive review.

The Architectural Design Review permit requirement is supplemented by a series of design guidelines and standards that are codified in the City's Zoning Code (Section 17.28.020, Historic Overlay (H) District). These provisions provide the information architects, designers, and property owners need to understand and achieve the City's expectations for high quality development in the Downtown.

Ione Inclusionary Housing Program

The City of Ione has an Affordable Housing Program that includes inclusionary requirements. It is contained in the General Plan. The Affordable Housing Program provides opportunities for developing housing units affordable to lower-income persons in the community and does not act as a constraint to the overall development of housing. The goal of this program is to develop a mix of housing types targeted to a variety of income groups. This program provides flexibility and provides incentives for developers building in the City of Ione.

The City requires that residential projects of 10 or more units include 5 percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of fewer than 10 housing units are exempt from this requirement.

Developers of 10 or more housing units shall provide the following:

- In a rental housing project, 2 percent of the units shall be affordable to very low-income households, 2 percent shall be affordable to low-income households, and 1 percent shall be affordable to moderate-income households.

- In a for-sale project, 2 percent shall be affordable to low-income households, and 3 percent shall be affordable to moderate-income households.

- Affordable units shall be built on-site and must be comparable in infrastructure (including wastewater, water, and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms.

- All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development.

- Deed restrictions shall be provided to ensure that rental units developed for very low-, low-, and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will remain affordable for 45 years.

- If an owner sells an affordable unit before the end of the 45-year resale restriction term, the owner shall repay the City/subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase).

- Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household.

- The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit.

Alternatives to these provisions include:

- Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study that was completed during the previous planning period. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of housing trust fund monies once the housing trust fund is established (Program H-6).

- If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City.

Possible incentives may include but are not limited to the following:

- Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds).

- Mortgage-subsidy or down payment assistance programs to assist first-time homebuyers and other qualifying households, when such funds are available.

- Expedited/streamlined application processing and development review.

- Modification of development requirements, such as reduced set backs and parking standards on a case-by-case basis.

- Density bonuses.

CITY OF JACKSON

Jackson General Plan

The Land Use Element of the General Plan directly affects the location, type, and timing of housing that may be developed in the city. The Land Use Element establishes six residential use classifications, with the density ranges shown in **Table HE-55**.

It is important to note that the Land Use Element also allows for residential development to occur in the commercial designations as well. The density allowed in the commercial designations is based on the type of residential development. For example, if a site designated Professional Office (PO) were to be improved with a duplex unit, the Residential Duplex (RD) density would be required.

The Land Use Element of the General Plan also established the Planned Development (pd) Overlay which is a "combined" land use designation meaning that it will always be combined with one of the City's other primary general plan designations. The pd designation is intended to encourage planned developments with a mixture of land uses including different densities of residential units, professional office uses, and public and recreational uses. When combined with a residential use, the overall density of a development may be increased.

TABLE HE-55
CITY OF JACKSON GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Type of Use	Density
Residential Suburban (RS)	Single-family dwelling	1 dwelling unit/acre
Residential Low-Density (RL)	Single-family dwelling	1 dwelling unit/.5 acre
Residential Single-Family (RSF)	Single-family dwelling	1 dwelling unit/8,000 sq. ft.
Residential Duplex (RD)	Single-family or duplex dwelling	1 dwelling unit/4,000 sq. ft.
Residential Medium Density (RM)	Single-family, duplex, triplex, or fourplex	1 dwelling unit/3,000 sq. ft.
Residential High Density (RH)	Single-family, duplex, triplex, fourplex, multi-family	1 dwelling unit/2,000 sq. ft.
Professional Office (PO)	Single-family or multi-family dwelling	--[1]
Limited Commercial (LC)	--[1]	--[1]
Historical Commercial (HC)	--[1]	--[1]
Commercial (C)	--[1]	--[1]
Industrial (I)	--[1]	--[1]

Source: City of Jackson Land Use Element 2008
Notes:
1. The City's Land Use Element does not specify residential uses as allowed in this Land Use Designation. However, the Development Code specifies that residential uses are allowed in these Land Use Designations. For more information, see the section below.

Jackson Zoning

In 2009, the City adopted a new Title 17 of the Municipal Code replacing the existing zoning and subdivision ordinances with the Development Code. The zoning designations outlined in the Development Code are coincident with the Land Use Element Land Use Designations. Thus, the City has one map depicting the General Plan and zoning designations.

Development Standards for Zones Allowing Residential Uses

The Development Code prescribes minimum standards for residential lot sizes, yards, and lot coverage. These standards, shown in **Table HE-56**, contribute to the protections of public health, safety, and welfare, and the maintenance of the City's quality of life and have not been an obstacle to the development of affordable units.

TABLE HE-56
CITY OF JACKSON DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED

Zoning District	RS	RL	RSF	RD	RM	RH	PO	HC	LC	C	I
Minimum Lot Size	1 acre	.5 acre	8,000 sq. ft.	8,000 sq ft.	8,000 sq. ft.	4,000 sq. ft.	8,000 sq. ft.	None	8,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.
Density	1 du/acre	1 du/.5 acre	1 du/8,000 sq. ft. (4)	1 du/4,000 sq. ft.	1 du/3,000 sq. ft.	1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.	1 unit = 1 du/8,000 sq. ft. 2 units = 1 du/4,000 sq. ft. 3-4 units = 1 du/3,000 sq. ft. 5+ units = 1 du/2,000 sq. ft.
Setbacks Required						Minimum setbacks required unless otherwise shown on the Zoning Map, Subdivision Map, or Planned Development. See 17.30.120 (Setback Requirements and Exceptions) in the Development Code for setback measurement, allowed projections into setbacks, and exceptions to required setbacks.					
Front	25	25	10 or 15(1) (2)	10 or 15(1)	15	10	10	0	10	10	10
Side	5	5	5	5	5	5	5	0	5	0	0
Street Side Corner Lot	15	15	15	15	15	10	5	0	5	5	5
Rear	10	10	10	10	10	10	10	10	10	10	10

Zoning District	RS	RL	RSF	RD	RM	RH	PO	HC	LC	C	I
Between Structures	-	-	-	6 (2)	10 (3)	(3)	-	-	-	-	-
Height Limit	2.5 stories and 35 ft.	2.5 stories and 35 ft.	2.5 stories and 35 ft.	2.5 stories and 35 ft.	2.5 stories and 35 ft.	4 stories and 50 ft.	2 stories or 35 ft.	4 stories or 70 ft.	2 stories or 35 ft.	Wall height not greater than 30 ft.	4 stories or 70 ft.

Source: City of Jackson Development Code, 2009
Notes:
1. RSF and RD front yard setbacks shall be a minimum of 10 feet for single-story structures and 15 feet for two-story structures. Driveway lengths must be a minimum of 25 feet.
2. RSF front yard setback shall be as established as above except where lots comprising 40 percent or more of the frontage on one side of the street between intersecting streets are developed with buildings having an average front yard with a variation of not more than 10 feet. No building hereafter erected or structurally altered shall project beyond the average front yard line so established. In determining such front yard depth, buildings located more than 25 feet from the front property line or buildings facing a side street on a corner lot shall not be counted.
3. Ten-foot setback between dwelling structures and 6-foot setback between dwellings and accessory buildings.
4. Per Section 17.07.020(C) (Purposes of Residential Zoning District) the RSF minimum lot size may be reduced to 6,000 square feet.

Table HE-57provides a summary of residential parking standards required by the Development Code. Program H-15 is proposed to relax garage requirements for duplex and multifamily dwellings.

TABLE HE-57
CITY OF JACKSON RESIDENTIAL PARKING REQUIREMENTS

Residential Uses	Vehicle Spaces Required
Group Quarters (including boarding houses, rooming houses, dormitories, and organizational houses)	1 space per each bed, plus 1 space per each 8 beds for guest parking, 1 space per each employee on largest shift.
Duplex housing units	2 spaces per each unit with 1 space per unit in a fully enclosed garage.
Mobile homes (in MH parks)	2 spaces per each mobile home (tandem parking allowed in an attached carport), plus 1 guest parking space for each 4 units.
Multi-family dwelling, condominiums and other attached dwellings	Studio and 1 bedroom units – 1.5 spaces per each unit with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units.
	2 bedrooms or more – 2 spaces per each unit, with 1 space per unit in a fully enclosed garage. Spaces not required to be in garage for affordable housing units.
Multi-family dwelling, condominiums and other attached dwellings	Guest parking – 25% of total required spaces.
Mixed-use developments	Determined by Conditional Use Permit.
Secondary residential units	2 spaces in addition to that required for the single-family dwelling.
Senior housing projects	1 space per each unit with 0.5 spaces per unit covered, plus 1 guest parking space per each 10 units.
Senior congregate care facilities	0.5 space per each residential unit, plus 1 space per each 4 units for guests and employees.
Single-family dwelling	2 spaces with 1 space per unit in a fully enclosed garage.

Source: City of Jackson Development Code 2009

How Residential Uses are Allowed

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Some of the housing types include single-family residential housing, multiple-family residential housing, residential accessory dwelling units, mobile homes, duplexes, transitional housing, supportive housing, second units, single room occupancy units, and emergency shelters. **Table HE-58** shows the housing types that will be permitted by Zoning District.

TABLE HE-58
CITY OF JACKSON HOUSING TYPES PERMITTED BY ZONING DISTRICT

Land Use/Zoning District	RS	RL	RSF	RD	RM	RH	PO	HC	LC	C	I
Adult Day Care Home	P	P	P	P	P	P	P	P	P	C	C
Caretaker Housing	P	P	P	P	P	P	P	P	P	C	C
Dwelling, Multi-family	N	N	N	N	N	P	P	P	P	C	C
Dwelling, Single-Family	P	P	P	P	P	P	P	P	P	C	C
Dwelling, Two-Family	N	N	N	P	P	P	P	P	P	C	C
Dwelling, Three- and Four-Family	N	N	N	N	P	P	P	P	P	C	C
Emergency Shelter	N	N	N	N	N	P	P	P	P	C	C
Employee/Farmworker Housing	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Large	P	P	P	P	P	P	P	P	P	C	C
Family Day Care Home, Small	P	P	P	P	P	P	P	P	P	C	C
Group Residential, 6 persons or less	P	P	P	P	P	P	P	P	P	C	C
Group Residential, 7 persons or more	C	C	C	C	C	C	C	C	C	C	C
Guest House	P	N	N	N	N	N	N	N	N	C	C
Home Occupations	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home	P	P	P	P	P	P	P	P	P	C	C
Mobile Home	P	P	P	P	P	P	P	P	P	C	C
Mobile Home Park	C	C	C	C	C	C	C	C	C	C	C
Residential Care Home	P	P	P	P	P	P	P	P	P	C	C
Second Unit	P	P	N	N	N	N	N	N	N	C	C
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	P	P	P	P	C	C
Supportive Housing	P	P	P	P	P	P	P	P	P	C	C
Transitional Housing	P	P	P	P	P	P	P	P	P	C	C

Source: City of Jackson Zoning Code, 2009
P= permitted by right
A=administrative use permit
C = conditional use permit
N = not permitted

Jackson Provisions for a Variety of Housing Types

Second Units

A second unit is an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single-family dwelling is situated.

AB 1866, also known as the "second unit law," amended California Government Code to facilitate the development of second units. This amendment required localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable and clear standards." Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

Program H-1.3 is proposed to revise the Development Code to allow second units per state law.

Mobile and Manufactured Homes

Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, including charter cities, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements. The City allows mobile homes in all residential zones with comply with citywide architectural regulations.

Farmworker Housing

Farmworker or employee housing is property used temporarily or seasonally for the residential use unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including area set aside for parking of mobile homes or camping of five or more employees by the employer. State law (Sections 17021.5 and 17021.6 of the Health and Safety Code, Employee Housing Act) requires that employee housing for farmworkers and other employees be allowed ministerially in zones allowing single-family residential structures (Section 17021.5). Section 17021.6 requires that farmworker housing consisting of 36 beds or 12 units or spaces designed for use by a single family or household be allowed ministerially. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. Program H-10 is proposed to comply with the Employee Housing Act.

Emergency Shelters

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

The City allows emergency shelters without discretionary review in the RH, HC, PO and LC zones. These zones have sufficient capacity to accommodate an emergency shelter with five parcels zoned PO with a total area of 76.6 acres, three parcels zoned HC with a total area of .5 acres, 14 parcels zoned LC with a total area of 83.1 acres and seven parcels zoned RH with a total area of 11.8 acres.

Development Code 17.58.130 provides operating standards for emergency shelters:

1. The cumulative total number of beds allowed within each emergency shelter shall be no more than 12.

2. An emergency shelter may not be located within 300 feet of another emergency shelter.

3. There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof).

4. Services shall be limited to overnight accommodation and meals for residents and employees only. Admittance shall be between the hours of 7:00 am and 10:00 pm.

5. Each shelter shall be operated by a responsible agency or organization that has experience in managing and/or providing social services.

6. An on-site manager shall be present during operating hours.

7. A written management plan addressing at a minimum staff training, security, neighborhood communication, client intake, loitering control, referral services, outdoor storage, refuse control, and facility maintenance shall be submitted to and approved by the Planning Department prior to operation.

SB 2 notes that emergency shelter parking requirements shall not be more restrictive than the underlying zoning requirements. Parking requirements in the City of Jackson are based on the land use type and not specifically on the underlying zone. The most comparable land use type (based on expected traffic and occupancy patterns) to emergency shelters in the city is "Group Quarters." As shown in **Table HE-59**, emergency shelters require the same amount of parking per employee, but less parking per bed. Therefore, the City's emergency shelter requirements are consistent with SB 2.

TABLE HE-59
EMERGENCY SHELTER PARKING REQUIREMENTS

Land Use Type	Vehicle Spaces Required
Emergency Shelter	There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof)
Group Quarters (including boarding houses, rooming houses, dormitories, and organizational houses)	One space per each bed, plus one space per each eight beds for guest parking, one space per each employee on largest shift.

Source: City of Jackson Development Code, 2009

Transitional and Supportive Housing

State law requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. There are a number of sites in the City of Jackson that would be suitable for more affordable and higher density housing which are in close proximity to jobs, commerce, public services, transportation, and public facilities. The City's Development Code permits group homes (including residential care facilities) in the Limited Commercial (LC), Historic Commercial (HC), Professional Office (PO), Residential High Density (RHD), and Residential Medium Density (RMD) zones by right. This includes sites for emergency shelters, transitional and supportive housing, and SRO units. This means that a variety of housing types can be provided without requiring a discretionary permit.

Transitional and supportive housing are allowed in all zones that allow residential development in the same way other residential uses are allowed.

Extremely Low-Income Households

Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families or female-headed households) and require supportive housing services. AB 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Programs are included in this Housing Element to address the needs of extremely low-income households. The City allows SRO units which are appropriate for extremely low-income households in the RH, PO, HC and LC zones.

Jackson Housing for Persons with Disabilities

Compliance with provisions of the federal ADA is assessed and enforced by the Building Official in the City of Jackson. ADA access is enforced through building permit entitlement and is required for all commercial development, new construction of multi-family apartments with three or more units in any one building, and new construction of congregate housing or shelters. Special ADA access retrofitting is not required for remodeling or renovation of buildings, but only for new construction.

To ensure fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes, the City will amend the Development Code to create a reasonable accommodation procedure (see Program H-11). Additionally the definition of "family" in the Development Code has been updated to state "one or more persons living together in a dwelling unit with common access to and common use of all living, kitchen, and eating areas within the dwelling unit."

Siting and Concentration Requirements

The City has analyzed its land use, zoning, and building code provisions and processes to determine what accommodations and constraints exist to housing production for persons with disabilities. Individuals in this special needs group may reside in residential units in any zoning district that allows residential, commercial, or institutional uses. Some individuals may choose to reside in a residential facility or a group home designed for occupancy by or with supportive services for persons with disabilities. The Development Code does not differentiate between related and unrelated persons in the occupancy of residential units. The Development Code allows group homes of six or fewer persons by right in all zoning districts that permit single-family residences. As with standard multi-family housing, the City's Development Code allows by-right licensed residential group homes for less than six persons (categorized as a quasi-public use) in RHD zone district. There is no restriction as to minimum distances between residential care facilities.

Permit Approval Process

Group residential facilities accommodating more than six persons are required to go through the Conditional Use Permit process. The requirement for a conditional use permit for large group residential homes would be the same process as any other single or multi-family Conditional Use Permit (see previous discussion on Conditional Use Permit) and is therefore not a constraint. The Conditional Use Permit process is necessary as the City would still need to be able to make appropriate findings. A Conditional Use Permit requires a noticed public hearing of the Planning Commission and is subject to conditions that the Planning Commission may find necessary to ensure compatibility with surrounding land uses. The time frame for a Conditional Use Permit is approximately one to three months.

Special Accommodations for Persons with Disabilities

The City recognizes that access to a residence can require special accommodations for persons with physical disabilities that limit their mobility, particularly when the access features are retrofitted to existing units. To provide exceptions in zoning and land use for housing for persons with disabilities, the Housing Element includes Program H-11.

Americans with Disabilities Act Requirements

In December 2013, the City adopted the 2013 California Building Code. Chapter 11 of the California Building Code provides accessibility requirements. This chapter incorporates provisions from the ADA and specifies that a number of the residential units in new multi-family construction of three and more apartments or four and more condominiums must be accessible or adaptable.

Development Standards and Building Codes

The City enforces the development standards and building codes, which are minimum standards for health and safety and therefore should not be relaxed. Planning staff work with members of the public to find ways to address their special needs within the provisions of these codes. Specifically, staff's review (and recommendations) of projects that are proposed to meet special housing needs (e.g., seniors, large families, persons with disabilities) also consider zoning and permit procedures, as well as the appropriateness of applicable site development standards. If needed and determined not to be detrimental to the public health and safety, permit procedures and standards may be relaxed (e.g., parking requirements) to facilitate development. Staff typically consults with the property owner and developer to identify issues during the initial stages of the application process.

Jackson Growth Management

With the proliferation of development applications that the City was receiving in the late 1990s and early 2000s, the Planning Commission and City Council determined that a growth management policy would be a helpful tool in ensuring that the timing and amount of new development allowed is consistent with the available resources and the provisions of the City's General Plan.

In 2005 the City Council, upon recommendation of the Planning Commission, adopted the Resource Constraints and Priority Allocation Ordinance (Ordinance No. 646). This ordinance set forth a process by which residential subdivisions (five or more units) must receive a Housing Equivalent Unit allocation to apply for a Tentative Subdivision Map.

The ordinance requires the Planning Commission and City Council to annually review the resources and infrastructure of the city, including water availability, sewer capacity, road and intersection levels of service, school capacity, child care availability, fire and police services, etc. and establish the number of housing units that should be available without over-burdening those resources. Additionally, the Planning Commission and City Council are to establish criteria for awarding the allocations which usually consist of the following:

- Economic benefit.
- Improvements including: road improvements, recreational amenities, sewer treatment plant upgrades or new facilities, and school facility upgrades or new facilities.
- Provisions for affordable housing (above what is required by the Affordable Housing Ordinance), and workforce housing.
- Projects which provide infill where there is existing development.
- Protection of open space and oak woodlands.
- Contribute to the restoration and revitalization of downtown Jackson.

Once the Housing Equivalent Unit number for the year is established, developers interested in submitting a Tentative Subdivision Map submit a Notice of Intent to Develop. This notice, which essentially is a preliminary development plan, briefly describes the proposed project including the number and type of housing units and the benefits of the project to the community. All Notices of Intent to Develop are then reviewed by the Planning Commission and City Council for potential allocation. Those developments that offer the most amenities, including affordable housing, are awarded an allocation. Only those projects which have received an allocation may apply for a Tentative Subdivision Map. The application then is processed according to local and state laws, including conformance with CEQA. Since 2012 (adoption of previous Housing Element), the Housing Equivalent Unit allocation and Notice of Intent to Develop requirements have been suspended due to a lack of development applications. No constraints associated with growth management have occurred since the adoption of the previous Housing Element. Applications received for subdivisions are still required to comply with the design criteria in the Resource Constraints and Priority Allocation Ordinance and processed per CEQA and the Subdivision Map Act.

Jackson Density Bonus

The City does not currently have an adopted density bonus. Per Program H-13, the City will develop and implement a density bonus program consistent with state law.

Jackson Building Codes and Code Enforcement

In December 2013, the City adopted the 2013 California Building Code. The California Building Standards Commission via the Governor of California adopted the 2013 California Building Code. These new codes include the California Green Building Codes. No local amendments to these codes have been adopted.

The purpose of adopting the California Building Code is for regulating and governing the conditions and maintenance of all property, buildings and structures, by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary, and fit for occupation and use; and the condemnation of buildings and structures unfit for human occupancy and use and the demolition of such structures in the City of Jackson.

The California Building Standards Commission adjusts and adopts a new code every three years. The City of Jackson will continue to adopt the most current codes.

The Building Code is implemented by a full-time Building Official who attempts to apply these codes as flexibly as possible under state law. The presence of an active code enforcement effort serves to maintain the conditions of the city's housing stock and does not constrain the production or improvement of housing in the city.

Jackson On/Off-site Improvements

The City of Jackson requires developers to provide on- and off-site improvements in association with residential development, (e.g., streets, curbs, gutters, sidewalks, street trees, drainage, water, sewer, power, and communication utilities). These requirements are comparable to provisions in neighboring cities.

All standards for public improvements are delineated in the Municipal Code. These standards may be modified if warranted by individual circumstances, and therefore are not a constraint on development. The following is a summary of improvement standards for a typical residential development.

- Parking:
  - Single-Family Residential – Two spaces per unit with one space in a fully enclosed garage
  - Multi-family – Studio and one-bedroom units must have 1.5 spaces per each unit; two bedrooms or more must have two spaces per each unit. One space per unit in a fully enclosed garage. Spaces not required to be in a garage for affordable housing units.
- Streets:
  - Each parcel within a proposed subdivision shall be provided access by being located on an existing city street or a new city street.
  - Alleys may be proposed as part of residential subdivisions.
  - Street widths (right-of-way) may be 42 feet to 60 feet wide depending upon street classification.
  - All residential properties shall have a minimum driveway width of 16 feet.

Other site improvements for residential construction may be found in the Development Code and the City of Jackson Improvement Standards. The City may consider and approve proposed access and street design solutions that differ from the provisions of the Development Code where deemed necessary or cost-prohibitive.

Jackson Fees

The size of a housing project, type of development, lot size, and the necessity of planning entitlements all have an effect on the total amount of development fees charged by the City and the extent of required on- and off-site improvements.

The City charges residential development a variety of facility fees in order to pay for the increased system capacities and services required by that development. Typical fees for single-family residential total $31,895 per dwelling unit while fees for multi-family (Residential High Density) are $29,160 per dwelling unit. The City has recently updated the Local and Regional Transportation Impact Fees and the Park Fees; however, the remaining fees – essential services, water, and sewer fees – are in need of an update. Keeping these fees current ensure that the existing City of Jackson taxpayers are not overburdened with increased capital improvement costs.

Fees are also charged for services provided by the Planning, Building, Public Works/Wastewater, Water, and Engineering Departments during the review, entitlement, and construction phases of a residential project. The fees are based on staff time and materials costs. The fee schedule was last updated in 2014. To ensure that the General Fund is not impacted by the review of private development projects, this study should be performed and its recommendations implemented. **Table HE-60** provides a complete list of facility and review fees.

TABLE HE-60
CITY OF JACKSON FACILITY AND REVIEW FEES

Fee Type	Residential Single Family Per Dwelling Unit	Residential Multi-Family Per Dwelling Unit
Facility Fees		
Wastewater	$2,200	$1,700–$2,100
Water	$2,060	$1,760–$1,960
Essential Services	$2,300	$2,450–$2,600
Park In-Lieu[1]	$8,670	$8,670
Local Circulation	$1,318	$938
Regional Circulation	$3,040	$2,158
Amador Water Agency Participation Fee	$7,555	$7,555–$18,890
Amador County Unified School District Fee	$3.36/square foot	$3.36/square foot
Review Fees		
Tentative Map	$500 plus $10/lot	$500 plus $10/lot
Final Parcel Map	$500 plus $20/lot	$500 plus $20/lot
Final Subdivision Map	$500 plus $10/lot	$500 plus $10/lot
Site Development Plan	$50	$75
Site Field Inspection	$50/final	$50/final
Improvement Plans	2% of Construction Cost	2% of Construction Cost
Improvement Inspection	1%–4% of Construction Cost	1%–4% of Construction Cost
Negative Declaration	$300 plus Direct Costs	$300 plus Direct Costs
Mitigated Negative Declaration Deposit	$300 plus Direct Costs	$300 plus Direct Costs
Environmental Impact Report Deposit	$500 plus Direct Costs	$500 plus Direct Costs
Rezoning	$250 plus Direct Costs	$250 plus Direct Costs
Use Permit	$250 plus Direct Costs	$250 plus Direct Costs
Variance/Exception	$250 plus Direct Costs	$250 plus Direct Costs
General Plan Amendment	$500 plus Direct Costs	$500 plus Direct Costs

Source: City of Jackson 2014
Note:
1, Park in-lieu fees are based on 50% for neighborhood and 50% for community park-land and facilities (no provision for regional or county-wide parks). When neighborhood facilities are constructed they are maintained by the development at no cost to the public and are of design, function, and quality as to be a full neighborhood park, dedicated or made fully available to public use, in-lieu fees may be reduced by the percentage such facilities provide toward meeting full neighborhood public park and use requirements, to a maximum of 50% of the total in-lieu fee requirement.

When development constructs private neighborhood park facilities primarily for use by residents/owners of the development, and such facilities consist of passive and active park facilities equivalent to at least 50% of public neighborhood park facility requirements, in-lieu fees may be reduced by up to 25%.

The City's facility fees are comparable to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately $31,895. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately $132 per square foot for average quality construction, or $211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was $217,508.

The City's fees for a typical 900-square-foot multi-family dwelling are approximately $29,160. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are $133 per square foot, or $119,700 for a 900 square foot unit. The estimated total development cost of a 900 square foot apartment, including construction and land, was $132,200.

The City's facility fees are similar to other jurisdictions in the region. As illustrated in **Table HE-61**, this typical fee total is approximately 15 percent of the average new house development cost and 22 percent of the average new multi-family unit construction cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

TABLE HE-61
CITY OF JACKSON TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS

Housing Type	Total Fees	Estimated Development Cost per Unit (land and construction costs)	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit[1]	$31,895	$217,508	15%
Multi-Family Unit[2]	$29,160	$132,200	22%

Source: City of Jackson, 2014 and Building-cost.net, 2014.
Notes:
1. *Typical single-family unit estimated at 1,600 square feet.*
2. *Typical multi-family unit of 900 square feet.*

Jackson Development Review and Permit Processing

The length of time it takes the City to review and approve a housing development application can add to housing costs. If the developer is buying the land outright, there are monthly interest costs, and if the developer is working under an option to purchase, there are option costs to hold the land.

In recent years, varying amounts of time were taken to consider and approve housing construction proposals. Generally, projects that require environmental impact reports and/or are subject to public controversy have longer review periods. Project redesigns or additional studies may be required by environmental review. Each change in the project design can have associated architect and engineering fees, which grow with each revision. Projects that receive a negative declaration of

environmental impact are typically approved within six months; projects with environmental impact reports have required several years.

Processing delays for residential projects can result from incomplete submittals by project applicants, inadequate responses to staff requests for additional information and exhibits, and failure to design projects to City standards.

Ministerial projects: Applications for single- and multi-family residential projects which do not require any planning entitlements are submitted directly to the Building Department for permit processing. Typically, the review for a single-family residence is reviewed "in-house" and takes approximately two weeks. Plans for multi-family residences are usually referred to the City's plan review consultant and typically take four weeks for plan check and issuance of a permit.

Table HE-62 provides schedule for residential processing times in the City of Jackson.

TABLE HE-62
CITY OF JACKSON DEVELOPMENT REVIEW TIMES

Application Type	Review Body	Typical Processing Time
Tentative Parcel Map	Planning Commission	2 Months
Final Parcel Map	City Council	2 Months
Tentative Subdivision Map	Planning Commission	4–12 Months
Final Subdivision Map including Development Agreement	City Council	2–4 Months
Annexation	City Council with Planning Commission Recommendation	4–6 Months
Boundary Line Adjustment	City Council	4–6 Weeks
Site Plan Review	Staff	2–4 Weeks
Conditional Use Permit	Planning Commission	1–4 Months
Variance/Exception	Planning Commission	1–2 Months
Building Permit	Staff	2–4 Weeks
Negative Declaration	Planning Commission and/or City Council	2–4 Months
Environmental Impact Report	Planning Commission and/or City Council	6–12 Months
Rezone/GP Amendment	City Council with Planning Commission Recommendation	2–6 Months

Source: City of Jackson 2012

Jackson Design Review

The City of Jackson has codified procedures for the comprehensive review of development to implement the requirements of the Historic Commercial (HC) Zoning District and the goals and policies of the General Plan. All projects that require a land use or building permit or will affect the exterior appearance of any building or property within the HC Zoning District are subject to Historic Design Review. In addition, public projects such as sidewalk installation, traffic circle installation, and other streetscape and pedestrian bicycle improvement projects within the HC district are subject to Historic Design Review. No building permit will be issued for any project until the project has been evaluated through the Historic Design Review process, and a Certificate of Appropriateness has been granted, and the appropriate land use permit has been issued.

Historic Design Review for projects that require the approval of a discretionary permit (e.g., Conditional Use Permit, variance, etc.) occurs concurrently with the review of the discretionary permit application, and the final determination is made by the highest level of review authority acting on the project application. The City Planner prepares a report for the review authority outlining the findings and any conditions relating to the Historic Design Review prior to the review

authority's consideration of the project. The report containing findings and any conditions shall also be forwarded to the applicant prior to consideration by the review authority.

The Historic Design Review application shall be forwarded to the Design Review Committee for review. The Design Review Committee shall review the application in accordance with the requirements of this chapter and the Historic Design Guidelines and forward a recommendation of approval, conditional approval, or denial to the City Planner. The City Planner may exempt applications from review by the Design Review Committee if the application is minor in nature or a quorum of the Design Review Committee cannot be called within a reasonable period of time for the City Planner to review the land use permit within the time limits imposed by this Development Code.

In conducting a Historic Design Review for a particular project, the City Planner considers the location, design, site plan configuration and the overall effect of the proposed project upon surrounding properties in general. Historic Design Review is conducted by comparing the proposed project to applicable General Plan policies, adopted development standards, Historic Design Guidelines, and other applicable ordinances of the City. In reviewing projects subject to Historic Design Review, the City Planner refers to Chapter 17.20.080 (Historic Corridor (HC) Overlay) in order to provide guidance to applicants seeking to comply with the requirements of Historic Design Review.

Jackson Inclusionary Ordinance

The Development Code contains an affordable housing ordinance which provides opportunities for housing units affordable to lower-income persons in the community and does not act as a constraint to the overall development of housing. The goal of the ordinance is to develop a mix of housing types targeted to a variety of income groups. This ordinance provides flexibility along with incentives for developers building in the City of Jackson. The City acknowledges that the published appellate case of Palmer/Sixth Street Properties, L.P. v. City of Los Angeles (2nd Dist. 2009) 175 Cal.App.4th 1396 holds that the Costa-Hawkins Act (Civil Code §1954.50 et seq.) precludes local governments from requiring a developer to set affordable rent levels for private rental housing unless the developer has agreed to such rental restrictions in exchange for financial assistance or other consideration from the local government. This affordable housing ordinance shall be fully operative at such time that the Palmer case is overturned, disapproved, or depublished by a court of competent jurisdiction, or the state legislature amends state law to authorize local governments to require the development and restriction of affordable rental units in the manner set forth in this section and chapter. Except as expressly limited by the Palmer case, the affordable housing ordinance remains in full force and effect.

The ordinance requires that residential projects of 10 or more units include 10 percent of the units in the project as affordable extremely low-, very low-, or low-income households as defined by the Regional Housing Needs Assessment tables. At least one quarter of the inclusionary units (or 2.5 percent of the total development) must be restricted to occupancy by extremely low-income households. One-quarter of the inclusionary units (or 2.5 percent of the total development) must be restricted to occupancy by very low-income households. An additional one-half of the inclusionary

units (or 5 percent of the total development) must be restricted to occupancy by low-income households. Developments of fewer than 10 housing units are exempt from this requirement. Inclusionary units must conform to the following standards:

- Inclusionary units must be comparable in infrastructure (including sewer, water, and other utilities), construction quality and exterior design to the market-rate residential units.

- All inclusionary units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units or development.

- Inclusionary units produced under this section must be legally restricted to occupancy by households of the income levels for which the units were designated for a minimum of 55 years for rental units and 45 years for owner-occupied units.

A developer may propose an alternative means of compliance according to the following provisions:

- Inclusionary units may be constructed off-site if the inclusionary units will be located in an area where, based on the availability of affordable housing, the City Manager finds that the need for such units is greater than the need in the area of the proposed development.

- The City Manager may accept any combination of on-site construction and off-site construction.

The City may provide one or more of the following incentives to a developer who elects to provide the inclusionary units on-site:

- Modification in development or zoning that will allow for increased density, including but not limited to a reduction in setback, square footage, and parking requirements.

- Approval of mixed use zoning.

- A 50% reduction of fees required by City Schedule of Charges for Special Services and Local Facilities Participation Charges for the portion of the development devoted to inclusionary units.

- Financial assistance in the form of loans or grants to the extent budgeted by the City Council.

The affordable housing ordinance does not address meeting the needs of extremely low-income households which are defined as households with income less than 30 percent of area median income.

CITY OF SUTTER CREEK

Sutter Creek General Plan

The General Plan Land Use Element contains 12 land use designations. **Table HE-63** summarizes the permitted residential uses in each of these designations, along with the compatible Zoning Ordinance classification, maximum lot coverage, maximum building density, assumed population density, and height limitations as described in the General Plan Land Use Element (Tables LU-2 and LU-5). As shown in the table, the lowest residential density in Sutter Creek is 1 unit/acre and the highest is 29 units/acre.

TABLE HE-63
CITY OF SUTTER CREEK GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

Designation	Description
Residential Estates (RE)	The RE designation is applied to lands for residential use, but with large lot sizes in order to promote and maintain the rural character of the area. The RE designation is also applied to areas characterized by terrain that is less suitable for higher residential densities.
Residential Low-Density (RL)	The RL designation is applied to lands for residential use where higher densities than allowed by the RE designation can be supported while maintaining desired rural character.
Residential Single-Family (RSF)	The RSF designation is generally applied to lands with a full range of services available and is best suitable for subdivision development. The RSF-designated lands are generally those regarded for standard lot size single-family construction.
Residential Medium Density (RM)	The RM designation is generally applicable to lands where smaller lot sizes consistently appear (as in the mobile home park), or where duplex, triplex, or fourplex housing development is suitable.
Residential High Density (RH)	The RH designation is generally applied to lands where multi-family housing development is preferred. Land use constraints due to soils, terrain, access, services, aesthetics, open space, or other environmental features as identified with project application processing should enter into decisions regarding density.
Residential and Professional Office (RP)	The RP designation is intended for areas where residences and professional offices or very limited, low-intensity commercial activities may be combined within one building. This land use may be applied in or near the historic downtown area where this combination of uses is somewhat historic or it may be applied to new areas of the city where very limited commercial activity and private entrepreneurs can be encouraged in buildings that also serve as a residence.
Commercial (C)	The C designation is applied to those areas of the city where retail, commercial, and professional business services are preferred. Residential uses of RH densities may also be compatible provided that the multiple family housing design standards of the Land Use Element and other policies, standards, and codes can be met. Application of the C designation is to ensure the economic vitality of the city.

Designation	Description
Downtown Commercial (DTC)	The DTC designation is applied to a specified area of historic downtown Sutter Creek wherein the range of commercial uses that are allowed and the way in which these uses are conducted are strictly controlled by the City's Zoning Ordinance, to protect the district's attractive and historic quality. This designation allows a smaller lot size and a greater building intensity than the City's regular commercial district, which is consistent with the history of the downtown area. Single-family (studio) apartments and multi-family apartments are allowed to be conducted as secondary, accessory uses customarily associated with the downtown commercial district, provided parking and other concerns are adequately addressed.
Industrial (I)	The I designation is applied to those lands most suitable for manufacturing or light industrial activities. The I designation is to promote a varied and stable local economy. Commercial uses would generally be compatible. Where the I designation is combined with a Planned Development (PD) designation, light industry is considered most appropriate and Residential High density uses could be conditionally allowed.
Public Services (PS)	The PS designation is applied to those lands with a public or quasi-public use. Maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Where such assemblies are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.24-62.06 persons per acre).
Recreation (R)	The R designation is applied to lands where recreational facilities are to be located and protected from conflicting uses. Minimum parcel size shall be 7,000 square feet; maximum lot coverage shall be 50 percent; and maximum population density shall be 1,000 persons per gross acre for facilities or events involving the periodic assemblage of large numbers of people. Such facilities and events may be controlled by a conditional use permit. Where such facilities or events are not permitted, maximum population density shall not exceed 16 to 29 units per acre or equivalent (34.24-62.06 persons per acre).
Mining (M)	The M designation identifies areas where potentially valuable mineral reserves may exist and where carefully controlled mining for these resources is allowed. The City is required to ensure protection of such mineral reserves by state law. Use or development of such areas within the city shall be allowed only after approval by the City of a Conditional Use Permit and/or a mineral resource protection plan that is prepared or reviewed by a California registered qualified geologist. Land uses allowed in M areas shall be limited to mineral extraction, processing, prospecting, exploration, and other directly related uses. The City shall control such activities in the city by use permit and applicable provisions of the State Surface Mine and Reclamation Act and CEQA.

Source:: City of Sutter Creek General Plan Land Use Element 2012

Table HE-64 provides a summary of allowed residential density for relevant General Plan Land Use categories.

TABLE HE-64
CITY OF SUTTER CREEK ALLOWABLE RESIDENTIAL DENSITY BY LAND USE CATEGORY

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Residential Estates (RE)	--	1
Residential Low-Density (RL)	--	2
Residential Single-Family (RSF)	--	6.22
Residential Medium Density (RM)	--	15
Residential High Density (RH)	16	29
Residential and Professional Office (RP)	--	8
Commercial (C)	16	29
Downtown Commercial (DTC)	16	29
Industrial (I)	16	29
Public Services (PS)	16	29
Recreation (R)	--	16
Mining (M)	--	1

Source: City of Sutter Creek General Plan Land Use Element 2012
[1] Density bonus consistent with state law may be allowed to exceed the 25 unit per acre maximum.
[2]Density to be determined during the specific plan planning process.

Sutter Creek Zoning

Development Standards for Zones Allowing Residential Uses

Table HE-65 shows the minimum lot area, maximum lot coverage, setbacks, and height limits for all zones allowing residential uses in Sutter Creek. Residential uses in the city do not require design review (architectural review) unless there is an overlay zoning.

TABLE HE-65
CITY OF SUTTER CREEK DEVELOPMENT STANDARDS FOR ZONES WHERE RESIDENTIAL DEVELOPMENT IS ALLOWED

	A	RE	RL	R-1	R-2	R-3	R-4	C-2	DTC	MU	I-1
Minimum lot area (square feet)	40 acres	40,000	2,000	7,000, although non-conforming lots between 5,000–7,000 sq. ft. are allowed one dwelling unit, and lots less than 5,000 sq. ft. are allowed one dwelling unit with a Conditional Use Permit	3,000, unless zero lot-line, in which there must be a minimum 6 feet between all structures	3,000	1,000	--	--	--	7,000
Maximum lot coverage	3%	15%	30%	50%	75%	75%	75%	85%	95%	85%	90%
Maximum height	35	35	35	35	35	35	40	40	40	55	40
Setbacks											
Front	35	35	30	25	20	15	10	5	10	10	25
Side	20	15	10	5	5	5	5	5	15	5	10
Side (corner lots)	35	--	15	12	10	10	10	5	--	5	--
Rear	45	25	25	15	10	10	10	10	10	10	25

Source: City of Sutter Creek Zoning Ordinance 2010

Open Space and Park Requirements

Open space requirements can decrease the affordability of housing by decreasing the amount of land available on a proposed site for constructing units. The Land Use Element requires that open space be included within certain new developments as identified in the General Plan in Tables LU-2 and LU-9. There are requirements for 15 percent usable open space for areas designated Planned Development (PD) through the PD overlay and 25 percent usable open space for multi-family residential areas.

The Open Space and Conservation Element identifies usable open space as including required parklands, common areas, landscaped areas, pedestrian paths, plazas and similar public or private areas, but not areas devoted to vehicle parking and streets. These open space requirements are considered the minimum necessary to balance allowable densities with the City's goal to maintain its character and the state requirement that the City make definite plans to preserve open space (Government Code Section 66560 and PRC Section 5076).

The Land Use Element also applies the Visually Sensitive Area and the Creekside Greenway overlay land use designations to parcels that may be developed in the future. Since the element specifies that allowable densities must not be reduced in implementing these overlay designations, it should have no negative effect on housing. Since the designation encourages "clustering" housing units in planned unit developments outside the identified Visually Sensitive Areas of Creekside Greenways, they may, in fact, help provide more condensed and, therefore, economical housing developments.

Dedication of Parkland Fee

In addition to open space requirements, the City has a requirement for the minimum amount of land that shall be dedicated for parkland, which is determined using the following formula:

U x P x S = Minimum acreage dedication

Where "U" equals the number of dwelling units in the subdivision as allowed by the zoning district(s) of the subdivision area, "P" equals the population per dwelling unit by dwelling unit type (based on the latest US Census data), and "S" equals the parkland standard of five acres per 1,000 people.

Amount of Fee in Lieu of Land Dedication

When a fee is to be paid in lieu of land dedication, the amount of such fee shall be based upon the fair market value of the amount of land that would otherwise be required for dedication. The fee is determined by the following formula, where "P" equals the average number of persons in the dwelling type (based on the latest US Census data); "S" equals the parkland standard of 5 acres per 1,000 persons; and "V" equals the fair market value of one buildable acre of the subdivided land by dwelling type:

P x S x V = Park fee per acre by dwelling type

The City defines a buildable acre as the typical acre within the subdivision, and located in other than an area on which building is excluded because of flooding, rights-of-way, easements, or other building restrictions. All fees listed above are base fees and the total fee is the actual administrative cost to the City. The City Council annually establishes an hourly rate of cost for City staff.

Parking

Since the need for more required parking spaces directly affects land utilization, parking requirements are one of the development standards that impact the cost of new housing. Parking requirements for the city are located in Title 11 of the Sutter Creek Municipal Code. Sutter Creek's off-street parking standards for residential uses are as follows:

- Single-family dwellings: two spaces per dwelling unit.
- Two-family dwellings and townhouse units: two spaces per dwelling unit.
- Multiple-family dwellings: one and a half spaces for each dwelling unit plus one guest space for each five dwelling units.
- Senior housing: One space for each dwelling unit.
- Second unit dwellings: One space for each bedroom.
- Transient occupancy buildings: One space for each guest room plus one space for each five guest rooms.
- Congregate care facilities: One space for each two beds.

Parking standards for multi-family housing can increase development costs; however, the City's standard of one and a half parking spaces for each multiple-family dwelling is actually less restrictive than many similar communities.

How Residential Uses are Allowed

Table HE-66 shows permitted residential uses in each of the 12 zoning districts that allow residential uses in Sutter Creek's Zoning Ordinance, and whether the uses are permitted by right ("P"), with a Conditional Use Permit ("C"), or not permitted at all ("N"). In addition to the zones shown in the table below, there are three overlay zones that also allow residential uses in specific areas: Historic Residential Combining (HR), Manufactured Housing Combining (MH), and Planned Development.

TABLE HE-66
CITY OF SUTTER CREEK HOUSING TYPES PERMITTED BY ZONE

Housing Type	A	RE	RL	R-1	R-2	R-3 [1]	R-4 [1]	C-1 [1, 2]	C-2 [1,2,3]	DTC [1,2,4]	MU	I-1 [1, 2, 5]	I-2 [1,2]
Dwelling, One Family[1]	P	P	P	P	P	N	N	C	C	C	N	C	C
Second Unit Dwelling	P	P	P	P	P	N	N	C	C	C	N	C	C
Dwelling, Half-plex (Zero lot line unit)	N	N	N	N	P	N	N	C	C	C	N	C	C
Dwelling, Duplex	N	N	N	N	P	N	N	C	C	C	N	C	C
Dwelling Triplex, Fourplex, Condominium, and Bungalow Court[6]	N	N	N	N	N	P	P	C	P	C	N	P	C
Dwelling, Multiple Family[7], Apartment House, Townhouses	N	N	N	N	N	N	P	C	P	C	N	P	C
Group Dwellings	N	N	N	N	N	N	P	C	P	C	N	P	C
Large-scale Neighborhood Housing Projects Having a Minimum Gross Area of Five Acres[8]	C	C	C	C	C	C	C	C	C	C	N	C	C
Residential Use above a Commercial Use	N	N	N	N	N	N	N	N	N	N	P	N	N
Residential Care Facility, 6 persons or less	N	N	N	N	N	N	N	N	N	N	N	N	N
Residential Care Facility, More than 6 persons	N	N	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Large	N	N	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Small	N	N	N	N	N	N	N	N	N	N	N	N	N

Housing Type	A	RE	RL	R-1	R-2	R-3 [1]	R-4 [1]	C-1 [1, 2]	C-2 [1,2,3]	DTC [1,2,4]	MU	I-1 [1, 2, 5]	I-2 [1,2]
Home Occupations	C	C	C	C	C	C	C	N	N	N	N	N	N
Live/Work Units	N	N	N	N	N	N	N	N	N	N	P	N	N
Manufactured Homes	P	P	P	P	p	N	N	N	N	N	N	N	N
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	N	P	C	P	C	N	P	C
Supportive Housing	N	N	N	N	N	N	N	N	N	N	N	N	N
Transitional Housing	N	N	N	N	N	N	P	C	P	C	N	P	C
Emergency Shelter	N	N	N	N	N	N	N	N	P	N	N	N	N
Farmworker Housing	N	N	N	N	N	N	P	C	P	C	N	P	C

Source: City of Sutter Creek Zoning Ordinance.
Notes:
[1] Site plan review required for all buildings in R-3, R-4, commercial, and industrial zones (see Chapter 18.050 of the Zoning Ordinance).
[2] Chapter 18.60 (Conditional Use Permits) of the Zoning Ordinance permits the following with a Conditional Use Permit: new or remodeled residential structure in a commercial or industrial zone, or existing structure converted to residential uses in a commercial or industrial zone.
[3] Allows by right "multiple-family dwellings as permitted in the R-4 zone."
[4] Allows by right "first and second-story residential units including studio apartments." However, this table shows "CUP" for all listed residential uses based on note 2, rather than trying to determine what types of units would be considered first- and second-story residential units.
[5] Allows by right "any uses permitted in the C-2 zone."
[6] Bungalow court is defined in Section 18.08.120 of the Zoning Ordinance as "a group of two or more detached one-family or two-family dwellings as rental units located upon a single lot, together with all open spaces as required by this title."
[7] A "multiple family dwelling" is defined in Section 18.08.170 of the Zoning Ordinance as "a building, or portion thereof, designed for or occupied by three or more families living independently of each other."
[8] Allowed by Conditional Use Permit in all zones in Section 18.60.010 of the Zoning Ordinance.

Overlay and Combining Zones

The General Plan and Zoning Ordinance include overlay designations and zones. The General Plan Land Use Element includes the Planned Development designation that is applied to parcels that are four acres or larger in size and presently undeveloped. This designation is intended to provide for planned unit developments and more flexible overall site planning. The designation is a combined land use designation, and the population density and building intensity standards of the base designation apply. Population densities and building intensities may be clustered within any planned unit development to provide and preserve open space in another area of the planned unit development. This designation allows developers to group buildings on smaller lot sizes than would otherwise be permitted or in denser building clusters or in multi-family dwellings, provided the net allowable density and intensity does not increase.

The Zoning Ordinance implements the Planned Development land use overlay through the Planned Development Combining (PD) overlay zone. This designation allows flexibility of standards and density requirements, and encourages cluster development, mixed use, apartments, and condominiums.

The Zoning Ordinance also contains the Historic Residential (HR) Combining Zone, which establishes regulations for areas of historical or cultural significance in the city. These areas require special considerations to preserve existing residential structures as a community resource. Uses permitted by right are all of the residential uses allowed in the underlying residential zones with which the HR zone is combined, and all residential legal non-conforming uses within commercial and industrial zones with which the HR zone is combined. Development restrictions are imposed in this overlay zone related to the demolition, removal, relocation, or alteration of any residential building, structure, or site in the HR combining zone without a permit. Any new residential construction within the HR combining zone must conform to recognized architectural styles and forms utilized and constructed within Sutter Creek prior to the year 1920. External additions and remodels of existing residential buildings need to be in the same style and utilize architecturally similar materials as the existing residential structure.

The Zoning Ordinance also contains the Manufactured Housing (MH) Combining Zone, which specifies the criteria for the installation of manufactured homes in the city. Manufactured homes are permitted within specified residential zones that allow a detached one-family dwelling and meet certain requirements. Manufactured homes are not permitted within areas designated as "Historic" or "Historic Corridor" on the General Plan Land Use Maps, or in areas which carry the Historic Residential (HR) Combining Zone designation.

Sutter Creek Provisions for a Variety of Housing Types

Second Unit Dwellings

The City allows second unit dwellings by right in the RE, A, RL, and R-1 zones per state law.

Mobile and Manufactured Homes

Program H-4 directs the City to review the MH Combining Zone in the Zoning Ordinance and amend it, if necessary, to be consistent with the requirements of state law.

Farmworker Housing

Farmworker housing is permitted in the R-4, C-2, and I-1 zones and as a conditional use in the C-1, DTC, and I-2 zones. Program H-10 is proposed to amend the Zoning Ordinance to comply fully with the state Employee Housing Act (Health and Safety Code Section 17021.5 and 17021.6).

Residential Care Facility

Residential care facilities are not defined in the Zoning Ordinance. Program H-10 proposes to amend the Zoning Ordinance to define and allow residential care facilities per state law.

Emergency Shelters

Emergency shelters operated by a governmental agency or nonprofit corporation having all approvals, licenses, and permits required by state and local law for such operations are allowed by right in the C-2 zone. This zone has sufficient capacity to accommodate an emergency shelter with 18 parcels zoned C-2 or C-2(PD) for a total of 74.4 acres.

Transitional and Supportive Housing

Transitional housing is allowed by right in the R-4, C-2, and I-1 zones. Program H-8 is proposed to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.

Extremely Low-Income Households

SRO units are permitted in the R-4, C-2 and I-1 zones.

Sutter Creek Housing for Persons with Disabilities

In accordance with SB 520 (Chapter 671, Statutes of 2001), the City has analyzed the potential and actual governmental constraints on the development of housing for persons with disabilities (see SB 520 Analysis Tool in Appendix A). Sutter Creek has adopted the California Building Code, including Title 24 regulations of the code dealing with accessibility for persons with disabilities. The City has not adopted any additional universal design elements in its building code beyond Title 24 requirements.

The City does not currently have any special processes for individuals with disabilities to make requests for reasonable accommodation with respect to zoning, permit processing, or building laws. Rather, as with all other planning or building applications, accommodations are made through the variance or Conditional Use Permit process. The analysis further shows that while the City meets the requirements of the Uniform Building Code/California Building Code, the ADA, and the California Community Care Facilities Act, there are currently no additional accommodations for persons with disabilities.

The absence of reasonable accommodation in the application of zoning, permit processing, and building laws can act as a constraint on the development, maintenance, and improvement of housing intended for persons with disabilities. The City can address this constraint through development of a program that further analyzes the City's existing codes and practices, and establishes procedures or measures that provide flexibility in the development and/or rehabilitation of housing for disabled persons.

Sutter Creek Growth Management

Growth management is a tool that local governments use to prevent urban sprawl and preserve natural resources and agriculture. However, growth management measures in some instances can increase the cost of affordable housing by limiting the amount of new development. The City of Sutter Creek has incorporated growth projections and growth management policies into the General Plan in order to ensure the preservation of the community's rural character. However, the City does not have any growth management programs that limit the number of residential units that can be built.

The City has one policy in the General Plan that references growth management. Policy 2.1 in the Land Use Element states:

> "Growth management is necessary in order to preserve Sutter Creek's existing quality of life. When project applications are being considered for acceptance under the provisions of Government Code Section 65943 and the City's permit procedures, General Plan consistency should be evaluated. If the project proposal is not consistent, the applicant should be advised that the project may be denied if a General Plan amendment is not processed and approved first or concurrently. Included in this evaluation should be a comparison of the project's proposed population density and building intensity with the growth assumptions and policies of this plan."

As stated on page LU-12 of the Land Use Element:

> "The [growth management] policies do not conflict with efforts to implement the Housing Element because the General Plan encourages clustering of higher density development in (pd) designated areas which help encourage developers to provide more affordable housing and helps to avoid segregation of housing by economic groups. The Housing Element's program also includes City participation in efforts to obtain sites and provide infrastructure using in-lieu fees from developers who do not provide affordable housing."

The assumed population growth rate in the existing General Plan for the city averages 4 percent per year, which was consistent with the 1993 California Department of Finance (DOF) projections for Amador County. The assumed rate of growth for dwelling units on existing undeveloped but buildable lots or permitted multi-family housing units is 4.5 percent per year.

Table LU-7 in the Land Use Element shows that the city had a population of 2,015 in 1994, and is projected to have a population of 3,358 in 2014. This is an average population growth of 67 persons per year for the 20-year period, or an average annual growth rate of nearly 3 percent. Table LU-7 also shows that the city contained 925 dwelling units in 1994, and was projected to contain 1,505 dwelling units in 2014. This is an average of 29 new units per year for the 20-year period, or an average annual growth rate of 2.5 percent. This is an assumed growth rate that is almost twice the yearly need of approximately 15 housing units for the 7.5-year time period in the Regional Housing Needs Allocation Plan allocation for Sutter Creek.

Sutter Creek Density Bonus

A density bonus is the allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code Section 65915, a housing development that provides a certain percent of its units for lower-income or moderate-income households or for seniors is entitled to a density bonus and other concessions (OPR 2003). California law states that local governments must provide incentives to developers of specified housing developments, and a density bonus can be used to accomplish this requirement. In return for these requirements, the developer must reserve these units for this purpose for a certain number of years (OPR 2003).

Requirements for density bonuses are not included in Sutter Creek's Zoning Ordinance. This has not been a constraint in the development of affordable housing and provision of density bonuses thus far. However, since density bonuses are permitted under State of California law, modifying Sutter Creek's Zoning Ordinance to include density bonus regulations is included as one of the Housing Element's implementation programs per HCD requirements.

Sutter Creek Building Codes and Code Enforcement

Through building codes and other land use requirements, local governments influence the style, quality, size, and costs of residential development. Building codes and their enforcement can increase the cost of housing and impact the feasibility of rehabilitating older properties that must be upgraded to current code standards. In this manner, building codes and their enforcement act as a constraint on the amount of housing and its affordability.

While the City must, by state law, adopt and implement the requirements of various uniform construction codes, Sutter Creek attempts to apply these codes as flexibly as possible under state law. The City currently enforces the 1997 Uniform Building Code and the 2007 California Codes (the City Council will be adopting the 2013 California Building Code in July 2014), and no local amendments to these codes have been adopted. Sutter Creek conducts nuisance abatement and other code enforcement activities on a complaint basis. The City has not had a code enforcement

officer for several years. With the adoption of the 2014–2015 budget, the City will be hiring for the position of community services specialist. This position will carry the same duties as a code enforcement officer. The codes enforced by the City of Sutter Creek are similar to the codes enforced by most other cities in the region, and are necessary to promote the minimum standards of safety and accessibility to housing. Thus, the codes are not considered to be an undue constraint on affordable housing development.

Sutter Creek On/Off-site Improvements

Previous subsections in this document discussed the extension of infrastructure, such as roads, sewers, water, and drainage to accommodate new development. Since Sutter Creek lacks financial resources with which to help developers provide infrastructure to new developments, it is the developers' responsibility to connect to and augment existing systems.

Potentially problematic infrastructure areas include the need to expand the existing wastewater treatment plant or tie into a regional plant to accommodate expanded residential development. Other on-site improvements, such as curbs, gutters, and sidewalks, reflect typical urban standards and are not particularly onerous for new development. These regulations are less stringent than many communities across California, and as such do not represent an undue constraint on the development of affordable housing.

Sutter Creek's General Plan contains a policy (Policy 2.5, Land Use Element) that states the City will only annex lands which are fiscally sound additions to the City, and which can be adequately served by municipal facilities (or an acceptable alternative). Prior to the annexation of lands to the City, the applicant needs to submit a plan demonstrating the feasibility of providing services and facilities to the area proposed for annexation, that intended development will not have a negative economic impact on the city or its citizens, and that the project will conform to the goals, policies, and standards of the General Plan.

The City's Improvement Standards were adopted as part of the Sutter Creek Municipal Code in 1997. The following is a summary of the improvement standards found in this document.

Streets

The City's current street standards are located in Title 13 of the Sutter Creek Municipal Code. The code states that all public streets within the city that provide primary means of access to abutting property shall have a uniform width of not less than 50 feet. All alleys within the city which provide secondary means of access to abutting property shall have a uniform width of not less than 30 feet. All lanes or ways within the city affording pedestrian travel to abutting property shall have a uniform width of not less than 10 feet.

Other

Other site improvements for residential construction include the following items found in Title 17 of the Sutter Creek Municipal Code ("Subdivisions"):

- The locations, names, widths, and approximate grades and curve radii of all ways, roads, streets, and highways in the proposed subdivision, or to be offered for dedication.
- The locations, names, and existing widths of all adjoining and contiguous ways, streets, and highways.
- The approximate widths, locations, purposes, and restrictions as to use of all existing and proposed easements.
- Approximate layout and approximate dimensions of each lot. Lots shall be numbered and total acreage of tract shall be shown.
- The dimensions and locations of any existing buildings which are to remain in place on the property.

These regulations are less stringent than many communities across California, and, as such, do not represent an undue constraint on the development of affordable housing.

Sutter Creek Fees

The City of Sutter Creek adopted its current fee schedule in 1999, and updated it in 2006. **Table HE-67** presents the major planning and entitlement related fees.

TABLE HE-67
CITY OF SUTTER CREEK PLANNING AND ENTITLEMENT FEES

Planning Review	
Plan Check/Inspection Fees	
Total Estimated Cost of Improvements:	
Less than $10,000	$800
$10,000 to $49,999	$1,500
$50,000 to $99,999	$6,000
$100,000 to $399,999	$6,000 + 1%
$400,000 and over	2.5%
Conditional Use Permit: $600 Deposit plus staff costs	$600 deposit plus staff costs
Site Plan Permit	$400 deposit plus staff costs
Tentative Map (four lots or less) Minimum two lots	$400 plus $100 per lot
Tentative Map (five lots or more)	$500 plus $20 per lot, plus staff costs
Final Map	$800 plus $40 per lot
Architectural Review (Historic District)	$50 each
Annexation/Policy Changes	
Variance	$160 deposit plus staff costs
Boundary Line Adjustment/Merger	$240 each plus County Surveyor/ Recorder fees
Annexation	$600 per acre
General Plan Amendment	$1,200 deposit plus staff costs
Annexation/Policy Changes	
Zone Change	$800 plus staff costs
Ordinance Amendment	$1,200 deposit plus staff costs
Other	
Special Meeting of City Council or Planning Commission	$165 plus staff costs
Appeals to Staff and Planning Commission	$150 each, non-refundable

Source: City of Sutter Creek 2006

In addition, the fee schedule outlines the impact fees, as presented in **Table HE-68**.

TABLE HE-68
CITY OF SUTTER CREEK IMPACT FEES

Fire Development Fees	
Single-Family Unit	$670 + $25 Admin Fee
Apartment (per unit)	$372 + $25 Admin Fee
Duplex (Single-family dwelling)	$1,340 + $25 Admin Fee
Commercial, industrial	$1,860 + $25 Admin Fee
Up to 5,000 sq. ft.	25% credit given for installing automatic sprinklers
Commercial, industrial above 5,000 sq. ft.	$0.372 per sq. ft. (see Ordinance, 256)
Traffic Mitigation Fees	
Regional Mitigation Fee (County)	$3,040
General Mitigation Fee for any/all building (AB 1600)	$3,161 (+$365 bypass fee & $100 police fee)
Police	Single Family – $881 Multi-Family – $575
Fire	Single Family – $1,729 Multi-Family – $1,128
Historical	Single Family – $403 Multi-Family – $263
City Hall	Single Family – $1,009 Multi-Family – $658
Corporation Yard	Single Family – $478 Multi-Family – $312
Traffic Mitigation Fees	
Program Update Fee	Single Family – $115 Multi-Family – $75
Administration	Single Family – $138 Multi-Family – $90
Apartment, duplex, or any development	$1,980 + $365 bypass fee zoned R-2 through R-4 + $100 police, any other commercial or other uses $50 per trip end
Specific Subdivision Mitigation Fees	
Sutter Crest Estates (Gopher Flat)	+ $1,000 per unit
Sutter Crest East/Golden Hills (Gopher Flat)	+ $1,000 per unit
Sutter Glen (Gopher Flat)	+ $1,000 per unit
Crestview Estates	+ $1,762 per unit
Mesa De Oro	+ $ 360 per unit

In-Lieu Parking Fees	
Fee for not providing sufficient on-site parking for a project	$3,000 per space
Sewer WCRF	
Single-family dwelling	$5,300 hookup fee
User fee (Single-family dwelling)	$181.71 per quarter (effective 7/2009)
Vacant Lot Standby fee	$90.86 per quarter

Source: City of Sutter Creek 2014, Amador County Transportation Commission, 2012

Table HE-69 outlines typical residential development fees.

TABLE HE-69
TYPICAL RESIDENTIAL DEVELOPMENT FEES

Fee Type	Fee
Sewer Hook-up Fee	$5,300
School Fee	$3.36 per square foot
Building Permit	Based on building standards per square foot
Fire Safety Fee	$670 + $25 Admin Fee
Police Fee	See AB 1600 fees shown above
County Traffic Fee	Single Family – $6,380 Multi-Family – $4,529.80
Subdivision Traffic Fee	$1,000 – $2,000

Source: City of Sutter Creek 2014

The City's impact fees are similar to other jurisdictions in the region. The City's fees for a typical 1,600-square-foot single-family dwelling are approximately $26,912. According to Buildingcost.net, a housing construction cost resource that calculates the total estimated cost of building a new home (land costs not included), single-family home construction costs in 2014 were estimated at approximately $132 per square foot for average quality construction, or $211,200 for an average 1,600-square-foot home. The estimated total development cost, which includes construction and land costs, of a 1,600-square-foot home with four walls, an attached garage, central heating and air, and average building materials was $217,508.

The City's impact fees for a typical 900-square-foot multi-family dwelling are approximately $14,400. Costs for a recent multi-family project were not available in any of the County jurisdictions. In order to estimate multi-family costs, another area Housing Element analysis was used. Based on the Stanislaus County Housing Element, typical multi-family construction costs are $133 per square foot, or $119,700 for a 900-square-foot unit. The estimated total development cost of a 900-square-foot apartment, including construction and land, was $132,200.

As illustrated in **Table HE-70**, this typical impact fee total is approximately 12 percent of the average new house development cost and 11 percent of the average new multi-family unit development cost. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents.

TABLE HE-70
CITY OF SUTTER CREEK TOTAL FEES FOR TYPICAL SINGLE- AND MULTI-FAMILY UNITS

Housing Type	Total Fees	Estimated Development Cost per Unit (land and construction costs)	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit[1]	$26,912	$217,508	12%
Multi-Family Unit[2]	$14,400	$132,200	11%

Source:
Notes: 1. Typical single-family unit estimated at 1,600 square feet.
2. Typical multi-family unit of 900 square feet.

Sutter Creek Development Review and Permit Processing

Developers must negotiate several steps to secure all necessary approvals to build housing on a given parcel of land. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to ensure the health, safety, and welfare of the entire community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing the difficulty and cost to develop new housing. The City's contract City Planner manages the review and approval process. **Table HE-71** shows the schedule for residential processing times in Sutter Creek.

TABLE HE-71
CITY OF SUTTER CREEK DEVELOPMENT REVIEW TIMES

Application Type	Review Body	Processing Time
Tentative Parcel Map	Planning Commission	3 months
Final Parcel Map	City Council	2 months
Tentative Subdivision Map	Planning Commission	6–12 months
Final Subdivision Map incl. Sub. Agreement	City Council	3–6 months
Annexation	City Council w/Planning Commission recommendation	6–12 months
Lot Line Adjustment	City Council	6 weeks
Site Plan Permit	Staff	2 months
Conditional Use Permit	Planning Commission	3 months
Building Permit	Staff	4–6 weeks
Negative Declaration	Planning Commission or City Council	3 months
Mitigated Negative Declaration	Planning Commission or City Council	5 months
Project EIR	Planning Commission or City Council	10 months

Source: City of Sutter Creek

The City of Sutter Creek's Subdivision and Subdivision and Parcel Map Application outlines the planning application process and duration for the city. The first part of the process includes application submittal and review for completeness (30 days). Once the application is found to be sufficient, the second part of the process begins. This part includes review by ERC, review by affected agencies, and review/recommendation by the technical advisory committee (TAC) (50 days). The project then goes before the City Council for public hearing and adoption (95 days). This schedule is similar to other jurisdictions in California and does not pose any excessive burden on development.

Sutter Creek Design Review

Design review requirements can sometimes increase the cost of housing, especially those which require additional costly features be provided in a multi-family housing development. The Land Use Element contains three tables that describe design guidelines. Table LU-8 in the Land Use Element describes design guidelines specific to multi-family residential developments; Table LU-9 in the Land Use Element describes design guidelines specific to all high density residential and commercial developments; and Table LU-10 in the Land Use Element describes design guidelines specific to the Sutter Hill commercial and industrial area. City Code 306 also applies design standards on projects.

Many of these guidelines require that certain amenities and features be included in multi-family developments, including recreation facilities, buffering from adjacent single-family developments, and laundry facilities. While these design guidelines could be analyzed as a constraint for affordable housing development, they also encourage such development since they ensure that such development would meet basic City standards and would generate less community opposition.

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APPENDIX C RESOURCES

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The current RHNA quantifies the anticipated need for housing within each jurisdiction for the five-year period from January 2014 through June 2019. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

The intent of the RHNA is to ensure that local jurisdictions address their fair share of the housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-72** provides the RHNA target for the planning period of 2014 to 2019.

TABLE HE-72
REGIONAL HOUSING NEEDS ALLOCATIONS 2014–2019

Jurisdiction	Extremely Low[1]	Very Low	Low	Moderate	Above Moderate	Total2
Amador County Total RHNA	11	10	17	19	43	100
	11%	10%	17%	19%	43%	100%
Amador City	0	1	1	0	0	2
	0%	1%	1%	0%	0%	2%
Ione	1	2	3	3	7	16
	1%	2%	3%	3%	7%	16%
Jackson	2	2	3	4	8	19
	2%	2%	3%	4%	8%	19%
Plymouth	0	1	1	1	1	4
	0%	1%	1%	1%	1%	4%
Sutter Creek	1	1	2	2	4	10
	1%	1%	2%	2%	4%	10%
Unincorporated county	5	5	7	9	23	49
	5%	5%	7%	9%	23%	49%

1 Approximately 50% of VL units are assumed to be extremely-low per state law.
2 The allocation of 100 reflects the county's projected minimum need (rounded). This column represents the minimum housing need that the county's RHNA Plan must address in total.
Source: HCD 2012

A RHNA is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) allocates to cities, and the unincorporated portions of counties, their "fair share" or RHNA of the regions' projected housing needs. RHNAs are typically prepared by a representative Council of Governments (COG). Amador County is not currently represented by a COG as the result of the dissolution of the Central Sierra Planning Council in June 2011. Consequently the regional housing need determination was made directly by HCD. However, HCD shared its proposed methodology, assumptions, and draft figures with local government representatives to review and comment before the final RHNA determination was completed.

SUTTER CREEK 2007-2014 REGIONAL HOUSING NEEDS ALLOCATION

Because the City of Sutter Creek did not adopt a Housing Element during the fourth round (2007-2014), the City must identify adequate sites to meet the current and previous RHNA allocations. Sutter Creek's share of regional housing needs during the previous planning period totaled 189 new units. **Table HE-73** provides the detailed breakdown of units by income category for the previous planning period. Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these unit numbers.

TABLE HE-73
REGIONAL HOUSING NEEDS ALLOCATIONS 2014–2019

Jurisdiction	Extremely Low[1]	Very Low	Low	Moderate	Above Moderate	Total
Sutter Creek	21	21	30	36	81	189
	11%	11%	16%	20%	42%	100%

1 Approximately 50% of VL units are assumed to be extremely-low per state law.
Source: Central Sierra Planning Council, 2008

Table HE-74 shows the County's and cities' progress toward achieving the fourth round RHNA through their plans.

As of October 2014, there have been three moderate-income housing units and 23 above-moderate housing units affordable to above moderate-income households approved or constructed in the four cities and unincorporated county. The County and cities currently have the vacant land capacity to accommodate all of their 2014-2019 RHNA need. See **Tables HE-75** for a complete list of available sites to meet the County and cities' 2014–2019 RHNA and the Sutter Creek 2007-2014 RHNA.

TABLE HE-74
REGIONAL HOUSING NEEDS ALLOCATION PROGRESS (2014–2019)

Jurisdiction	New Units by Affordability Category					Total
	Extremely Low	Very Low	Low	Moderate	Above-Moderate	
Ione	0	0	0	0	1	1
Jackson	0	0	0	0	0	0
Plymouth	0	0	0	0	0	0
Sutter Creek	0	0	0	0	11	11
Unincorporated County	0	0	0	3	11	14
Total	**0**	**0**	**0**	**3**	**23**	**26**

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

TABLE HE-75
REMAINING REGIONAL HOUSING NEEDS

Jurisdiction	New Units by Affordability Category					Total
	Extremely Low	Very Low	Low	Moderate	Above-Moderate	
Ione	1	2	3	3	6	15
Jackson	2	2	3	4	8	19
Plymouth	1	0	1	1	1	4
Sutter Creek (2007-2014)	21	21	30	36	81	189
Sutter Creek (2014-2019)	1	1	2	2	0	6
Unincorporated County	5	5	7	6	12	35

Source: HCD 2012; Cities of Ione, Plymouth, Sutter Creek, and Jackson and Amador County, 2014

INVENTORY OF SITES

This section provides the inventory of vacant land that is available in the five jurisdictions for both multifamily and single-family residential development. Summary tables of the available land are included in each of the following sections. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for pending projects in the unincorporated county and four cities.

IONE SITES INVENTORY ANALYSIS

This section provides the inventory of vacant land that is available in the City of Ione for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Ione.

Realistic Capacity

The Zoning Districts and General Plan land use designations are shown for each site and are used to determine the realistic unit capacity of each site. Realistic capacity was determined by multiplying the number of acres by the maximum density for the site, and then 80 percent of that result was used as the final realistic unit number. The 80 percent assumption was derived from sample developments of what could happen in Ione based upon market conditions and would be consistent with the General Plan and Zoning District designations.

- Jose's Place, a 44-unit affordable project, was built on 2.43 acres in the Planned Development (PD) zone which has a High Density General Plan Designation. This project contained 44 units showing a capacity of 18 units per acre, which is 72 percent of the maximum density for this site.

- 115 Clay Street was built on .307 acres in the Commercial Transition (CT) zone and contained four units, showing a development capacity of 13 units per acre or 87 percent of the maximum development capacity.

- 306 South Church Street was built on .537 acres in the Light Commercial (C-1) zone and contained 20 units, showing a development capacity of 161 percent. This project developed at 37 units per acre.

- 25 North Ione Street was built on .29 acres in the Central Business (C-2) zone. This project contained eight units which showed a capacity of 110 percent. This project was developed at 27 units per acre.

- 421 to 463 Foothill Blvd. was built on 1.196 acres in the Planned Development (PD) zoning district. The project had 20 units, showing a capacity of 111 percent. This project was developed at 16 units per acre.

Based on an analysis of vacant land zoned for residential development in the city, the city has sufficient vacant land to accommodate its RHNA allocation (**see Table HE-76)**

TABLE HE-76
LAND INVENTORY SUMMARY – CITY OF IONE

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Remaining RHNA	6	3	6	15
Summary of Sites	196	126	108	430
Net Remaining RHNA	0	0	0	0
Surplus (Shortfall)	190	123	102	415

Source: Amador County Transportation Commission, 2014

JACKSON SITES INVENTORY ANALYSIS

This section provides the inventory of vacant and underutilized land that is available in the City of Jackson for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Jackson.

Realistic Capacity

The inventoried capacity represents the "realistic capacity" because it is based on past development proposals, City staff assumptions regarding the site's characteristics (e.g., physical or service constraints), and the densities of existing housing developments under each designation/zone. The number of affordable units by affordability category calculated for each of these sites is derived from the density and unit type assumptions shown per site (**see Table HE-79a and HE-79b** for unit type information) and, if applicable, previous development proposals for the site. All of the sites listed with "townhouse" or "apartment" unit types are assumed to be potentially affordable to very low-income households. All of the other unit types shown (duplexes, four-plexes, and bungalow courts) are assumed to be potentially affordable to low-income households.

The sites shown in **Tables HE-79a and HE-79b** all have access to infrastructure. Topography, environmental factors, or other site-specific problems that would be a constraint to development are addressed per site in **Table HE-79a and HE-79b.**

To ensure adequate sites are available throughout the planning period to meet the City's RHNA, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of extremely low-, very low-, low-, and moderate-income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to accommodate the City's RHNA

Based on an analysis of vacant and underutilized land zoned for residential development in the city, the city has sufficient vacant and underutilized land to accommodate their RHNA allocation (**see Table HE-77)**

TABLE HE-77
LAND INVENTORY SUMMARY – CITY OF JACKSON

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Remaining RHNA	7	4	8	19
Summary of Sites	367	142	135	644
Net Remaining RHNA	0	0	0	0
Surplus (Shortfall)	360	138	127	625

Source: Amador County Transportation Commission, 2014

SUTTER CREEK SITES INVENTORY ANALYSIS

This section provides the inventory of vacant land that is available in the City of Sutter Creek for both multifamily and single-family residential development. **Table HE-79a and HE-79b** provides the number of acres, zoning, unit potential, and availability of infrastructure for all vacant acreage not earmarked for a pending project in Sutter Creek.

Realistic Capacity

The number of units by affordability category calculated for each of these sites is derived from the density and unit type (see **Table HE-79a and HE-79b** for unit type information) assumptions shown in the table and, if applicable, development proposals for the sites. All of the sites listed with "cottage style" or "starter home" unit types are assumed to be potentially affordable to moderate-income households. All of the sites listed with "townhouse" or "apartment" unit types are assumed to be potentially affordable to very low-income households. All of the other unit types shown (duplexes, four-plexes, and second-story flats) are assumed to be potentially affordable to low-income households.

The sites shown in **Table HE-78** all have access to infrastructure and are not constrained by topography, environmental factors, or other site-specific problems that would limit planned development. The table includes specific notes on the sites/projects.

Based on an analysis of vacant land zoned for residential development in the city, the city has sufficient vacant land to accommodate both its RHNA allocation for 2014-2019 and the previous allocation for 2007-2014 (see **Table HE-78**).

TABLE HE-78
LAND INVENTORY SUMMARY – CITY OF SUTTER CREEK

	Potential Units by Affordability Category			Total
	Lower	Moderate	Above-Moderate	
Remaining RHNA (2007-2014)	72	36	81	189
Remaining RHNA (2014-2019)	4	2	0	6
Summary of Sites	182	131	210	523
Net Remaining RHNA	0	0	0	0
Surplus (Shortfall)	106	93	129	328

Source: Amador County Transportation Commission 2014

ENERGY CONSERVATION

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems, and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

According to the US Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide. Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development, and providing pedestrian access to commercial and recreational facilities.

The County's and cities' goals and policies related to energy conservation are shaped by several other state, regional, and local initiatives and programs, including:

- Title 24, California's building standards for energy efficiency that apply to all new buildings in Amador County.
- The state's climate change strategies focused on reductions in greenhouse gas emissions, as required by Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006.

- Federal and utility programs and funds promoted through each jurisdiction's policies and administrative offices.

- The general plans of Ione, Jackson, Plymouth, Sutter Creek, and Amador County.

Additional information describing each of these programs is provided in the following sections.

State Energy Efficiency Requirements for New Construction

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission (CEC), were established in 1978 in response to a state legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy-efficiency technologies and methods. New 2013 Building Code standards went into effect on July 1, 2014, with higher efficiency requirements across all building types. According to the CEC estimates, Californians can expect energy savings of 25 percent for homes, and 14 percent for low-rise multifamily buildings under the new standards. Under the new standards, homeowners are expected to save approximately $6,200 over the life of a 30-year mortgage compared to the previous code standards. The CEC estimates that California's building efficiency standards (along with those for energy-efficient appliances) saved more than $66 billion in electricity and natural gas costs from 1978 to 2013.

Greenhouse Gas Emissions Reduction

The California legislature adopted the California Global Warming Solutions Act in 2006 (AB 32) and declared that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." In adopting the act, the legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other greenhouse gases (GHGs). The state has declared these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of AB 32 is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels). Executive Order S-03-05 requires further reduction of GHGs to 80 percent below 1990 levels by 2050.

AB 32 is being implemented by the California Air Resources Board (CARB) and local air pollution control districts guided by a Scoping Plan developed by CARB in 2008, to be updated every five years. The plan was most recently updated in 2014. The Scoping Plan encourages local jurisdictions to adopt emissions reductions measures to help the state meet its emissions reductions goals. The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, has released reports describing ways to measure and reduce GHGs at the local level, and model policies that local jurisdictions can include in their general plans to reduce GHGs and contribute to achieving the important goals of AB 32. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are:

- Promote walkability through a highly connected street system with small blocks.
- Promote mixed-use neighborhood centers and transit-oriented development.
- Reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping.
- Promote the use of fuel-efficient heating and cooling equipment and other appliances.
- Encourage green building designs in both new construction and building renovation.
- Encourage building orientations and landscaping that enhance natural lighting and sun exposure.
- Encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use.
- Promote energy-efficient design features, including appropriate site orientation, and use of light color roofing and building materials.
- Encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services.
- Ensure that a portion of future residential development is affordable to low- and very low-income households.

UTILITY PROGRAMS AND FUNDING

The County and cities actively promote energy conservation programs offered through local service and utility providers.

PG&E serves the electrical and gas needs in the county. PG&E offers energy assistance programs for lower-income households to help lower-income households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH), and the Family Electric Rate Assistance (FERA) programs.

The CARE program provides a 20 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs.

The FERA program provides a rate reduction for large households of three or more people with low to middle income.

In addition, the California Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

PG&E offers a number of energy reduction tips and information available, including home weatherization, energy-saving tips, and a residential energy guide.

TABLES HE-79A LAND INVENTORY

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
Ione	004-290-002	R-4		RH	Vacant	7	15.1–25.0	175	84	Lower		Vacant	
Ione	004-030-009	PD		RH	Vacant	9.3	15.1–25.0	232	112	Lower		Vacant	
Lower Income Subtotal						16.3			196				
Ione	011-150-021	PD		RH	Vacant	6.78	15.1–25.0	169	81	Mod		Vacant	
Ione	004-010-039	R-2		RL	Vacant	0.52	3.1–15.0	7	6	Mod		Vacant	
Ione	004-010-038	R-2		RL	Vacant	0.37	3.1–15.0	5	4	Mod		Vacant	
Ione	005-320-038-501	PD		RM	Vacant	2.64	3.1–15.0	39	25	Mod		Vacant	
Ione	004-262-002	C-1		DT	Vacant	0.91	3.1–15.0	13	10	Mod		Vacant	
Ione	004-262-003	C-1		DT	Vacant	0.46	3.1–15.0	6		Mod		Vacant	
Moderate Income Subtotal						11.68			126				
Ione	004-070-0340	R-1a		RL	Vacant	0.43	2.1–7.0	3	2	AM		Vacant	
Ione	004-070-0330	R-1a		RL	Vacant	0.31	2.1–7.0	2	2	AM		Vacant	
Ione	004-070-032-000	R-1a		RL	Vacant	0.31	2.1–7.0	2	2	AM		Vacant	
Ione	004-070-0310	R-1a		RL	Vacant	0.29	2.1–7.0	2	2	AM		Vacant	
Ione	004-080-0050	R-1a		RL	Vacant	0.4	2.1–7.0	2	2	AM		Vacant	
Ione	004-070-0140	R-1a		RL	Vacant	0.16	2.1–7.0	1	1	AM		Vacant	
Ione	004-041-0410	R-1a		RL	Vacant	0.69	2.1–7.0	4	4	AM		Vacant	
Ione	004-340-0080	R-1a		RL	Vacant	0.2	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0120	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0130	R-1a		RL	Vacant	0.33	2.1–7.0	2	2	AM		Vacant	
Ione	004-340-0070	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0060	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0160	R-1a		RL	Vacant	0.31	2.1–7.0	2	2	AM		Vacant	
Ione	004-340-0320	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0310	R-1a		RL	Vacant	0.18	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0050	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0300	R-1a		RL	Vacant	0.2	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0330	R-1a		RL	Vacant	0.18	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0290	R-1a		RL	Vacant	0.15	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0340	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0180	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0350	R-1a		RL	Vacant	0.17	2.1–7.0	1	1	AM		Vacant	

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
Ione	004-340-0200	R-1a		RL	Vacant	0.19	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0360	R-1a		RL	Vacant	0.18	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0250	R-1a		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
Ione	004-340-0220	R-1a		RL	Vacant	0.22	2.1–7.0	1	1	AM		Vacant	
Ione	004-271-0060	R-1a		RL	Vacant	0.42	2.1–7.0	2	2	AM		Vacant	
Ione	004-160-0040	R-1a		RL	Vacant	0.15	2.1–7.0	1	1	AM		Vacant	
Ione	004-271-0070	R-1a		RL	Vacant	0.75	2.1–7.0	5	4	AM		Vacant	
Ione	004-158-0030	R-1a		RL	Vacant	0.44	2.1–7.0	3	2	AM		Vacant	
Ione	004-062-0010	R-1b		RL	Vacant	0.75	2.1–7.0	5	4	AM		Vacant	
Ione	004-050-0120	R-1b		RL	Vacant	0.28	2.1–7.0	1	2	AM		Vacant	
Ione	004-220-0250	R-1b		RL	Vacant	0.68	2.1–7.0	4	4	AM		Vacant	
Ione	004-220-0170	R-1b		RL	Vacant	0.25	2.1–7.0	1	1	AM		Vacant	
Ione	004-202-0110	R-1b		RL	Vacant	0.5	2.1–7.0	3	3	AM		Vacant	
Ione	004-220-0200	R-1b		RL	Vacant	0.4	2.1–7.0	2	2	AM		Vacant	
Ione	004-220-0180	R-1b		RL	Vacant	0.51	2.1–7.0	3	3	AM		Vacant	
Ione	005-334-0180	R-1b		RL	Vacant	0.2	2.1–7.0	1	1	AM		Vacant	
Ione	004-130-0460	R-1b		RL	Vacant	0.21	2.1–7.0	1	1	AM		Vacant	
Ione	004-130-0520	R-1b		RL	Vacant	0.24	2.1–7.0	1	1	AM		Vacant	
Ione	005-336-0130	R-1b		RL	Vacant	0.3	2.1–7.0	2	2	AM		Vacant	
Ione	005-337-0250	R-1b		RL	Vacant	0.19	2.1–7.0	1	1	AM		Vacant	
Ione	005-338-0010	R-1b		RL	Vacant	0.19	2.1–7.0	1	1	AM		Vacant	
Ione	005-337-0200	R-1b		RL	Vacant	0.25	2.1–7.0	1	1	AM		Vacant	
Ione	005-130-0020	R-1b		RL	Vacant	1.67	2.1–7.0	11	9	AM		Vacant	
Ione	004-190-0040	R-1b		RL	Vacant	4.15	2.1–7.0	29	23	AM		Vacant	
Ione	004-247-0060	R-1b		RL	Vacant	0.12	2.1–7.0	1	1	AM		Vacant	
Ione	004-106-0210	R-1b		RL	Vacant	0.28	2.1–7.0	1	2	AM		Vacant	
Ione	004-106-0150	R-1b		RL	Vacant	0.11	2.1–7.0	1	1	AM		Vacant	
Above-Moderate Income Subtotal						19.46			108				
Ione Totals						47.44			430				
Jackson	020-390-036-000 020-390-035-000	LC		LC	Vacant	7.5	21.78	163	80	Lower	apartments	Vacant	by right
Jackson	020-420-031-000	RHD		RHD	Vacant	8	21.78	174	50	Lower	apartments	Vacant	by right
Jackson	020-420-001-000	C		C	Vacant	6	21.78	129	80	Lower	apartments	Vacant	
Jackson	020-090-011-000	RSF/RHD		RSF/RHD	Vacant	6.57	5.45	51	12	Lower	four-plex	Vacant	

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
	020-090-012-000					0.76	21.78						
Jackson	020-400-048-000	C		C	Vacant	90	21.78	1,960	50	Lower	senior cottages	Underutilized	
Jackson	020-070-031-000	R/PD Overlay		R/PD Overlay	Vacant	117	5.45	637	80	Lower	mixed	Vacant	owned by City
Jackson	020-070-043-000	LC		LC	Vacant	58	21.78	1263	142	Lower and Mod	manufactured homes	Vacant	unit mix based on prelim plan
Jackson	044-180-016-000 044-180-021-000	RS/PD Overlay		RS/PD Overlay	Vacant	150	1	150	8 very low; 7 low; 135 AM	Lower and AM	SF detached homes	Vacant	15 affordable units will be required because this is an approved subdivision
Lower Income Subtotal						235.83			367				
Moderate Income Subtotal						58			142				
Above-Moderate Income Subtotal						150			135				
Jackson Totals						443.83			644				
							Note 1	Note 2	Note 3				
Sutter Creek	18-190-007, -019 & 027	C-2		C	Vacant	3.4	29	98	40	very low	apartments		Constraints: slope and lot configuration. Site has been zoned commercial for 25 years with no development. Updated General Plan will propose RH land use designation with R-4 zoning
Sutter Creek	18-270-010	C-2(pd)		C(pd)	Vacant	20.86	29	604	40	very low	senior apartments		Mixed use project combined with some neighborhood retail. At the pre-app stage. Site design in preparation. Some form of City subsidy is likely (reduced participation fees, etc.)
Sutter Creek	44-020-057	R-4		RH	Vacant	2.05	29	59	40	very low	apartments		Same owner as Sutter Hill Apts. (adjacent) Constraints: slope.
Sutter Creek	18-040-004 (partial)) & 18-031-006 (partial)	C-2(pd)		C	Vacant	2.78	29	80	32	low	20 senior 4-plex & 12 2nd story flats		Site plan and architectural elevations complete. No formal application yet - just preliminary review. Mitigated Neg Dec in preparation.

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
Sutter Creek	18-051-002	C-2		C	Vacant	0.87	29	25	6	low	2-story townhouse		Pre-proposal submitted.
Sutter Creek	44-020-095 (partial)	R-4		RH & I	Vacant	3.73	29	108	24	low	duplex		Revised site plan in preparation (filed application at the end of 2005; Planning Commission requested revision to take oak trees into account; same yield = 24 unit)s. Constraints: oak trees.
Lower Income Subtotal						33.69			182				
Sutter Creek	18-010-021	R-1		RSF	Vacant	5.02	6.22	31	30	moderate	cottage style		~4,500 sq. ft. lots with smaller units (!~1,800 sq. ft.); clustered and served off of a common access drive.
Sutter Creek	18-112-001, -008, -009 & -010 (partial for all)	R-3 (proposed)		RSF & RL(pd)	Vacant	5	6.22	31	25	moderate	cottage style		Constraints: slope and riparian setback (~10 acres total site size; ~5 total acres developable)
Sutter Creek	18-210-009	R-1 & C-2(pd)		C & C(pd) & RSF	Vacant	7.77	6.22 & 29	166	60	moderate	senior cottages		Constraints: slope and mine tailings. If a project was proposed, the City would redesignate to higher density. Approx. 1/3 of site is currently RSF/R-1& C-2 (pd)
Sutter Creek	18-253-024	R-1		RSF/R-1	Vacant	0.95	6.22	5	4	moderate	cottage style		Constraints: access.
Sutter Creek	18-342-002 & -003	C-2 & R-4		C & RH	Vacant	1.6	29	46	12	moderate	cottage style		Approved site plan permit issued. Improvement plans and building permits in preparation
Moderate Income Subtotal						20.34			131				
Sutter Creek	18-020-031	R-1(pd)		RL(pd)	Vacant	23.73	2	47	56	moderate/ above moderate	starter homes/ SF detached homes		10 starter homes on 0.95 acres of site; 46 detached SF homes on rest of site
Sutter Creek	18-140-001 & 18-092-008	R-1(pd) & R-1		RSF(pd) & RSF	Vacant	46.8	6.22	291	107	above moderate	luxury townhomes		Powder House Estates: 54 townhouse units clustered on ~6.2 acres away from road; remainder of site does not have unit type designated

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Max Allowed Density	Max Unit Capacity*	Realistic Unit Capacity	Income Category	Assumed Unit Type (Jackson and Sutter Creek only)	Existing Use	Notes
Sutter Creek	multiple	R-1		RSF & RL	Vacant	30	6.22	186	47	above moderate	single-family		Golden Hills Estates: 4 approved single-family. The remaining vacant portion of the site is estimated to be able to realistically accommodate 43 units. Approx. 14 acres of site are designated RL with remainder designated RSF
Above-Moderate Income Subtotal						100.53			210				
Sutter Creek Totals						**154.56**			**523**				

Notes: (1) Without 25% density bonus. Based on combination of general plan land use designation and zoning district.
(2) Maximum development potential is based on acres multiplied by maximum density (without density bonus), and then rounded down.
(3) See individual notes for each site for explanation.

TABLE HE-79B LAND INVENTORY

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
Ione	004-290-002	R-4		RH	Vacant	7	Yes	None				
Ione	004-030-009	PD		RH	Vacant	9.3	Yes	None				
Lower Income Subtotal						**16.3**						
Ione	011-150-021	PD		RH	Vacant	6.78	Yes	None				
Ione	004-010-039	R-2		RL	Vacant	0.52	Yes	None				
Ione	004-010-038	R-2		RL	Vacant	0.37	Yes	None				
Ione	005-320-038-501	PD		RM	Vacant	2.64	Yes	100 Year flood plain				
Ione	004-262-002	C-1		DT	Vacant	0.91	Yes	Steep Slope				
Ione	004-262-003	C-1		DT	Vacant	0.46	Yes	None				
Moderate Income Subtotal						**11.68**						
Ione	004-070-0340	R-1a		RL	Vacant	0.43	Yes	100 Year flood plain				
Ione	004-070-0330	R-1a		RL	Vacant	0.31	Yes	100 Year flood plain				
Ione	004-070-032-000	R-1a		RL	Vacant	0.31	Yes	100 Year flood plain				
Ione	004-070-0310	R-1a		RL	Vacant	0.29	Yes	100 Year flood plain				
Ione	004-080-0050	R-1a		RL	Vacant	0.4	Yes	100 Year flood plain				
Ione	004-070-0140	R-1a		RL	Vacant	0.16	Yes	100 Year flood plain				
Ione	004-041-0410	R-1a		RL	Vacant	0.69	Yes	None				
Ione	004-340-0080	R-1a		RL	Vacant	0.2	Yes	100 Year flood plain				
Ione	004-340-0120	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
Ione	004-340-0130	R-1a		RL	Vacant	0.33	Yes	100 Year flood plain				
Ione	004-340-0070	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
Ione	004-340-0060	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
Ione	004-340-0160	R-1a		RL	Vacant	0.31	Yes	100 Year flood plain				
Ione	004-340-0320	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
Ione	004-340-0310	R-1a		RL	Vacant	0.18	Yes	100 Year flood plain				
Ione	004-340-0050	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
Ione	004-340-0300	R-1a		RL	Vacant	0.2	Yes	100 Year flood plain				
Ione	004-340-0330	R-1a		RL	Vacant	0.18	Yes	100 Year flood plain				
Ione	004-340-0290	R-1a		RL	Vacant	0.15	Yes	100 Year flood plain				
Ione	004-340-0340	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
Ione	004-340-0180	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
Ione	004-340-0350	R-1a		RL	Vacant	0.17	Yes	100 Year flood plain				
Ione	004-340-0200	R-1a		RL	Vacant	0.19	Yes	100 Year flood plain				
Ione	004-340-0360	R-1a		RL	Vacant	0.18	Yes	100 Year flood plain				
Ione	004-340-0250	R-1a		RL	Vacant	0.21	Yes	100 Year flood plain				
Ione	004-340-0220	R-1a		RL	Vacant	0.22	Yes	100 Year flood plain				
Ione	004-271-0060	R-1a		RL	Vacant	0.42	Yes	Steep Slope				
Ione	004-160-0040	R-1a		RL	Vacant	0.15	Yes	None				
Ione	004-271-0070	R-1a		RL	Vacant	0.75	Yes	Steep Slope				
Ione	004-158-0030	R-1a		RL	Vacant	0.44	Yes	Steep Slope				
Ione	004-062-0010	R-1b		RL	Vacant	0.75	Yes	None				

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
Ione	004-050-0120	R-1b		RL	Vacant	0.28	Yes	None				
Ione	004-220-0250	R-1b		RL	Vacant	0.68	Yes	100 Year flood plain				
Ione	004-220-0170	R-1b		RL	Vacant	0.25	Yes	100 Year flood plain				
Ione	004-202-0110	R-1b		RL	Vacant	0.5	Yes	100 Year flood plain				
Ione	004-220-0200	R-1b		RL	Vacant	0.4	Yes	100 Year flood plain				
Ione	004-220-0180	R-1b		RL	Vacant	0.51	Yes	100 Year flood plain				
Ione	005-334-0180	R-1b		RL	Vacant	0.2	Yes	None				
Ione	004-130-0460	R-1b		RL	Vacant	0.21	Yes	None				
Ione	004-130-0520	R-1b		RL	Vacant	0.24	Yes	None				
Ione	005-336-0130	R-1b		RL	Vacant	0.3	Yes	None				
Ione	005-337-0250	R-1b		RL	Vacant	0.19	Yes	None				
Ione	005-338-0010	R-1b		RL	Vacant	0.19	Yes	None				
Ione	005-337-0200	R-1b		RL	Vacant	0.25	Yes	None				
Ione	005-130-0020	R-1b		RL	Vacant	1.67	Yes	100 Year flood plain				
Ione	004-190-0040	R-1b		RL	Vacant	4.15	Yes	100 Year flood plain				
Ione	004-247-0060	R-1b		RL	Vacant	0.12	Yes	None				
Ione	004-106-0210	R-1b		RL	Vacant	0.28	Yes	None				
Ione	004-106-0150	R-1b		RL	Vacant	0.11	Yes	None				
Above-Moderate Income Subtotal						**19.46**						
Ione Totals						**47.44**						
Jackson	020-390-036-000 020-390-035-000	LC		LC	Vacant	7.5						
Jackson	020-420-031-000	RHD		RHD	Vacant	8		Slopes				
Jackson	020-420-001-000	C		C	Vacant	6						
Jackson	020-090-011-000	RSF/RHD		RSF/RHD	Vacant	6.57		Slopes and				

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
	020-090-012-000					0.76		Riparian				
Jackson	020-400-048-000	C		C	Vacant	90						
Jackson	020-070-031-000	R/PD Overlay		R/PD Overlay	Vacant	117						
Jackson	020-070-043-000	LC		LC	Vacant	58						
Jackson	044-180-016-000 044-180-021-000	RS/PD Overlay		RS/PD Overlay	Vacant	150						
Lower Income Subtotal						**235.83**						
Moderate Income Subtotal						**58**						
Above-Moderate Income Subtotal						**150**						
Jackson Totals						**443.83**						
Sutter Creek	18-190-007, -019 & 027	C-2		C	Vacant	3.4						
Sutter Creek	18-270-010	C-2(pd)		C(pd)	Vacant	20.86						
Sutter Creek	44-020-057	R-4		RH	Vacant	2.05						
Sutter Creek	18-040-004 (partial)) & 18-031-006 (partial)	C-2(pd)		C	Vacant	2.78						
Sutter Creek	18-051-002	C-2		C	Vacant	0.87						
Sutter Creek	44-020-095 (partial)	R-4		RH & I	Vacant	3.73						
Lower Income Subtotal						**33.69**						
Sutter Creek	18-010-021	R-1		RSF	Vacant	5.02						
Sutter Creek	18-112-001, -008, -009 & -010 (partial for all)	R-3 (proposed)		RSF & RL(pd)	Vacant	5						

Jurisdiction	APN	Zone	Combining Designation	General Plan Land Use	Use Status	Acreage	Infrastructure Available	Environmental Constraints	School	Park	Store	Transit
Sutter Creek	18-210-009	R-1 & C-2(pd)		C & C(pd) & RSF	Vacant	7.77						
Sutter Creek	18-253-024	R-1		RSF/R-1	Vacant	0.95						
Sutter Creek	18-342-002 & -003	C-2 & R-4		C & RH	Vacant	1.6						
Moderate Income Subtotal						**20.34**						
Sutter Creek	18-020-031	R-1(pd)		RL(pd)	Vacant	23.73						
Sutter Creek	18-140-001 & 18-092-008	R-1(pd) & R-1		RSF(pd) & RSF	Vacant	46.8						
Sutter Creek	multiple	R-1		RSF & RL	Vacant	30						
Above-Moderate Income Subtotal						**100.53**						
Sutter Creek Totals						**154.56**						

Notes: (1) Without 25% density bonus. Based on combination of general plan land use designation and zoning district.
(2) Maximum development potential is based on acres multiplied by maximum density (without density bonus), and then rounded down.
(3) See individual notes for each site for explanation.

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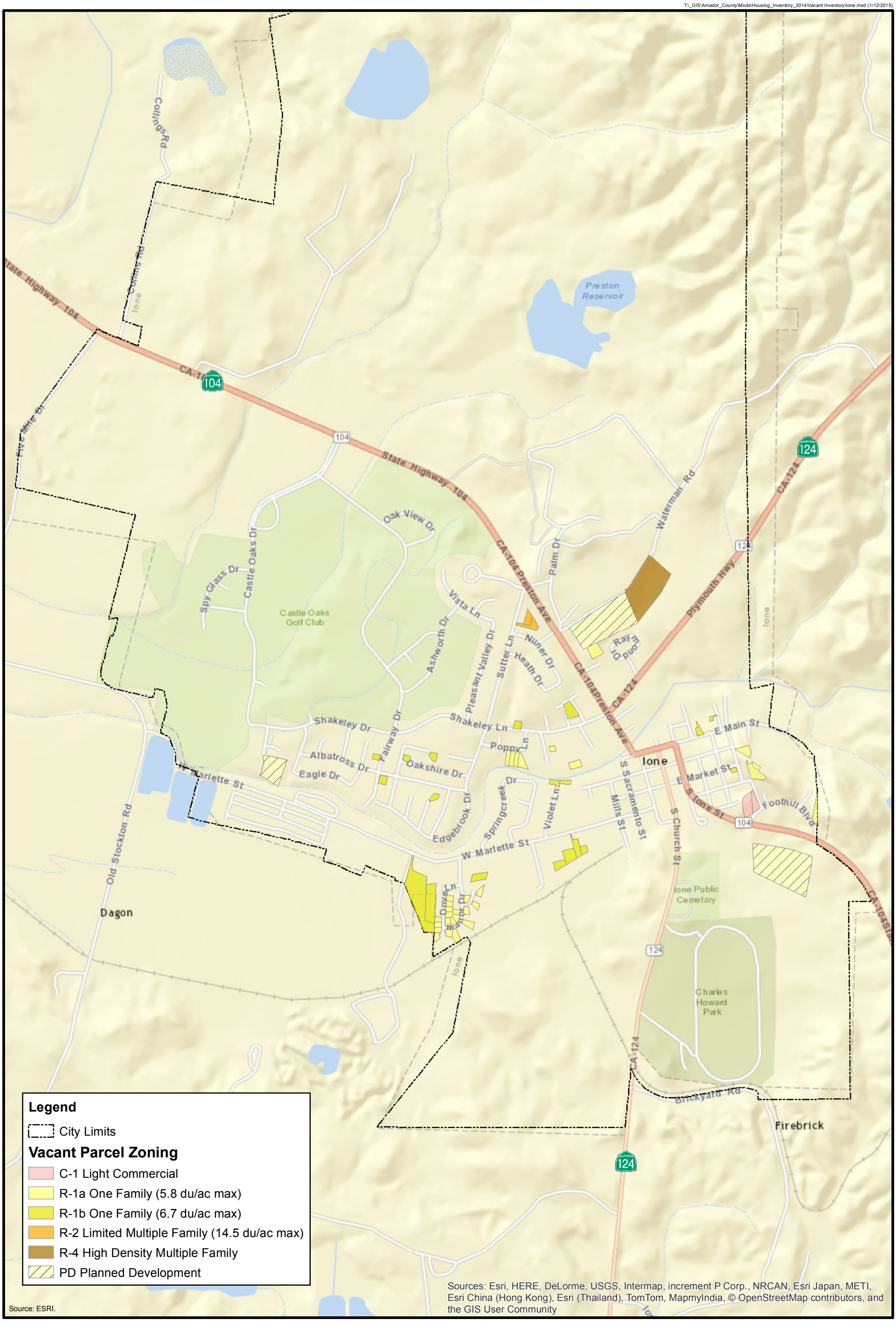

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City of Ione
Vacant Land Inventory

PMC

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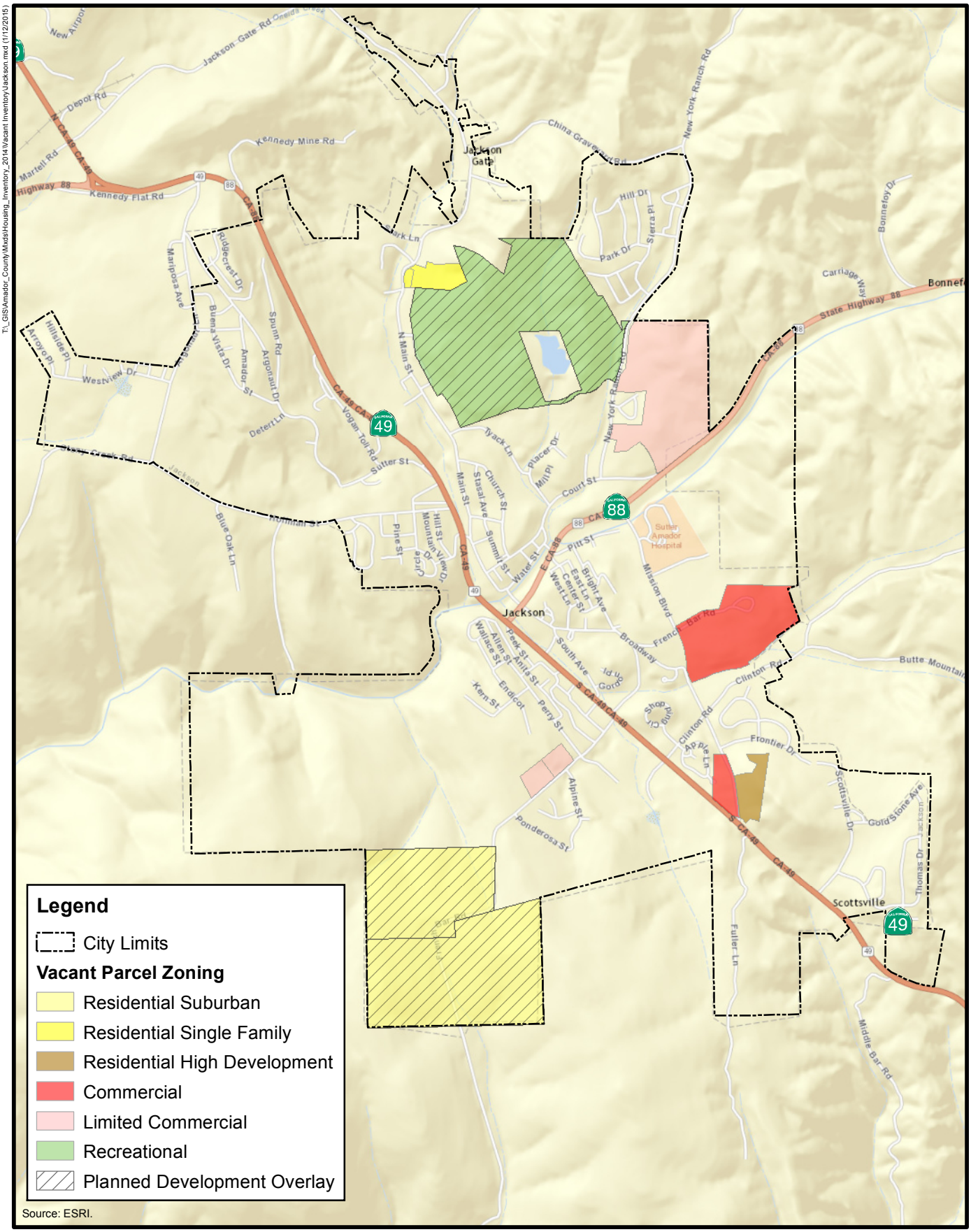

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City of Jackson
Vacant Land Inventory

PMC®

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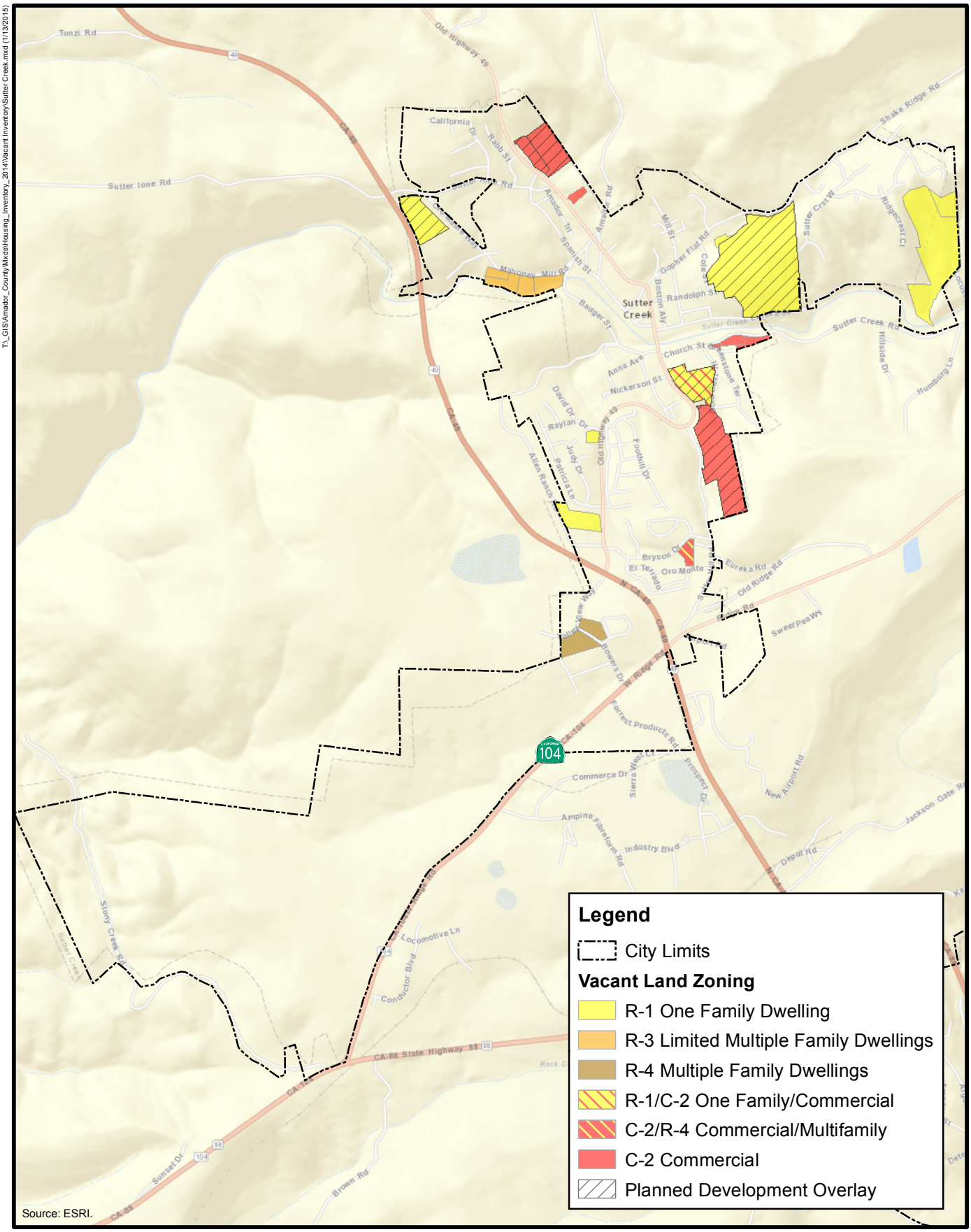

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City of Sutter Creek
Vacant Land Inventory

PMC®

APPENDIX D: REVIEW OF PREVIOUS HOUSING ELEMENT

CITY OF IONE

Housing Action	Accomplishments	Continue, Modify or Delete Action
Action H-1.1.1: Building Code Review. The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives. **Responsible Agencies:** City Manager, Building Inspector, City Planner, and City Council **Funding Source:** General Fund **Schedule:** Annual evaluation of the adequacy of the City's building codes	Completed on an annual basis. The 2013 California Building Code was adopted in 2014 consistent with state law.	Continue.
Action H-1.2.1: Zoning Code Revision and Update. A complete review of the Zoning Code is necessary to ensure its compliance with new State zoning regulations. The Zoning Code shall be updated to meet new State regulations. **Responsible Agencies:** City Manager, City Planner, City Engineer, Planning Commission, City Council **Funding Source:** General Fund **Schedule:** A complete update by August 2009	Completed. The City completed a comprehensive Zoning Code update in November 2009 and has made some minor amendments since.	Delete.
Action H-1.3.1: Development Processing System Review Program. Complex processing procedures in permit issuance can be a major obstacle in housing development, especially for affordable housing projects that are under tight timelines imposed by state and federal funding programs. Minimize processing time for development permits, especially those for affordable residential projects and those which conform to City development requirements. The City will continue to monitor the development processing/review procedures to minimize the time required for review. This reduction in time will reduce the cost to developers and may increase the housing production in the City. The City will, on an annual basis, review and update as necessary its Framework for Planning, Entitlement Review, and Development. This document is a tool for staff, developers, and decision makers in understanding how to effectively navigate through the City's development process.	Completed on an annual basis.	Continue.

Housing Action	Accomplishments	Continue, Modify or Delete Action
Responsible Agencies: City Manager, City Planner **Funding Source:** General Fund **Schedule:** Annually		
Action H-2.1.1: Density Bonus Program. Review the City's density bonus program to ensure its consistency with State density bonus law. If any discrepancies are found, the City's density bonus ordinance will be amended and updated to State minimum standards. **Responsible Agencies:** City Manager City Planner, Planning Commission, City Council **Funding Source:** General Fund **Schedule:** Ongoing	The City's density bonus program (codified in Zoning Code Section 17.46) was updated to be consistent with state density bonus law as part of the 2009 comprehensive Zoning Code update.	Delete.
Action H-2.2.1: Residential Site Development Program. The supply of developable land with adequate infrastructure that is zoned for residential use can assist the development of housing in the City. The City will annually ensure that there is enough vacant and underutilized residential land in the City to meet its RHNA allocation. **Responsible Agencies:** City Manager, City Planner **Funding Source:** General Fund **Implementation Schedule:** Annually	Completed on an annual basis.	Continue.
Action H-2.2.2: Multifamily Zoning Expansion Program. As part of the General Plan update, to be completed in August 2009, the City identified land appropriate to rezone to high density zoning districts. The City has identified seven acres in the One-family dwelling residential (R-1a) district to be rezoned to the High Density Multiple-family dwelling residential district. The City has also identified 1.4 acres of land in the Light Commercial (C-1) district to be rezoned to the Limited Multiple-family dwelling residential (R-2) district. Specific parcels have been identified and are shown in Table HE-41 of the Housing Needs Assessment (Appendix A).	Implementation of this action was completed as part of the General Plan adoption in 2009. All sites identified in during the General Plan update and described in Action H-2.2.2 were rezoned to High Density Multiple-family residential or Light	Delete.

Housing Action	Accomplishments	Continue, Modify or Delete Action
Responsible Agencies: City Manager, City Planner, City Council and Planning Commission. **Funding Source:** General Fund **Schedule:** August 2009, consecutively with the adoption of the Housing Element	Commercial.	
Action H-2.2.3: Wastewater Capacity. The City is committed to ensuring that there is enough wastewater treatment capacity to support its fair share of the region's housing needs. The City is working towards updating its Wastewater Master Plan and anticipates adoption of the updated plan by the end of 2009. The Master Plan will call for phased improvements to the City's sewer service. Contingent upon Regional Water Quality Control Board approval, the City anticipates initiating construction of sewer treatment improvements within 18 months of General Plan adoption. To comply with Government Code Section 65589.7 the City shall grant a priority for the provision of these services to proposed developments that include housing units affordable to lower income households (Cross Reference: Goal PF-5 and related policies and actions) **Responsible Agencies:** City Council, City Manager, Wastewater Operator, City Engineer, City Planner **Funding Source:** Wastewater Fund **Schedule:** Dependent upon RWQCB approval, construction stating by February 2011	Progress has been made towards implementing this action. The wastewater upgrades project has changed significantly since 2009. The current approach (construction that is being completed now) is to provide more disposal space through land application. This allows the City to drain the various percolation ponds and complete the necessary maintenance on a regular basis. By completing the maintenance and moving to land application, the City is able to increase capacity to (1) satisfy existing approved development; (2) satisfy development agreement commitments; and (3) satisfy RHNA obligation (approximately 1,000 units). The City complies with Government Code Section	Modify to reflect current project status and continue.

Housing Action	Accomplishments	Continue, Modify or Delete Action
	65589.7 by granting priority for the provision of wastewater services to lower-income housing developments.	
Action H-2.2.4: Potable Water Capacity. The City is committed to ensuring that there is enough potable water to support its fair share of the region's housing needs. The City will continue to work collaboratively with the region's potable water provider, Amador Water Agency, to identify both short and long-term viable and cost effective solutions to maintaining potable water availability in the City. (Cross Reference: Goal PF-4 and related policies and actions) **Responsible Agencies:** City Council, City Manager, City Engineer, City Planner **Funding Source:** General Fund **Schedule:** On-going, target completion of upgrades by 2014	The City continues to work with Amador Water Agency to address this issue, but the timing has been pushed out given the change in market conditions. The need is not as urgent. Sufficient capacity remains to meeting current development obligations, including RHNA. This action will be continued.	Continue.
Action H-3.1.1: Housing Rehabilitation Program. The City will continue to pursue grant opportunities to create a Rental Rehabilitation Program. The City will apply for HOME funding for this program and consider applying for CDBG funding for this program. Once the Redevelopment Area has been established, the City will consider allocating a portion of the Low and Moderate Housing Fund for housing rehabilitation. **Responsible Agencies:** City Manager, City Council **Funding Source:** CDBG, HOME, Redevelopment Agency Low and Moderate Income Housing (RDA Low-Mod funds) Fund **Schedule:** 2012, Annually apply for CDBG, PTA grants, HOME applications, and use RDA Low-Mod funds if a Redevelopment Agency is established.	This action is ongoing. City staff is researching status of any grants or other funding received.	Modify to remove reference to the Redevelopment Agency and Low and Moderate Housing Fund and continue. This will now be a joint Cities/County Housing Element program.

Housing Action	Accomplishments	Continue, Modify or Delete Action
Action H-3.2.1: Ione Beautification (Code Enforcement) Program. The City currently handles violations of its Municipal Code on a demand-driven basis. Staff responds to housing code complaints initiated by Ione tenants. The City plans to sponsor debris hauling and clean-up programs and plans to limit the number of garage sales permitted during the year. **Responsible Agencies:** City Manager, City Building Inspector, Police Chief, City Planner **Funding Source:** General Fund **Schedule:** Ongoing as complaints are received; debris hauling and cleanup program biannually.	The Ione Beautification Program is ongoing and will be continued. The City has received three or four complaints since adoption of the previous Housing Element. They have not been resolved. City staff is researching current rehabilitation needs in the City. Debris hauling and the cleanup program continue to occur biannually.	Continue.
Action H-4.1.1: Affordable Housing Development Program. City staff shall continue to coordinate with the appropriate entities, such as Mercy Housing of California, once during the planning period or as projects come onboard that could provide housing and services for lower-income households and take the appropriate steps to recommend that the City Council formally execute an agreement or letter of understanding with these entities. **Responsible Agencies:** City Manager **Funding Source:** General Fund **Schedule:** Once during the planning period or as projects come onboard	Coordination with Mercy Housing or other builders of affordable housing did not occur during the previous Housing Element planning period due to the slow housing market. The City is available to coordinate if opportunities arise in the future.	Continue. This will now be a joint Cities/County Housing Element program.
Action H-4.2.1: State and Federal Housing Programs. The City will apply for funding as NOFAs are released for the development of affordable housing units. (Cross reference: ED 4.2.1) **Responsible Agencies/Departments:** City Manager **Funding Source:** All available federal, state and local sources **Schedule:** Ongoing	The City applied for and received funding for a housing condition survey in 2010. The actual survey work was not pursued.	Continue. This will now be a joint Cities/County Housing Element program.

APPENDIX D:REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Action	Accomplishments	Continue, Modify or Delete Action
Action H-4.3.1: First-Time Homebuyers Down Payment Assistance Program. Continue to use CDBG funding for the First-time Homebuyer Program in the City. **Responsible Agencies:** City Manager, Mercy Housing California **Funding Source:** CDBG **Schedule:** Ongoing, on an annual basis when funds are available	The City is researching any first-time homebuyer assistance provided during the previous Housing Element planning period.	Continue. This will now be a joint Cities/County Housing Element program.
Action H-4.4.1: Redevelopment Project Area Creation. The City has initiated the creation of a Redevelopment Agency and will work to establish a redevelopment project area. **Responsible Agencies:** City Manager, City Attorney, City Council **Funding Source:** General Fund **Schedule:** August 2011-2012	Due to the elimination of redevelopment agencies by the state in 2011, this action is no longer applicable and will be deleted.	Delete.
Action H-4.5.1: Infill Development Program. Infill development is one technique in meeting the housing needs required by expanding populations. The City will encourage the use of vacant small individual lots in the central City by reviewing, and amending as appropriate, development standards to accommodate housing development. The City will encourage the use of infill for the development of housing by addressing density requirements, which may constrain the development of housing on infill lots, and if necessary remove those constraints. The City will consider reduced impact fees for infill development. (Cross reference: PF 1.3) **Responsible Agencies:** City Planner, City Manager, Planning Commission, City Council **Funding Source:** City General Fund **Schedule:** December 2010	No constraints have been identified that constrain infill development and as a result no standards have been changed. Reduction of impact fees for infill development projects did not occur during the previous Housing Element planning period.	Continue.

Housing Action	Accomplishments	Continue, Modify or Delete Action
Action H-4.6.1: Affordable Housing Program. To encourage the development and availability of housing affordable to a broad range of households with varying income levels throughout Ione, the City requires that residential projects of ten or more units include five percent of the units in the project as affordable to very low-, low-, and moderate-income households. Developers of less than ten housing units are exempt from this requirement. Developers of ten or more housing units shall provide the following: In a rental housing project of ten or more units two percent of the units shall be affordable to very low -income households, two percent shall be affordable to low-income households and one percent shall be affordable to moderate-income households. In a for-sale project of ten or more units two percent shall be affordable to low-income households and three percent shall be affordable to moderate-income households. Affordable units shall be built on site and must be comparable in infrastructure (including wastewater, water and other utilities), construction quality, and exterior design to the market-rate residential units. Affordable units may be smaller in aggregate size and have different interior finishes and features than market-rate units, so long as the interior features are durable, of good quality, and consistent with contemporary standards for new housing. The number of bedrooms should be the same as those in the market-rate units, except that if the market-rate units provide more than three bedrooms, the affordable units need not provide more than three bedrooms All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market-rate units. In phased developments, the affordable units must be evenly distributed throughout the development and will be constructed and occupied in proportion to the number of units in each phase of the residential development Deed restrictions shall be provided to assure that rental units developed for very low-, low- and moderate-income persons will remain affordable for 55 years and ownership units developed for low- and moderate-income units will	No projects utilized the Affordable Housing Program during the previous Housing Element planning period. A nexus study was not completed. This action will be continued.	Continue.

Housing Action	Accomplishments	Continue, Modify or Delete Action
remain affordable for 45 years. If an owner sells an affordable unit before the end of the 45 year resale restriction term, the owner shall repay the City/ subsidy balance. The balance is any remaining principal and accrued interest after the subsidy has been reduced as defined in the Buyer's Resale Agreement (to be determined at the time of purchase). Per the deed restriction of the affordable units, all affordable units resold shall be required to be sold to an income-eligible household. The City will develop and maintain a waiting list of eligible persons wishing to purchase or occupy an affordable housing unit. **Alternatives** Payment of an in-lieu fee for ownership or rental units may be acceptable and the amount of in-lieu fees shall be established by a nexus study to be completed by June of 2010. The money will then be placed into an affordable housing trust fund. The City will develop a set of priorities for the use of Housing Trust Fund monies once the Housing Trust Fund is established (Action H-4.7.1). If the developer is permitted to dedicate land for the development of affordable units in satisfaction of part or all of its affordable housing requirement, the agreement shall identify the site of the dedicated land and shall provide for the implementation of such dedication in a manner deemed appropriate and timely by the City. **Incentives** Possible incentives that may be included but are not limited to the following: Assistance with accessing and apply for funding (based on availability of federal, state, local foundations, and private funds); Mortgage-subsidy or down payment assistance programs to assist first time homebuyers and other qualifying households, when such funds are available; Expedited/streamlined application processing and development review; Modification of development requirements, such as reduced set backs and		

Housing Action	Accomplishments	Continue, Modify or Delete Action
parking standards on a case-by-case basis; and Density Bonuses. **Responsible Agencies:** City Manager, City Planner, Planning Commission, and City Council. **Funding Source:** General Fund **Schedule:** Implement as residential projects are processed through the Planning Department. Nexus study to be completed by June 2010.		
Action H-4.7.1: Affordable Housing Trust Fund. The City will develop an Affordable Housing Trust Fund with fund that will be acquired through in-lieu fees as a part of the Affordable Housing Program (Action H-4.6.1). Once funds start being collected, the City will develop a priority list for the use of these funds. Additionally, the City will apply for matching funds from the Local Housing Trust Fund Matching Grant Program though the State Housing and Community Development Department (HCD). **Responsible Agencies:** City Manager, City Planner, Planning Commission, and City Council. **Funding Source:** In-lieu fees collected from Action H-4.6.1 **Schedule:** Develop a Trust Fund by June 2010.	The City has not established an Affordable Housing Trust Fund. This action will be continued.	Continue. This will now be a joint Cities/County Housing Element program.
Action H-5.1.1: Persons with Disabilities Access. In May 2009 the City established a reasonable accommodation procedure (section 17.10.060 of the City's Zoning Code) to ensure a fair and efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code). The City shall annually review its Reasonable Accommodations permit process for consistency with State law. To further comply with SB 520, the City will update its definition of family to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."	The update to the definition of family was completed with adoption of the Zoning Code amendments in November 2009. The reasonable accommodations permit process was reviewed regularly during the previous Housing Element planning period and no need for amendments was identified	Modify to remove the required amendment to update the definition of family and continue.

Housing Action	Accomplishments	Continue, Modify or Delete Action
Responsible Agencies: City Planner, City Manager **Funding Source:** General Fund **Schedule:** Ongoing, provide an updated definition of family by August 2010.	and no changes to Section 17.10.060 have been made. In addition, no requests for reasonable accommodation were received.	
Action H-5.2.1: Large Family Housing Program. Renter households with seven or more persons do not have an adequate number of dwelling possibilities in the City. The number of large rental housing units is very limited in the City and as such large renter households cannot obtain adequate housing. The City will continue to provide incentives, such as modifications to development standards, and regulatory incentives for the development of rental housing units with four or more bedrooms. **Responsible Agencies:** City Manager, City Planner, Planning Commission and City Council **Funding Source:** General Fund **Schedule:** Ongoing	No requests for incentives for large family housing were made during the previous Housing Element planning period.	Continue.
Action H-5.3.1: Identification of Sites for Emergency Shelters and Transitional and Supportive Housing. **Emergency Shelters** California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." The City allows emergency shelters in the Limited Manufacturing (M-1) Zoning District as a use permitted by right without a conditional use permit or other discretionary review. The M-1 district is within close proximity to schools, parks and the downtown area which includes the City Market. After the General Plan and Zoning Code Updates, the City will have approximately 70 acres	Emergency shelters are allowed by right in the M-1 and M-2 districts and transitional and supportive housing are allowed in the same way residential uses are allowed in all zones in the city that allow residential uses. No development standards for emergency shelters have been established.	Delete

Housing Action	Accomplishments	Continue, Modify or Delete Action
available in the Limited Manufacturing Zoning District. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: Lighting On-site management Maximum number of beds or persons to be served nightly by the facility Off-street parking based on demonstrated need Security during hours that the emergency shelter is in operation **Transitional and Supportive Housing** Transitional and supportive housing provides temporary housing often with supportive services to formerly homeless persons for a period that is typically between six months and two years. The supportive services, such as job training, rehabilitation, and counseling, help individuals gain life skills necessary for independent living. Both transitional and supportive housing types are allowed as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. **Responsible Agencies:** City Manager, City Planner, Planning Commission, and City Council **Funding Source:** General Fund **Schedule:** Ongoing		
Action H-5.4.1: Extremely Low-Income Households. AB 2634 requires the City to identify zoning to encourage and facilitate housing suitable for extremely low-income households, which includes supportive housing and single-room occupancy units. The City will continue to allow single-room occupancy units (SROs) to be permitted in the Multiple-family dwelling (R 3) and High Density Multiple-family dwelling (R-4) zoning districts with a conditional use permit. In addition, to encourage and facilitate the development of housing affordable to extremely low-income households, the City will prioritize funding	No incentives or funding were used for development of extremely low-income housing units during the previous Housing Element planning period.	Continue.

Housing Action	Accomplishments	Continue, Modify or Delete Action
and offer financial incentives and regulatory concessions. **Responsible Agencies:** City Manager, City Planner, Planning Commission, City Council **Funding Source:** General Fund **Schedule:** Ongoing, as projects are processed through the Planning Department.		
Action H-5.5.1: Senior Housing Program. To encourage the development of affordable senior projects, the City will offer density bonuses, help interested developers apply for government financing and/or other government subsidies, assist interested developers in acquiring surplus government land suitable for multifamily development, expedite permit processing, consider reducing parking standards and lot sizes, and consider waiving impact fees for low-income dwelling units. (Cross reference: ED 1.5, PF 1.3) **Responsible Agencies:** City Manager, City Planner, Planning Commission, City Council **Funding Source:** General Fund **Schedule:** Ongoing	No density bonuses were obtained for affordable senior housing projects during the previous Housing Element planning period nor did any affordable senior projects secure government funding or land, receive expedited processing, reduced parking or lot size standards, or waiver of fees. This action will be continued.	Continue.
Action H-5.6.1: Female Head of Household Housing Program. Female-headed households, with children under 18 years of age, are one of the fastest growing special housing needs group in the City. Many times these households do not have sufficient income to acquire adequate housing. The City will identify nonprofits, transitional shelter providers, battered spouse assistance providers, and any other assistance-type providers which may offer services for female heads of households. The City will contact these service providers in an attempt to ascertain the specific services and housing needed for this special needs group. The City will assist in the development of housing for this group by considering offering incentives such as fee reduction or waivers, funding assistance, if possible, fast-tracking development plans, and/or any other assistance deemed feasible by the City. (Cross reference: PF	Implementation of this action by the City is ongoing.	Continue. This will now be a joint Cities/County Housing Element program.

Housing Action	Accomplishments	Continue, Modify or Delete Action
1.3) **Responsible Agencies:** City Manager, City Planner, Planning Commission, City Council **Funding Source:** General Fund, CDBG, HOME **Schedule:** Annually		
Action H-5.6.2: Child Care Program. In cooperation with private developers, the City will evaluate on a case by case basis the feasibility of pairing a child care center in conjunction with affordable, multifamily housing developments or nearby to major residential subdivisions. **Responsible Agencies:** City Manager, City Planner, Planning Commission, City Council **Funding Source:** General Fund **Schedule:** Ongoing	No affordable multi-family housing projects were constructed in conjunction with or near a child care center during the previous Housing Element planning period.	Continue
Action H-6.1.1: Housing Discrimination and Housing Equal Opportunity. Continue to coordinate and refer interested persons to the Amador/Tuolumne Community Action Agency. The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing informational fair housing brochures available to the public at City Hall, public library, and other public places as appropriate. **Responsible Agencies:** City Manager **Funding Source:** General Fund **Schedule:** Ongoing	No discrimination complaints were received by the City during the previous Housing Element planning period. The City will continue to coordinate and refer interested persons to the Amador-Tuolumne Community Action Agency and maintain records of potential violations if needed. City staff is researching the availability of providing fair housing brochures at public buildings in Ione.	Combine with Action H-6.1.2 and continue. This will now be a joint Cities/County Housing Element program.

APPENDIX D:REVIEW OF PREVIOUS HOUSING ELEMENT

Housing Action	Accomplishments	Continue, Modify or Delete Action
Action H-6.1.2: Continue Ione's Fair Housing Practices in All Housing Development. The City shall continue to require and enforce of all residential development, whether it be new or rehabilitated, public or private, fair housing practices as required by State and federal fair housing laws. Any and all occurrences of housing discrimination will be recorded and steps will be taken to correct the situation. **Responsible Agencies:** City Administrator, City Council **Funding Source:** General Fund **Schedule:** Ongoing	No cases of housing discrimination occurred during the previous Housing Element planning period.	Combine with Action H-6.1.1 and continue. This will now be a joint Cities/County Housing Element program.
Action H-7.1.1: Implement State Energy Conservation Standards. The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (e.g., Title 24 Energy Standards). This includes checking of building plans and other written documentation showing compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. Applicants for building permits must show compliance with the state's energy conservation requirements at the time building plans are submitted. **Responsible Agencies:** Building Inspector **Funding Source:** General Fund **Schedule:** Ongoing	Implementation of this action is ongoing. This action will be continued.	Continue. This will now be a joint Cities/County Housing Element program.
Action H-7.1.2: Ensure Consistency with Green Building Standards. The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards. (Cross reference: CO 6.3) **Responsible Agencies:** City Manager, City Planner **Funding Source:** General Fund **Schedule:** Annually	Implementation of this action is ongoing. The 2013 California Building Code was adopted in 2014 consistent with state law. This action will be continued.	Continue. This will now be a joint Cities/County Housing Element program.

Housing Action	Accomplishments	Continue, Modify or Delete Action
Action H-7.1.3: Promote Energy Conservation. The City will continue to partner with PG&E to promote energy saving programs such as, the California Alternate Rates for Energy (CARE), the Relief for Energy Assistance through Community Help (REACH) and the Family Electric Rate Assistance (FERA). (Cross reference: CO 6.4) **Responsible Agencies:** City Manager, City Planner **Funding Source:** General Fund **Schedule:** Ongoing	The City continues to promote energy savings programs through gas and electricity bills. This action will be continued.	Continue.

CITY OF JACKSON

Housing Program	Accomplishments	Continue, Modify or Delete Program
Program 1.1.1: Maintain the General Plan Land Use commercial designations and zoning classifications to allow for residential uses. Allowing for mixed use creates housing opportunities that meets the needs of a variety of economic segments of the community. **Responsible Agencies**: City Planner, Planning Commission, and City Council **Time Frame:** Ongoing **Funding:** General Fund	The Professional Office (PO), Historic Commercial (HC), and Limited Commercial (LC) zoning/General Plan designations all expressly allow for mixed residential and commercial uses. Residential uses are also allowed for in the Commercial (C) zone with a Conditional Use Permit. The City allows residential development per their Development Code. This is done as a matter of course in the City and this program will be deleted.	Delete.
Program 1.1.2: Utilize the Resources Constraints and Priority Allocation ordinance to encourage in-fill housing development prior to annexing properties within the Sphere of Influence. The allocation ordinance requires the Planning Commission and City Council to consider infill projects prior to projects in the Sphere of Influence and also promotes higher density development, and therefore more affordable, which is closer to retail and service centers. **Responsible Agencies:** City Planner, Planning Commission, and City Council **Time Frame:** Ongoing **Funding:** General Fund	The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development. The Planning Commission and City Council will continue to monitor the need for growth control and reinstate the ordinance when deemed necessary. This program will be modified and continued.	Modify to reflect the ongoing suspension and continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Program 1.1.3: The City's Development Code includes provisions for planned developments, which serve to maximize the use of the land. The City will continue to use this zoning tool where applicable and appropriate, and implemented as a continuous program by the City Planning Commission and Council. **Responsible Agencies:** City Planner, Planning Commission, and City Council **Time Frame:** Ongoing **Funding:** General Fund	The Planned Development (PD) overlay has been maintained. No planned developments were created or implemented during the previous planning period.	Continue.
Program 1.1.4: The City will continue to utilize development agreements as they formally document work to be accomplished, timing and/or sequencing, and require bonding to guarantee task completion. These agreements serve to ensure "fair-share" funding of off-site improvements and thus minimize additional construction costs from being passed onto the housing consumer. **Responsible Agencies:** City Planner, City Engineer, and City Council **Time Frame:** Ongoing **Funding:** Application Fees	Due to the lack of housing developments during the previous planning period, there has been no need to utilize development agreements. This program will be continued.	Continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Program 1.1.5: The City will continue to annually review the City's building codes for current compliance and adopt the necessary revisions so as to further local development objectives. **Responsible Agencies:** Building Inspector, City Planner, and City Council **Time Frame:** Annual evaluation of the adequacy of the City's building codes **Funding:** General Fund	In December 2013 the City Council adopted the 2013 California Building Code . The city amended the code by adding a 20-pound snow load and requiring Class "A" roofing. The City reviews the codes every three years as mandated by the state. This program will be continued.	Incorporate Program 5.1.2 into this program and continue.
Program 1.1.6: In compliance with Government Code Section 65400, the City shall annually review the General Plan and report on the implementation of its programs to the City Council, the California Office of Planning and Research, and the California Department of Housing and Community Development. **Responsible Agencies:** Building Inspector, City Planner, and City Manager **Time Frame:** Annually **Funding:** General Fund	The City has not had the resources to complete annual reviews during the previous planning period. The City plans to complete annual reviews as resources allow in the future. This program will be continued.	Continue. This will now be a joint Cities/County Housing Element program.
Program 1.2.1: The City is committed to ensuring that there is enough potable water to support its fair share of the City's housing needs (including the Sphere of Influence). The City will continue to work collaboratively with the region's potable water provider, the Amador Water Agency, to identify both short- and long-term	The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the previous planning period. The City maintains a contract with the Amador Water Agency (AWA) which essentially allows for first come, first served service. Additionally, the City has continued to work with the AWA on its future water	Continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
viability and cost effective solutions to maintaining potable water availability in the City. Additionally, the City will continue to review water resources through implementation of the City's Resource Constraints and Priority Allocation Ordinance that is intended to ensure that there is adequate water supply for new housing development in the City of Jackson with preference given to affordable housing projects. **Responsible Agencies:** City Engineer, City Planner, City Manager, Planning Commission, and City Council **Time Frame:** Annual review of the City's resources **Funding:** General Fund	availability planning. This program will be continued.	
Program 1.2.2: The City is committed to ensuring that there is enough wastewater treatment capacity to support its housing needs. Annual implementation of the City's Resource Constraints and Priority Allocation Ordinance is intended to ensure that there is adequate wastewater treatment for new housing development in the City of Jackson with preference given to affordable housing projects. **Responsibility:** City Engineer, City Planner, City Manager, Planning Commission, and City Council	The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the previous planning period. The City has a commitment (via two Tentative Subdivision Maps) for approximately 110 new single-family residential homes. The City continues to monitor sewer availability on an annual basis. The water treatment plant is permitted to process .71 mgd average dry weather flow. The City is currently utilizing .405 mgd average dry weather flow. This program will be continued.	Continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Time Frame: Annual review of the City's resources **Funding:** General Fund		
Program 1.3.1: The City will continue to implement the Resource Constraints and Priority Allocation Ordinance to include child care centers in or around new development. **Responsibility:** City Planner, Planning Commission, and City Council **Time Frame:** Annually **Funding:** General Fund	No child care centers have been created in or around new development due to a lack of any type of residential development during the previous planning period. This program will be continued.	Continue.
Program 2.1.1: The City shall maintain an inventory of sites suitable for affordable housing projects and provide this inventory to funding agencies. This inventory does have properties zoned for mixed use. To ensure sufficient residential capacity is maintained within this zone to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development result in a reduction of capacity within mixed use zones below the residential capacity needed to accommodate the remaining need for lower-income households, the City will identify and zone sufficient sites to	The City has maintained the inventory of sites suitable for affordable housing projects. No sites in the mixed-use areas were developed and resulted in a reduction of residential capacity during the previous planning period. This program will be continued.	Continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
accommodate the shortfall on land zoned exclusively for residential multifamily use allowing at least 20 dwelling units per acre. **Responsibility:** City Planner **Time Frame:** Ongoing **Funding:** General Fund		
Program 2.1.2: The City shall continue to coordinate with appropriate entities, such as Mercy Housing of California and Connerly & Associates, once during the planning period or as projects are contemplated which could provide housing and services for lower-income households. Appropriate steps will be taken to recommend that the City Council formally execute an agreement or letter of understanding with these entities to pursue funding for the provision of housing and services for lower-income households. **Responsibility:** City Planner and City Manager **Time Frame:** Annually with the release of the California Department of Housing and Community Development's Notice of Funding Availability (NOFA) **Funding:** General Fund	Connerly & Associates has dissolved. The City Council is now working with California Engineering Company on its HOME Investment Partnership Program. A formal agreement has not been established; however, the City will continue to communicate with the California Engineering Company and other appropriate entitles regarding services for low-income households. Funding for the provision of housing and services for low-income households has not been pursued during the previous planning period. This program will be modified and continued.	Modify program to remove reference to Connerly & Associates and continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Program 2.1.3: The City will amend Section 17.32 (Affordable Housing) of the Development Code to require a portion of new development to provide for housing opportunities for Extremely Low-Income Households. Amendments to the Affordable Housing Ordinance could include the following: • Permit streamline provisions; • Flexible development standards; • Fee reductions for ELI developers; and • Policies to prioritize funding for projects that benefit ELI households. **Responsibility:** City Planner and City Manager **Time Frame:** 2013 **Funding:** General Fund	In February 2014, the City Council amended Section 17.32 of the Development Code to require portions of new development to provide for housing opportunities for extremely low-income households.	Delete.
Program 2.1.4: The City will continue to implement the Section 17.32 (Affordable Housing) of the Development Code. This ordinance requires subdivisions of ten or more parcels to provide ten percent inclusionary affordable housing. **Responsibility:** City Planner, Planning Commission, and City Council **Time Frame:** Ongoing **Funding:** General Fund	This program has not been implemented, although the City does allow density bonuses. This program will be continued.	Continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Program 2.1.5: The City will annually review its fees for development permits in order that they represent a fair charge for review and processing of applications. Review of charges implemented by the City Manager on an "as needed" basis. **Responsibility:** City Manager and City Council **Time Frame:** Annually **Funding:** General Fund	The City Council recently updated the local traffic impact fee which went into effect July 1, 2014. Other development fees will continue to be reviewed as needed.	Continue.
Program 2.1.6: To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower income households. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development. In addition, the City will offer incentives for the development of affordable housing including; permit streamlining, ministerial review of lot line adjustments, deferral of subdivision fees, technical assistance to acquire funding, and modification of development requirements consistent with the Planned Development Overlay program.	Due to the downturn in the economy, there have been no new housing developments during the planning period. Incentives are available to developers that develop inclusionary units per Section 17.32 of the Development Code.	Continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Responsibility: City Planner, City Engineer, Planning Commission, and City Council **Time Frame:** On-Going **Funding:** General Fund		
Program 2.2.1: The City will continue to actively annually pursue Community Development Block Grants for housing rehabilitation. **Responsibility:** City Planner, Planning Commission, and City Council **Time Frame:** Annually **Funding:** CDBG Funding	No CDBG funds were awarded to the City of Jackson for housing rehabilitation during the plan period. This program will be continued.	Incorporate Program 4.1.1 into this program and continue. This will now be a joint Cities/County Housing Element program.
Program 2.3.1: The City will continue to provide for mixed use zoning where residential is above commercial uses. **Responsibility:** City Planner, Planning Commission, and City Council **Time Frame:** Ongoing **Funding:** CDBG Funding	The City has maintained the Historic Commercial, Professional Office, and Limited Commercial zones which all allow for mixed residential and commercial uses. The City allows residential development in mixed use zones per its Development Code. This is done as a matter of course in the City and this program will be deleted.	Delete.
Program 3.1.1: The City shall ensure that reasonable accommodations to persons with disabilities are provided as required under Senate Bill 520 (Chapter 671 of the Government Code) by adopting an efficient process for persons with disabilities to make necessary accessibility adjustments to their homes. Additionally the definition of "family" in the	Section 17.220 has been updated with a new definition of "family" that complies with state law. The City has not adopted a reasonable accommodation process for persons with disabilities. This program will be modified and continued.	Modify to remove the requirement to update the definition of family and include additional detail about requirements for a reasonable accommodation process and continue.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Development Code will be updated to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit." **Responsibility:** City Engineer, City Planner, Building Inspector, Planning Commission, and City Council **Time Frame:** 2013 **Funding:** General Fund		
Program 3.2.1: The City shall continue to enforce Section 17.120.060 of the Development Code prohibiting discrimination against emergency shelters and transitional housing. **Responsibility:** Building Inspector, City Planner, City Manager, and City Council **Time Frame:** Ongoing **Funding:** General Fund	The City did not receive any claims of discrimination during the plan period. The City allows emergency shelters in the RH zone and transitional and supportive housing in all residential zones. A program is included in the Housing Element update to allow transitional and supportive housing in all other zones that allow residential uses per Senate Bill 2.	Continue. This will now be a joint Cities/County Housing Element program.
Program 3.2.2: The City shall continue to work with the Amador-Tuolumne Community Action Agency (A-TCAA) to find suitable sites for transitional, supportive, and female heads of households housing. The City shall host an annual meeting with A-TCAA to insure that opportunities for transitional and special needs housing are implemented to the greatest extent possible.	The City is currently working with the Amador-Tuolumne Community Action Agency (ATCAA) on a transitional housing project located on Clinton Road. The City will continue to meet regularly and support ATCAA in their efforts to provide transitional, supportive and female heads of household housing. This program will be continued.	Continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Responsibility: Building Inspector, City Planner, and City Manager **Time Frame:** Ongoing with annual meetings **Funding:** General Fund		
Program 3.3.1: The City will provide incentives, such as modifications to development standards, and regulatory incentives for the development of housing units with four or more bedrooms. **Responsibility:** City Planner and City Manager **Time Frame:** Ongoing **Funding:** General Fund	No incentives were developed during the planning period. This program will be continued.	Continue.
Program 4.1.1: The City will continue to apply for HOME and CDBG funding to rehabilitate residences for lower-income home owners and renters. HOME funds will be applied for when qualified projects are submitted to the City. CDBG funds will be applied for annually. Homeowners will be notified of CDBG funds via advertising in the local newspaper. Additionally, the Senior Building Official will personally notify homeowners with properties that are in disrepair and could benefit from the program. **Responsibility:** City Planner, City Manager, and City Council	In August 2013 the City contracted with California Engineering Company, Inc. to provide consulting services for the city's HOME Investment Partnership Program. Since 2007 two HOME grants have been awarded. The City has not applied for CDBG funds in the past six years. The City will apply for CDBG in the future when staffing resources allow. This program will be modified and continued.	Combine with Program 2.2.1, modify to address current staff resources, and continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Time Frame: Ongoing **Funding:** General Fund		
Program 4.2.1: The City's Development Code contains design standards; however, these standards do not apply to single-family residences. The City shall amend the Development Code to include design standards for all residential development. **Responsibility:** City Planner, Architectural Regulations Committee, Planning Commission, and City Council **Time Frame:** Completed August 2010 **Funding:** General Fund	In August 2010 the City Council adopted architectural regulations that apply citywide and include development standards for residential development. This program has been completed and will be deleted.	Delete.
Program 5.1.1: The Building Inspector will continue to be responsible for implementing the State's energy conservation standards (Title 24 Energy Standards). This includes review of building plans and written documentation demonstrating compliance and the inspection of construction to ensure that the dwelling units are constructed according to those plans. **Responsibility:** Building Inspector **Time Frame:** Ongoing **Funding:** Building Permit Fees	Permit applications require submittal of Title 24 calculations in compliance with current state standards. This program will be continued.	Continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Program 5.1.2: The City will annually ensure that local building codes are consistent with state mandated or recommended green building standards. **Responsibility:** Building Inspector, City Manager, and City Council **Time Frame:** Ongoing **Funding:** General Fund	The 2013 California Building Code adopted by the City Council in December 2013 included green building regulations. This program will be combined with Program 1.1.5 and deleted.	Combine with Program 1.1.5 and delete. This will now be a joint Cities/County Housing Element program.
Program 5.1.3: The City will continue to partner with Pacific Gas & Electric (PG&E) to promote energy saving programs by notifying home builders of the design tools offered by PG&E and by posting a link on the City's website to notify ratepayers of the variety of programs. **Responsibility:** Building Inspector and City Manager **Time Frame:** Ongoing **Funding:** General Fund	The City has worked with the Sierra Business Council (via funding from PG&E) in the preparation of a GHG community action plan. The City already completed a community-wide GHG inventory which was made available on the City's website. When the action plan is complete a link will be placed on the City's website. As a result of these studies the City will likely need to make some policy changes to its General Plan.	Modify to specifically mention energy savings related to greenhouse gas emissions and continue. This will now be a joint Cities/County Housing Element program.
Program 5.1.4: The City shall continue to implement the Resource Constraints and Priority Allocation Ordinance to ensure housing developments offer amenities which promote conservation of the City's natural resources and the reduction of energy use. **Responsibility:** City Planner, Planning Commission, and City Council	The Resources Constraints and Priority Allocation ordinance was suspended in 2012, 2013, and 2014 due to a lack of any type of residential development during the planning period. This program will be continued.	This program will be combined with Program 1.2.2 and continued.

Housing Program	Accomplishments	Continue, Modify or Delete Program
Time Frame: Annually **Funding:** General Fund		
Program 6.1.1: The City shall continue to refer concerns or complaints regarding discrimination to the Fair Housing Authority for Amador County (Amador-Tuolumne Community Action Agency). The City will act as an independent third party to discrimination complaints and shall maintain a file for the purpose of recording information about any alleged violations of State or federal fair housing requirements. The City will support housing equal opportunity programs by providing information available to the public. **Responsibility:** Building Inspector, City Planner, and City Manager **Time Frame:** Ongoing **Funding:** General Fund	The City has not received any discrimination complaints. This program will be continued.	Combine with Program 6.1.2 and continue. This will now be a joint Cities/County Housing Element program.
Program 6.1.2: The City shall frequently update information on the City's Website regarding Fair Housing laws and the process for reporting discrimination. **Responsibility:** City Manager **Time Frame:** Ongoing **Funding:** General Fund	This program has not yet been implemented. The City has not posted information regarding equal opportunity for housing on its website. This program will be combined with Program 6.1.1 and deleted.	Delete.

APPENDIX D:REVIEW OF PREVIOUS HOUSING ELEMENT

CITY OF SUTTER CREEK

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Goal 1: To provide the City's regional fair share of new housing for all economic segments of the community.			
Program 1-1: The City shall create and maintain a citywide inventory of potential infill sites. The sites shall consist of vacant and/or underutilized residentially-zoned lots within the city limits. The City shall make this information available to the public by posting the inventory on the City's website and providing the inventory at the Community Development Department counter. **Responsibility:** Community Development Department **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	On- going	The Housing Element includes a citywide inventory of potential infill sites. The inventory list contained in the Housing Element is available at the Community Development Department offices and at Sutter Creek City Hall counter, and is posted on the City's website, www.cityofsuttercreek.org. The inventory is updated at the time the Housing Element is updated. Between updates of the Housing Element, City staff will maintain a database of the housing inventory with modifications entered each time a building permit or use permit is approved. The Planning staff will post the database on the City website and make available at the City Hall and Community Development counters. This program will be continued.	Combine with Program 1-2 and continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Program 1-2 The City shall prepare an inventory of vacant and/or underutilized commercial, industrial, and public sites that could be potentially redesignated for residential use. **Responsible Agencies:** Community Development Department **Funding:** General Fund **Time Frame:** As needed **Quantified Objective:** N/A	Not addressed	This program has not been implemented. Starting in 2014, City staff will maintain a database of vacant and underutilized land with modifications entered each time a building permit or use permit is approved. Staff will post the database on the City website and make available at City Hall and the Community Development counters. This program will be continued.	Combine with Program 1-1 and continue. This will now be a joint Cities/County Housing Element program.
Program 1-3: The City shall amend the Zoning Ordinance to provide minimum densities for the R-3 and R-4 zoning districts. The density ranges will be consecutive and not have overlap or gaps in the density range among the various districts allowing residential development. **Funding:** General Fund **Time Frame:** 2009 **Quantified Objective:** Amend R-3 and R-4 districts	Complete	The City's Zoning Ordinance was updated in 2010 and this program was implemented. This program will be deleted.	Delete.
Program 1-4: The City shall review its water and sewer hook-up fees for residential second unit dwellings and determine whether or not the rates can be lowered in an effort to reduce financial disincentives to the development of residential second unit dwellings. **Responsible Agencies:** Community Development Department	On-going	The Amador Water Agency (AWA) (http://www.amadorwater.org) is responsible for setting water hook-up fees within the City of Sutter Creek. The City does not have the responsibility for establishing or enforcing water hook-up fees and thus	Modify to clarify City's role in advising on water rates and continue.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Funding: General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A		does not have the ability to amend or reduce water rates. The City reviews the water rates and provides input on establishing reasonable rates. The City is responsible for establishing sewer hook-up fees. The City reviewed and updated its sewer rates in 2009. The rates for residential second unit dwellings remained the same based on the City's evaluation. This program will be modified and continued.	
Program 1-5 The City should promote the development of second unit dwellings by publicizing information in the general application packet and posting information on the City's website. The City should provide information regarding permit requirements, changes in State law, and benefits of second unit dwellings to property owners and the community. **Responsible Agencies:** Community Development Department **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** 10 low income units, 10 moderate income units	On-going	The City's General Plan and regulations are posted on the City's website (www.cityofsuttercreek.org) providing applicants with information on second dwelling units. The City provides links on the City website to the "housing and employment information" on the County website. Due to the changing nature of state law, grant funding, and the economy, the Planning staff does not maintain a packet of information that would quickly become outdated but works with each applicant to inform them of the options available for second unit dwellings. This program will be	This will be combined with Program 1.6.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
		continued. No second units were approved during the previous planning period. The City anticipates some second units will be approved or built during the 2014–2019 planning period due to pending approval of a development which will require inclusion of second units.	
Program 1-6 The City shall provide a bibliography of technical assistance resources for second unit dwelling applicants. The bibliography shall include prototype plan sets, instructional video tapes, Internet resources, and "how to" manuals. **Responsible Agencies:** Community Development Department **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	Available	City staff researches current available resources for second unit dwellings to provide to applicants at the time an inquiry or application is made. The City provides links on the City website to the "housing and employment information" on the County website. This program will be modified and continued.	Modify to reflect the City's current approach to providing information on second units and continue. This program will be combined with Program 1.5.
Program 1-7 The City shall review the application processing procedures periodically to determine their effectiveness and recommend any necessary amendments to the Planning Commission. **Responsible Agencies:** Community Development Department, Planning Commission **Funding:** General Fund **Time Frame:** Review annually	On-going	City staff reviews application-processing procedures annually. In 2012, checklists were developed to assist applicants in meeting the City's requirements. The Planning Commission reviewed and agreed to the use of the recommended checklist. Recommendations for additional modifications by the City	Continue.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Quantified Objective: N/A		staff were not made in 2013 or 2014. This program will be continued.	
Program 1-8 The City shall continue to periodically review the City's development fees so that they represent a fair charge for review and processing of permit applications. **Responsible Agencies:** Community Development Department, City Council **Funding:** General Fund **Time Frame:** Review every six months **Quantified Objective:** N/A	On-going	The City has reviewed the development fees periodically. In 2013 the City established fee review as part of the annual budgeting process. Development fees have not been modified since 1999. The staff is recommending adjustments to fees in 2014 to reflect actual costs of processing permits. This program will be continued.	Continue.
Program 1-9 The City shall amend the Zoning Ordinance map so that it is consistent with the General Plan Land Use Diagram. **Responsible Agencies:**Community Development Department, City Council, Planning Commission **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	Complete	The City's Zoning Ordinance map was updated in 2010 and is now consistent with the General Plan Land Use Diagram. This program will be deleted.	Delete.
Goal 2: To encourage construction and maintenance of affordable housing in the city.			
Program 2-1 The City shall continue to encourage developer constructed affordable housing in the large, presently undeveloped portions of the City's planning area through use of the Planned Development (PD) land use and zoning designation. The City shall also encourage clustering of units on small lots to reduce	On-going	This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program was the approval of the Gold Rush Ranch and Golf Resort Project Specific Plan	Combine with Program 2-2 and continue.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
the cost of lots, housing construction, improvements, site preparation, and infrastructure. **Responsibility:** Community Development Department **Funding:** General Fund **Time Frame:** Ongoing **Quantified Objective:** N/A		(GRRSP) in 2010. Public housing benefits provided by the GRRSP are highlighted in Chapter 3 of the Specific Plan including: • Establishment of an affordable housing trust fund for the funding of affordable housing, administered by the City. • Development of a model home demonstration project for water-conserving landscapes and appliances, and energy efficiency. Chapter 4 of the Specific Plan, Development Concept and Land Use Plan includes: • Use of the Specific Plan land use designation to include clustering and small lots. • Requiring a minimum of 64 second dwelling units. • Requiring Attached Residential zoning at 8 to 15 dwelling units per acre located near the County Transit Center. • Requiring mixed-use at 15 to 20 dwelling units per acre located near the County Transit Center. • Requiring 70 homes affordable by	

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
		design with the restricted price adjusted annually. • Mitigation measure to require compliance with identified low and moderate income affordable housing needs. This program will be continued.	
Program 2-2 The City shall require that developers providing affordable housing units or lots in planned developments show how the lots or units will be made affordable to low- and very low-income households, and maintained as such, prior to approval of a development plan or tentative map for the project. **Responsible Agencies:** Community Development Department **Funding:** General Fund **Time Frame:** Ongoing **Quantified Objective:** N/A	On-going	This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program is the approval of the GRRSP in 2010 as discussed under Program 2-1. This program will be combined into the previous program and deleted.	Combine into Program 2-1 and delete.
Program 2-3 The City shall adopt a density bonus ordinance pursuant to State Government Code Section 65915. The City shall follow State Government Code Section 65915, which requires local governments to grant a density bonus of at least 25 percent and an additional incentive or financially equivalent incentive, to a developer agreeing to construct at least: • 20 percent of the units for low income households; • 10 percent of the units for very low income	On-going	This program is implemented on a case-by-case basis for major subdivisions. The most recent example of implementation of this program is approval of the GRRSP. The City has not codified a density bonus ordinance. This program will be continued.	Continue.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
households; • 10 percent to any condo project that reserves at least 20 percent of its units for moderate income residents; or • 50 percent of the units for senior citizens. **Responsible Agencies:** Community Development Department **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A			
Program 2-4 The City shall review its fees imposed on new development and identify those fees that could be waived or reduced for new low- and moderate-income housing developments. The City shall adopt an ordinance to waive or reduce any such fees based on City staff's recommendations. **Responsible Agencies:** Community Development Department, City Council, Planning Commission **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	On-going	This program is implemented on a case-by-case basis for major subdivisions. The fees for the Gold Rush Ranch and Golf Resort Project Specific Plan were waived in recognition of benefits to the City committed to by the Development Agreement, including new low- and moderate-income housing. An ordinance has not been adopted to reduce fees in recognition of the changing economy, changing regulations, and the desire to negotiate maximum benefits to the City during project review. This program will be continued.	Continue.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Program 2-5 The City shall review its subdivision, zoning, and building codes for unnecessary and costly requirements which could be waived for low-income housing. The City shall ensure that any proposed modifications will not create safety hazards, increase liability, or develop inconsistencies in City regulations or State law. The City shall amend its codes as necessary. **Responsible Agencies:** Community Development Department, City Council, Planning Commission **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	On-going	The City Building Code provides opportunities for waiving requirements for low-income housing. This measure is implemented on a case-by-case basis for major projects. The most recent example was the approval of the GRRSP as described in the Development Agreement. The City has reviewed its subdivision, zoning, and building codes and has continued to find the requirements are necessary. This program will be continued.	Continue.
Program 2-6 The City shall continue to pursue all available funding sources for affordable housing including annual applications for Federal CDBG and HOME funds. The City should consider using a portion of these funds to acquire a site for low-cost housing. The City should contact non-profit and for-profit low-cost housing developers in an effort to secure development and subsequent management of low-cost housing on the acquired site. Non-profit developers/agencies which should be contacted include the California Rural Housing Corporation in Sacramento and the Amador-Tuolumne Community Action Agency. **Responsible Agencies:** Community Development Department, City Council, Planning Commission	Not addressed	The City has not actively pursued available funding for affordable housing due to limitations on staff availability to conduct the search. This program will be modified and continued.	This will now be a joint Cities/County Housing Element program.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Funding: General Fund **Time Frame:** FY 2007 **Quantified Objective:** 20 very low-income units, 10 low-income units, and 10 moderate-income units			
Program 2-7 To ensure that manufactured houses are allowed in all residential zones except the Historic Residential Combining Zone, the City shall review the Manufactured Housing Combining Zone in the Zoning Ordinance and amend it, if necessary, to be consistent with the requirements of State law. **Responsible Agencies:** Community Development Department, City Council, Planning Commission **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	Complete and on-going	The Zoning Ordinance allows manufactured housing within the Manufactured Housing Combining Zone, Section 18.30 of the Zoning Code. The City implements the most recent California Building Code that implements the required state regulations. The City reviewed Section 18.30 and determined it is consistent with state law.	Delete. Manufactured Housing is an allowed use in the Zoning Code.
Goal 3: To provide a range of housing services for households with special needs within Sutter Creek.			
Program 3-1 The City shall review and amend its Municipal Code to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. **Responsible Agencies:** Community Development Department, City Council **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	Partially complete	The City has implemented this program through adoption of City Code Section 18.58 "Accommodation of Persons with Disabilities." However, this section does not meet all of the requirements of Senate Bill 520 and this program will be modified and continued to address those requirements.	Modify to fully address Senate Bill 520 and continue and combine with Program 3-2.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Program 3-2 The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website. **Responsible Agencies:** Community Development Department, City Council **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	Not addressed	This program was not implemented during the previous planning period and will be continued.	Combine into Program 3-1 and continue.
Program 3-3 The City shall review the General Plan Land Use Element and Zoning Ordinance and identify appropriate land use designations/zones in which to allow emergency and transitional housing for the homeless in the city. **Responsible Agencies:** Community Development Department, City Council, Planning Commission **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	Partially complete	The City's Zoning Ordinance was updated to allow transitional housing and emergency shelters in 2008. Ordinance 330 was created to allow these types of uses in the R4 and C2 zones. Emergency shelters are allowed by right in the C2 zone. Transitional housing is allowed by right in the R4 zone. The City has not adopted development standards for emergency shelters. Standards for the C2 zone apply to emergency shelters.	Modify to remove emergency shelter portion of program and revise to fully address the transitional and supportive housing requirements of Senate Bill 2 and continue.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Goal 4: To improve the existing supply of housing.			
Program 4-1 The City shall survey the condition of housing stock within the city, including identification of occupied substandard housing. **Responsible Agencies:** Building Department, City Council **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	Complete	The Housing Element includes the results of the housing stock condition survey most recently updated in 2010.	This will now be a joint Cities/County Housing Element program.
Program 4-2 The City shall utilize survey results obtained through Program 4-1 and pursue available funding sources to develop a rehabilitation program in the city, including: 1) the CDBG program, 2) the California Self-Help Housing program, and 3) the California Housing Rehabilitation program. The City shall keep in contact with Department of Housing and Community Development and Central Sierra Planning Council for changes which will improve the City's chances of obtaining funding, including the availability of new programs. **Responsible Agencies:** Community Development Department, City Council **Funding:** General Fund **Time Frame:** Annually **Quantified Objective:** N/A	On-going	The City has not developed a rehabilitation program. The City requires that buildings meet code at the time of ownership change or at the time a building permit is requested. The City implemented a Community Development Block Grant (CDBG) for age-restricted and low-income occupants in 2008 and 2009. City staff reviews funding for potential programs on an annual basis to determine if the programs are available and if the City has the ability to implement the program.	Modify to remove reference to Central Sierra Planning Council and continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Program 4-3 The City shall assist, as appropriate, in the rehabilitation and adaptive reuse of historically-significant structures. This shall include assisting private property owners of historically-significant structures in applying for and utilizing State and Federal assistance programs as appropriate. **Responsible Agencies:** Community Development Department **Funding:** State and Federal funds **Time Frame:** Ongoing **Quantified Objective:** N/A	On-going	The City Planning Department coordinates the rehabilitation and adaptive reuse of historically significant structures as appropriate. No historically significant residential structures have been processed since the last update of the Housing Element. The Hotel Sutter is a commercially historically significant structure processed in the last year. Private funding was used to implement the improvements. The Sutter Creek Community Benefit Foundation is currently working on making improvements to the Old Sutter Creek Grammar School. This program will be continued	Continue.
Goal 5: To provide decent housing and quality living environment for all Sutter Creek residents, regardless of age, race, religion, sex, marital status, ancestry, national origin, color, disability, or economic level.			
Programs 5-1 The City shall obtain information on fair housing laws from the Department of Housing and Community Development and have copies of the information available for the public on the City's website, at City Hall, and the local library. In addition, the City Clerk shall add a statement to City utility bills which indicates that information on fair housing laws is available to the public without charge at City Hall and in the library.	Available	Fair housing information is available at the Planning Department and links to the fair housing laws are on the City's website. There is no library within the City limits. This program will be modified to reflect current City resources and continued.	Modify to reflect available resources and continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
Responsible Agencies: Community Development Department, City Clerk **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A			
Programs 5-2 The City shall continue to refer housing complaints to the Amador-Tuolumne Community Action Agency, the fair housing authority for Amador County. **Responsible Agencies:** Community Development Department **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	On-going	The Planning staff refers housing complaints to the Amador-Tuolumne Community Action Agency when appropriate. This program will be continued.	Continue. This will now be a joint Cities/County Housing Element program.
Goal 6: To encourage energy efficiency in all new and existing housing.			
Program 6-1 The City should work with local utility companies to implement energy awareness programs. **Responsible Agencies:** Community Development Department (lead), Private Utility Companies **Funding:** General Fund **Time Frame:** FY 2007 **Quantified Objective:** N/A	On-going and available	The City collaborates with Pacific Gas and Electric (PG&E) on installing energy-efficient lighting. In 2012 the City and PG&E selected new standard energy-efficient lights to be used in the city. The City provides a link to the PG&E energy-efficiency website from the City's website. The City provides residents with the local PG&E representative's contact	Continue. This will now be a joint Cities/County Housing Element program.

Housing Program	Status	Accomplishments	Continue, Modify or Delete Program
		information when an inquiry is made regarding energy efficiency. This program will be continued.	
Goal 7: To provide for a variety of housing types, sizes, price ranges, and densities compatible with the existing character and integrity of residential neighborhoods.			
Programs not identified.			

APPENDIX E: SB 244 ANALYSIS

INTRODUCTION

Senate Bill (SB) 244 (Wolk) was approved by Governor Brown in October 2011 and requires cities and counties to address the infrastructure needs of disadvantaged unincorporated communities (DUC) in city and county general plans, Local Agency Formation Commission (LAFCo) Municipal Service Reviews (MSR), and annexation decisions.

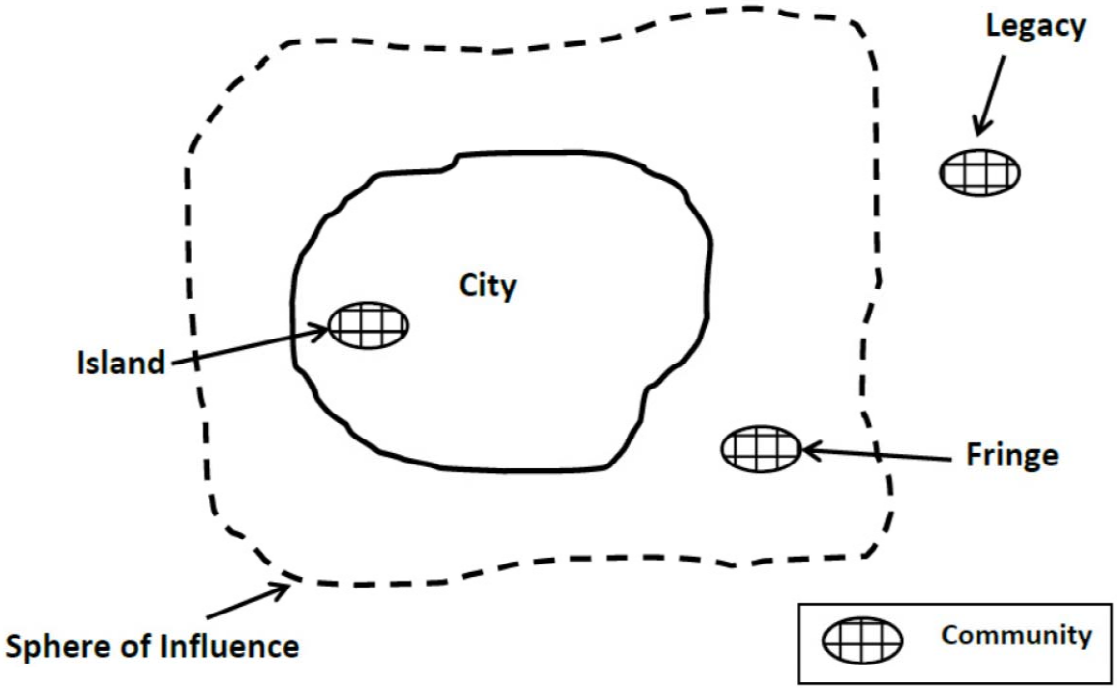
Government Code Section 65302.10(a) requires that before the due date for adoption of the next housing element after January 1, 2012, the general plan land use element must be updated to identify and describe each DUC (fringe community, legacy community, and/or island community) that exists within unincorporated areas of the county or in spheres of influence (SOI) of each city; analyze for each identified community the water, wastewater, stormwater drainage, and structural fire protection needs; and identify financial funding alternatives for the extension of services to any identified communities. SB 244 defines a DUC as a place that meets the following criteria:

- Contains 10 or more dwelling units in "close proximity" to one another where 12 or more registered voters reside (for the purpose of this analysis, "close proximity" is defined as a density greater than 1 unit per acre).

- Is either within a city sphere of influence (SOI) (also known as a fringe community), is an island within a city boundary (also known as an island community), or is geographically isolated and has existed for at least 50 years (also known as a legacy community). **Figure 2** graphically depicts these types of communities. Only legacy communities potentially occur in the unincorporated area of Amador County.

- Has a median household income that is 80 percent or less than the statewide median household income. (According to the US Census Bureau, American Community Survey (ACS), the median household income for California between 2008 and 2012 was $61,400; therefore, communities with an area median income of $49,120 or lower qualify.)

FIGURE 2: TYPES OF COMMUNITIES THAT MAY BE DUCS



Source: OPR 2013

ANALYSIS OF JACKSON, IONE, AND SUTTER CREEK DISADVANTAGED UNINCORPORATED COMMUNITIES

An analysis to identify DUCs within the SOIs of the cities of Jackson, Ione, and Sutter Creek was conducted in July 2014 in order to address the requirements of SB 244. In conducting the analysis, resources utilized included the SB 244 Technical Advisory (OPR 2013), the Amador County 2014 Municipal Service Reviews (MSR), the city limit boundary maps of the five cities in Amador County using geographic information systems (GIS), water management plans, and other documentation from local jurisdictions, agencies, and special districts. Unless otherwise stated, service review information is drawn from the 2014 MSR.

Qualifications for DUCs vary slightly for unincorporated communities within city SOIs and those outside SOIs, as discussed in the section above in the second bullet. Analysis to identify DUCs within the SOIs of the cities of Ione, Jackson, and Sutter Creek was conducted based on the requirements for each. A dozen unincorporated communities were identified using Census Designated Place (CDP) information and were considered for inclusion as communities to analyze as DUCs. Most were eliminated because they did not meet the qualifications, based on census income data, mapping information, County staff knowledge, and plat records. Three communities met all of the criteria except that they were not geographically isolated legacy communities meaning they occur on major thoroughfares and are not hard to reach or out of the way.

APPENDIX E: SB 244 ANALYSIS

The criteria used to determine whether communities are DUCs are shown in **Table HE-80**

TABLE HE-80 DUC IDENTIFICATION MATRIX FOR AMADOR COUNTY

Unincorporated Community	Jurisdiction	80% of CA Median Income		Legacy Community	Dwelling Units Close Proximity	All Criteria Met?
		CDP Median Income	Qualifies?	Qualifies?	Qualifies?	Qualifies?
		≤$49,120		Geographically Isolated and Age ≥50 yrs	Density >1 unit/acre	
Buena Vista	Amador County	$49,167	NO	NO	—	NO
Camanche North Shore	Amador County	$55,078	NO	NO	—	NO
Drytown	Amador County	$21,094	YES	NO	YES	NO
Fiddletown	Amador County	$65,603	NO	NO	—	NO
Kirkwood	Amador County	$38,015	YES	NO	—	NO
Martell	Amador County	$13,649	YES	NO	YES	NO
Pine Grove	Amador County	$46,957	YES	NO	—	NO
Pioneer	Amador County	$36,146	YES	NO	—	NO
River Pines	Amador County	$40,269	YES	NO	YES	NO
Volcano	Amador County	$89,637	NO	NO	—	NO

Sources: 2008–2012 ACS, US Census; County Plat Maps; GIS Mapping, 2014; Amador County Planning, 2014

After the initial review, it was determined that the following communities do not have any DUCs in the sphere of influence.

IONE

No concentrations of residences exist within the City of Ione's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

JACKSON

No concentrations of residences exist within the City of Jackson's Sphere of Influence outside of the city limits. Therefore, no potential DUCs were identified.

SUTTER CREEK

No concentration of more than 15 residences together exist within the City of Sutter Creek's Sphere of Influence outside of the city limits. Since a threshold of 15 residences was used as the unit threshold for the DUC analysis, no potential DUCs were identified.

CONCLUSION

Based on information contained in this analysis, no DUCs exist in unincorporated Amador County or in any of the SOIs of the four cities and the expansion of services will not be necessary in any of the potential DUC areas.

LIST OF REFERENCES AND AGENCIES CONSULTED

Amador County. 2010. *Amador County Existing General Plan Land Use Classifications.*

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DWR (California Department of Water Resources). 2014. Disadvantaged Communities (DAC) Mapping Tool.

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OPR (California Governor's Office of Planning and Research). 2013. *Technical Advisory. Senate Bill 244: Land Use, General Plans, and Disadvantaged Communities.*

US Census Bureau. 2008–2012 American Community Survey.

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3 Sutter Creek General Plan Annual Progress Report

The General Plan Annual Progress Report is updated annually during the second quarter of the year, and is available at the City Office and on the City's website, cityofsuttercreek.org.

4 Greenhouse Gas Emissions Inventory 2005

City of Sutter Creek

2005 Government Operations

Greenhouse Gas Emissions Inventory

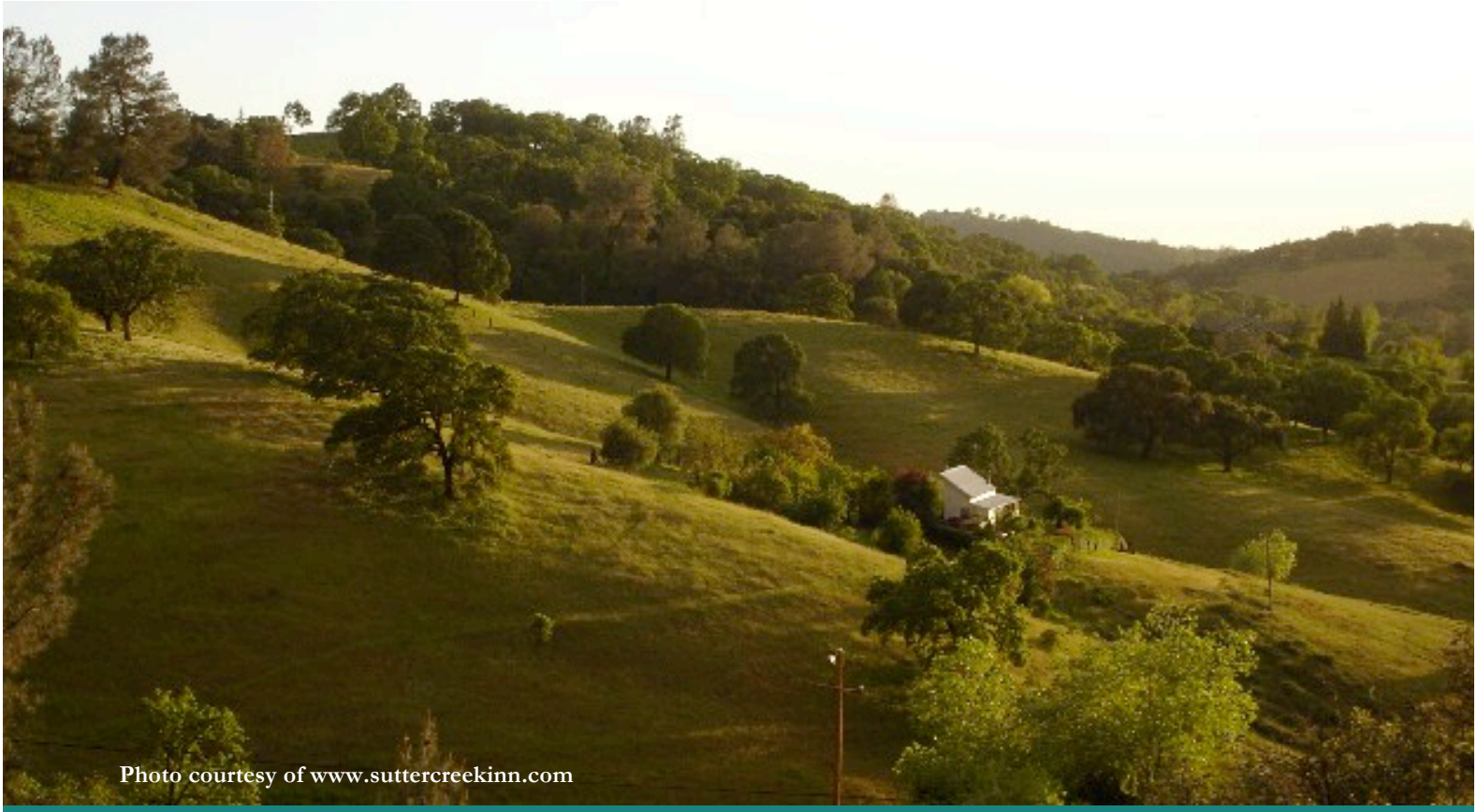

Photo courtesy of www.suttercreekinn.com

Narrative Report

Produced by Nicholas Martin

Supported by Pacific Gas and Electric Company
In Collaboration with Sierra Business Council and
ICLEI-Local Governments for Sustainability USA

March 2011

Credits and Acknowledgements

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Pacific Gas and Electric Company (PG&E)

PG&E provides comprehensive climate planning assistance to local governments, from providing energy usage data and assistance with greenhouse gas inventories, to training and guidance on climate action plans.

This program is funded by California utility customers and administered by PG&E under the auspices of the California Public Utilities Commission.

ICLEI-Local Governments for Sustainability USA

Brian Holland, Regional Officer
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This report was prepared by Nicholas Martin, Intern at Sierra Business Council. The authors would like to thank the City of Sutter Creek staff for providing much of the insight and local information necessary for the completion of this report.

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List of Tables and Figures

Executive Summary

The Purpose of Conducting an Inventory

Each day, local governments operate buildings, vehicle fleets, street lights, traffic signals, water systems, and wastewater plants; local government employees consume resources commuting to work and generate solid waste which is sent for disposal. All of these activities directly or indirectly cause the release of carbon dioxide and other greenhouse gases into the atmosphere. This report presents the findings and methodology of a local government operations (LGO) greenhouse gas emissions inventory for City of Sutter Creek. City of Sutter Creek has a geographical footprint of 1.7 square miles located in Amador County, California, and within the Shenandoah Valley, with a 2005 population estimate of approximately 2,725. The city had 21 full time employees in 2005 and a budget of $1.46M for fiscal year 2005-2006. The inventory measures the greenhouse gas emissions resulting specifically from City of Sutter Creek's government operations, arranged by sector to facilitate detailed analysis of emissions sources. The inventory addresses where and what quantity of emissions are generated through various local government activities. Through analysis of a local government's emissions profile, the City of Sutter Creek can tailor strategies to achieve the most effective greenhouse gas emission reductions. City of Sutter Creek's municipal operations utilize electricity and natural gas distributed by Pacific Gas & Electric Company (PG&E).

Strategies by which local governments can significantly reduce emissions from their operations include increasing energy efficiency in facilities and vehicle fleets, utilizing renewable energy sources, reducing waste, and supporting alternative modes of transportation for employees. The benefits of these actions include lower energy bills, improved air quality, and more efficient government operations, in addition to the mitigation of local and global climate change impacts. By striving to save taxpayer money through efficient government operations, City of Sutter Creek is working to improve government services in a smart and targeted way that will benefit all of the City's residents.

City of Sutter Creek recognizes that climate change resulting from the greenhouse gas emissions of human activities is a reality. Global average surface temperatures are rising due to intensification of activities that release carbon dioxide and other greenhouse gases into the atmosphere. City of Sutter Creek is located within climate zone 4B and it characterized as dry, according to the U.S. Department of Energy's Climate Zones. A dry climate is generally defined as a region with approximately 3,600 heating degree days[1] or more and fewer than approximately 5,400 heating degree days (65°F basis). Potential impacts of climate change include reduced snowpack, delayed snow accumulation and earlier snow melting, loss of critical habitat and ecosystems, shortages in runoff and water supply, forest disease, reduced tourism and heightened exposure to vector born diseases.

[1] A heating degree day is a measurement designed to reflect demand for energy needed to heat a facility. Heating degree days are often calculated using daily temperature readings. This is calculated over a year to determine the average demand for heating/cooling in this region. For example, a typical winter day in City of Sutter Creek has a high of 58° and a low of 34°. 58-34= 24 * 1 month (30 days) = 720 heating degree days.

By conducting this inventory, City of Sutter Creek is acting now to limit future impacts that threaten the lives and property of City of Sutter Creek's residents and businesses, make government operations more efficient, and improve the level of service it offers to the residents of City of Sutter Creek.

Inventory Results

The following figures summarize the results of the LGO greenhouse gas emissions inventory for City of Sutter Creek, by sector and source. Figures 1 & 2 show that vehicle fleet is the sector resulting in the highest emissions (41%), with gasoline as the most emitted source for the City (57%). Table 1 shows the scope and emission types attributed to total City emissions (405 metric tons CO_2e).

Figure 1: 2005 Government Operations CO_2e Emissions by Sector

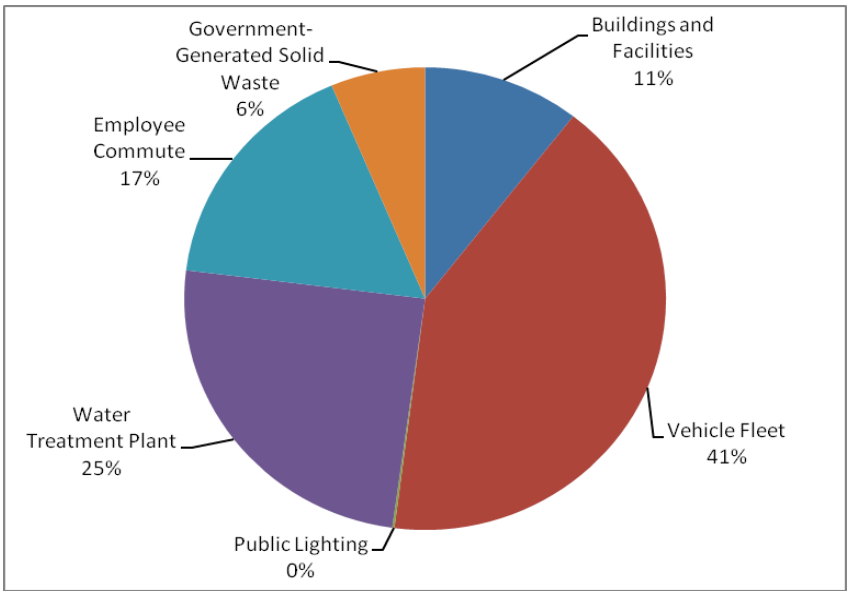

Figure 2: 2005 Government Operations CO_2e Emissions by Source

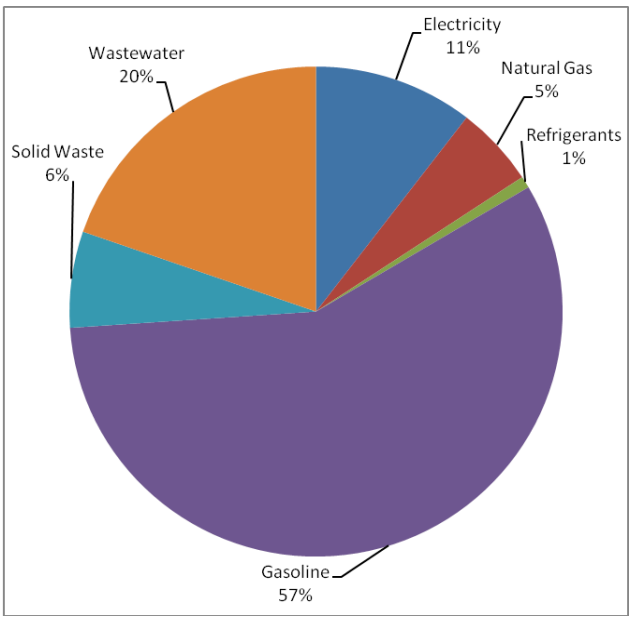

Table 1: LGO Protocol Report - Overall Emissions by Scope

Total Emissions					
	CO_2e	CO_2	CH_4	N_2O	HFCs
Scope 1	269.514	182.513	0.156	0.260	2.400
Scope 2	42.358	42.011	0.003	0.001	
Scope 3	93.370	66.043	1.228	0.005	

For more detail on the concepts of scopes, sources, and sectors, and to review more granular data produced through the inventory study, please refer to the full report on the following pages.

Regional and Local Context

Climate Change Mitigation Activities in California

Since 2005, the State of California has responded to growing concerns over the effects of climate change by adopting a comprehensive approach to addressing emissions in the public and private sectors. This approach was officially initiated with the passage of the Global Warming Solutions Act of 2006 (AB 32), which requires the state to reduce its greenhouse gas emissions to 1990 levels by 2020. The AB 32 Scoping Plan was developed to identify strategies for meeting the AB 32 goal, and was adopted by ARB in December 2008. Among many other strategies, it encourages local governments to reduce emissions in their jurisdictions by 15 percent below current levels by 2020. In addition, it identifies the following strategies that will impact local governance:

- Develop a California cap-and-trade program
- Expand energy efficiency programs
- Establish and seek to achieve reduction targets for transportation-related GHG emissions
- Expand the use of green building practices
- Increase waste diversion, composting, and commercial recycling toward zero-waste
- Continue water efficiency programs and use cleaner energy sources to move and treat water
- Reduce methane emissions at landfills
- Preserve forests that sequester carbon dioxide

Other measures taken by the state include mandating stronger vehicle emissions standards (AB 1493, 2002), establishing a low-carbon fuel standard (EO # S-01-07, 2007), mandating a climate adaptation plan for the state (S-EO # 13-08, 2008), establishing a Green Collar Job Council, and establishing a renewable energy portfolio standard for power generation or purchase in the state. The state also has made a number of legislative and regulatory changes that have significant implications for local governments:

- SB 97 (2007) required the Office of Planning and Research to create greenhouse gas planning guidelines for the California Environmental Quality Act (CEQA). In addition, ARB is tasked with creating energy-use

and transportation thresholds in CEQA reviews, which may require local governments to account for greenhouse gas emissions when reviewing project applications.

- AB 811 (2007) authorizes all local governments in California to establish special districts that can be used to finance solar or other renewable energy improvements to homes and businesses in their jurisdiction.
- SB 375 (2008) revises the process of regional transportation planning by metropolitan planning organizations (MPOs), which are governed by elected officials from local jurisdictions. The statute calls on ARB to establish regional transportation-related greenhouse gas targets and requires the large MPOs to develop regional "Sustainable Communities Strategies" of land use, housing and transportation policies that will move the region towards its GHG target. The statute stipulates that transportation investments must be consistent with the Sustainable Communities Strategy and provides CEQA streamlining for local development projects that are consistent with the Strategy.

Pacific Gas and Electric Company-Sponsored Inventory Project

With funding from California utility customers under the auspices of the California Public Utilities Commission, and administrative duties generously provided by the Pacific Gas and Electric Company (PG&E), ICLEI - Local Governments for Sustainability was contracted to work with Sierra Business Council to assist in the quantification of greenhouse gas emissions in City of Sutter Creek. ICLEI is a nonprofit association of local governments that provides information, delivers training resources, organizes conferences, facilitates networking and city-to-city exchanges, carries out research and pilot projects, and offers technical services and consultancy related to climate planning. Throughout 2010, ICLEI provided training and technical assistance to participating regional organizations, interns, and local government staff and facilitated the completion of this report.

Climate Change Mitigation Activities in City of Sutter Creek

Over the last few years, the City of Sutter Creek has implemented several measures resulting in greenhouse gas reduction achievements. These include:

- Change out of light bulbs in all City facilities to compact fluorescent light bulbs (where applicable).
- Reduced fuel consumption due to staff reductions.
- Employee participation in local ride-share program.
- Proactive recycling program (paper, plastic, aluminum).
- Overall employee energy awareness (turning lights and equipment off when not in use).
- Lower thermostat levels and install thermostat lock boxes on community used facilities.

Also, the City recently approved the Gold Rush Ranch and Golf Course project, a 900+ acre master plan community. Although currently in litigation (referendum) the City took a proactive stance in the Conditions of Approvals, Mitigation Measures, Development Agreement etc., which included:

- Oak tree replacement
- Neighborhood electric vehicle lanes
- The use of recycled water on the Golf Course and landscaping throughout
- Exceeding Star energy ratings in all homes and facilities
- Public transportation accessibility
- Reduction of light pollution

Although development projects are currently non-existent in Sutter Creek, these same concerns will be addressed in any upcoming applications received by the City.

Information Items

Information items are emissions sources that are not included as Scope 1, 2, or 3 emissions in the inventory, but are reported here separately in order to provide a more complete picture of emissions from City of Sutter Creek's government operations.

A common emission that is categorized as an information item is carbon dioxide emitted in the combustion of biogenic fuels. Local governments will often burn fuels that are of biogenic origin (wood, landfill gas, organic solid waste, biofuels, etc.) to generate power. Common sources of biogenic emissions are the combustion of landfill gas from landfills or biogas from wastewater treatment plants, as well as the incineration of organic municipal solid waste at incinerators.

Information items included in this inventory include:

- Scope 2 emissions from purchased electricity for streetlights with a LS-1 rate. These streetlights are owned, operated, maintained and paid for directly by PG&E, although costs are indirectly paid for by the City as they are incorporated in City of Sutter Creek's general rate case with PG&E.

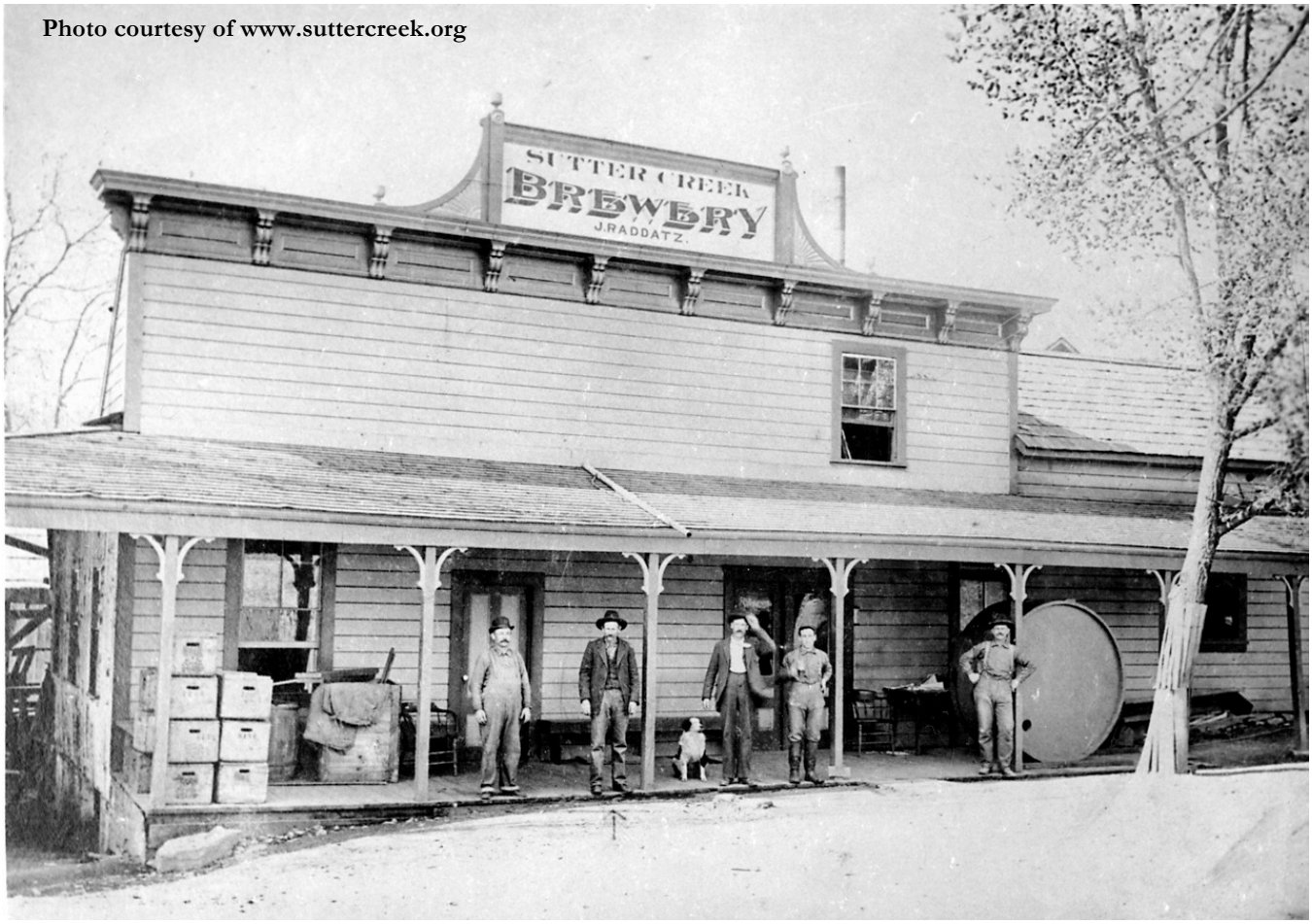

Photo courtesy of www.suttercreek.org

Introduction

General Methodology

Local Government Operations Protocol

A national standard called the Local Government Operations Protocol (LGO Protocol) has been developed and adopted by the California Air Resources Board (ARB) in conjunction with ICLEI, the California Climate Action Registry, and The Climate Registry. This standard provides accounting principles, boundaries, quantification methods, and procedures for reporting greenhouse gas emissions from local government operations. The LGO Protocol forms the basis of ICLEI's Clean Air & Climate Protection Software (CACP 2009), which allows local governments to compile data and perform the emissions calculations using standardized methods.

Greenhouse Gases and Carbon Dioxide Equivalent

In accordance with LGO Protocol recommendations, CACP 2009 calculates and reports all six internationally recognized greenhouse gases regulated under the Kyoto Protocol (Carbon Dioxide, Methane, Nitrous Oxide, Hydrofluorocarbons, Perfluorocarbons, and Sulfur Hexafluoride). Emissions summaries found throughout this report also use CACP 2009's ability to combine emissions from the various greenhouse gases into carbon dioxide equivalent, CO_2e. Since equal quantities of each greenhouse gas have more or less influence on the greenhouse effect, converting all emissions to a standard metric, CO_2e, allows apples-to-apples comparisons amongst quantities of all six emissions types. Greenhouse gas emissions are reported in this inventory as metric tons of CO_2e ($MTCO_2e$).

Table 2 exhibits the greenhouse gases and their global warming potential (GWP), a measure of the amount of warming a greenhouse gas may cause compared to the amount of warming caused by carbon dioxide.

Table 2: Greenhouse Gases

Gas	Chemical Formula	Activity	Global Warming Potential (CO_2e)
Carbon Dioxide	CO_2	Combustion	1
Methane	CH_4	Combustion, Anaerobic Decomposition of Organic Waste (Landfills, Wastewater), Fuel Handling	21
Nitrous Oxide	N_2O	Combustion, Wastewater Treatment	310
Hydrofluorocarbons	Various	Leaked Refrigerants, Fire Suppressants	12–11,700
Perfluorocarbons	Various	Aluminum Production, Semiconductor Manufacturing, HVAC Equipment Manufacturing	6,500–9,200
Sulfur Hexafluoride	SF_6	Transmission and Distribution of Power	23,900

Calculating Emissions

In general, emissions can be quantified in two ways.

1. Measurement-based methodologies refer to the direct measurement of greenhouse gas emissions from a monitoring system. Emissions measured this way may include those emitted from a flue of a power plant, wastewater treatment plant, landfill, or industrial facility. This method is the most accurate way of inventorying emissions from a given source, but is generally available for only a few sources of emissions.

2. Calculation-based methodologies refer to an estimate of emissions calculated based upon measurable ***activity data*** and ***emission factors***. Table 3 provides examples of common emissions calculations.

Table 3: Basic Emissions Calculations

Activity Data x	Emissions Factor =	Emissions
Electricity Consumption (kilowatt hours)	CO_2 emitted/kWh	CO_2 emitted
Natural Gas Consumption (therms)	CO_2 emitted/therm	CO_2 emitted
Gasoline/Diesel Consumption (gallons)	CO_2 emitted /gallon	CO_2 emitted
Waste Generated by Government Operations (tons)	CH_4 emitted/ton of waste	CH_4 emitted

The Scopes Framework

This inventory reports greenhouse gas emissions by sector and additionally by "scope", in line with the LGO Protocol and WRI/WBCSD GHG Protocol Corporate Standard.

Scope 1: Direct emissions from sources within a local government's operations that it owns and/or controls, with the exception of direct CO_2 emissions from biogenic sources. This includes stationary combustion to produce electricity, steam, heat, and power equipment; mobile combustion of fuels; process emissions from physical or chemical processing; fugitive emissions that result from production, processing, transmission, storage and use of fuels; leaked refrigerants; and other sources.

Scope 2: Indirect emissions associated with the consumption of purchased or acquired electricity, steam, heating, or cooling.

Scope 3: All other emissions sources that hold policy relevance to the local government that can be measured and reported. This includes all indirect emissions not covered in Scope 2 that occur as a result of activities within the operations of the local government. Scope 3 emission sources include (but are not limited to) tailpipe emissions from employee commutes, employee business travel, and emissions resulting from the decomposition of government-generated solid waste.

ICLEI and the LGO Protocol provide standard methodologies for calculating emissions from the sources shown in Table 4. Other sources of emissions, such as those associated with the production of consumed products do not yet have standard calculation methodologies and are thus excluded from this inventory.

Table 4: Inventoried Emissions Sources by Scope

Scope 1	Scope 2	Scope 3
Fuel consumed at facilities	Purchased electricity consumed by facilities	Solid waste generated by government operations
Fuel consumed by vehicle fleet and mobile equipment	Purchased electricity consumed by electric vehicles	Fuel consumed by vehicles during employee commuting
Fuel consumed to generate electricity	Purchased steam	
Leaked refrigerants from facilities and vehicles	Purchased cooling (chilled water)	
Leaked / deployed fire suppressants		
Solid waste in government landfills		
Wastewater decomposition and treatment at a municipal wastewater treatment plant		

Organizational Boundaries

The organizational boundary for the inventory determines which aspects of operations are included in the emissions inventory, and which are not. Under the LGO Protocol, two control approaches are used for reporting emissions: operational control or financial control. A local government has operational control over an operation if it has full authority to introduce and implement policies that impact the operation. A local government has financial control if the operation is fully consolidated in financial accounts. If a local government has joint control over an operation, the contractual agreement will have to be examined to see who has authority over operating policies and implementation, and thus the responsibility to report emissions under operational control.

LGO Protocol strongly encourages local governments to utilize operational control as the organization boundary for a government operations emissions inventory. Operational control is believed to most accurately represent the emissions sources that local governments can most directly influence, and this boundary is consistent with other environmental and air quality reporting program requirements. For this reason, this inventory was conducted according to the operational control framework.

Types of Emissions

As described in the LGO Protocol, emissions from each of the greenhouse gases can come in a number of forms:

Stationary or mobile combustion: These are emissions resulting from on-site combustion of fuels (natural gas, diesel, gasoline, etc.) to generate heat, electricity, or to power vehicles and mobile equipment.

Purchased electricity: These are emissions produced by the generation of power from utilities outside of the jurisdiction.

Fugitive emissions: Emissions that result from the unintentional release of greenhouse gases into the atmosphere (e.g., leaked refrigerants, methane from waste decomposition, etc.).

Process emissions: Emissions from physical or chemical processing of a material (e.g., wastewater treatment).

Significance Thresholds

Within any local government's own operations there will be emission sources that fall within Scope 1 and Scope 2 that are minimal in magnitude and difficult to accurately measure. Within the context of local government operations, emissions from leaked refrigerants and backup generators may be common sources of these types of emissions. For these less significant emissions sources, LGO Protocol specifies that up to 5 percent of total emissions can be reported using methodologies that deviate from the recommended methodologies in LGO Protocol. In the context of registering emissions with an independent registry (such as the California Climate Action Registry), emissions that fall under the significance threshold are called ***de minimis***.

In this report, the following emissions fell under the significance threshold and were reported using best available methods:

- Scope 1 fugitive emissions from leaked refrigerants from Vehicle Fleet

Understanding Totals

It is important to realize that the totals and sub-totals listed in the tables and discussed in this report are intended to represent all-inclusive, complete totals for City of Sutter Creek's operations. However, these totals are only a summation of inventoried emissions using available estimation methods. Each inventoried sector may have additional emissions sources associated with them that were unaccounted for, such as Scope 3 sources that could not be estimated.

Also, local governments provide different services to their citizens, and the scale of the services (and thus the emissions) is highly dependent upon the size and purview of the local government. For these reasons, comparisons between local government totals should not be made without keen analysis of the basis for figures and the services provided.

It is important to understand that in the case where a local government operates a municipal utility that generates electricity for government facilities, the associated emissions should be considered Scope 1 emissions within the Power Generation Facilities sector, and not Scope 2 emissions within each of the other facilities sectors, when calculating a total. This is advised by the LGO Protocol and done to avoid reporting the same emissions twice, also known as double counting.


Photo courtesy of en.wikipedia.org

Inventory Results

Emissions Total

In 2005, City of Sutter Creek's greenhouse gas emissions from government operations totaled 405 metric tons of CO_2e. This number represents a roll-up of emissions, and is not intended to represent a complete picture of emissions from City of Sutter Creek's operations. This roll-up number was calculated specifically to avoid double counting. Refer to the Understanding Totals section of this report's Introduction for more information on calculating totals and avoiding double counting.

Buildings and Other Facilities

Facility operations contribute to greenhouse gas emissions in two major ways. First, facilities consume electricity and fuels such as natural gas. This consumption is associated with the majority of greenhouse gas emissions from facilities. In addition, fire suppression, air conditioning, and refrigeration equipment in buildings can emit hydrofluorocarbons (HFCs) and other greenhouse gases when these systems leak refrigerants or fire suppressants. Refrigerants and fire suppressants are very potent greenhouse gases, and have Global Warming Potential (GWP) of up to many thousand times that of CO_2. For example, HFC-134a, a very common refrigerant, has a GWP of 1300, or 1300 times that of CO_2. Therefore, even small amounts of leaked refrigerants can have a significant effect on greenhouse gas emissions.

City of Sutter Creek only operates three facilities, with other services provided by the County of Amador. Figure 3 and Table 5 show that City Hall's energy usage accounts for 75% of the emissions in this sector. Figure 4 and Table 6 show that the city uses equal amounts of natural gas and electricity (50%). Table 7 outlines top emitters, while Table 8 defines emissions in terms of scope and type, supporting the determination that the City energy use emissions are nearly equally attributed to electricity and natural gas consumption.

Figure 3: Buildings and Other Facilities Emissions by Department

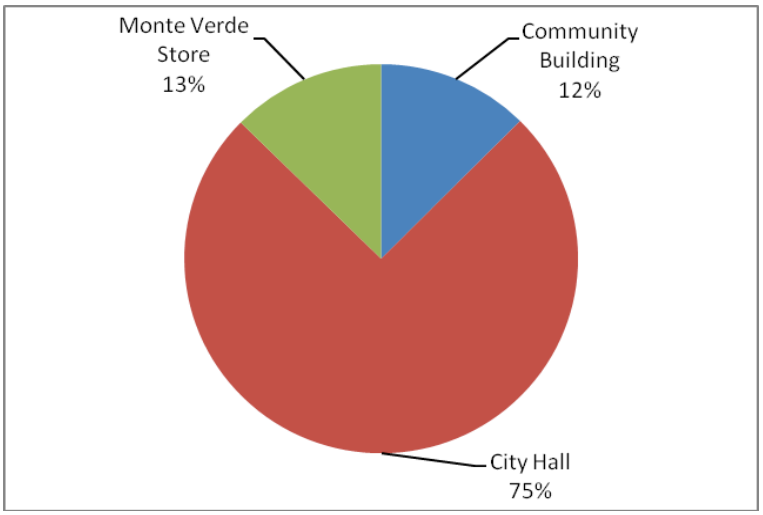

Table 5: Buildings and Other Facilities Emissions by Department

Department	metric tons CO_2e
Community Building	5
City Hall	32
Monte Verde Store	5
Totals	**43**

Figure 4: Buildings and Other Facilities Emissions by Source

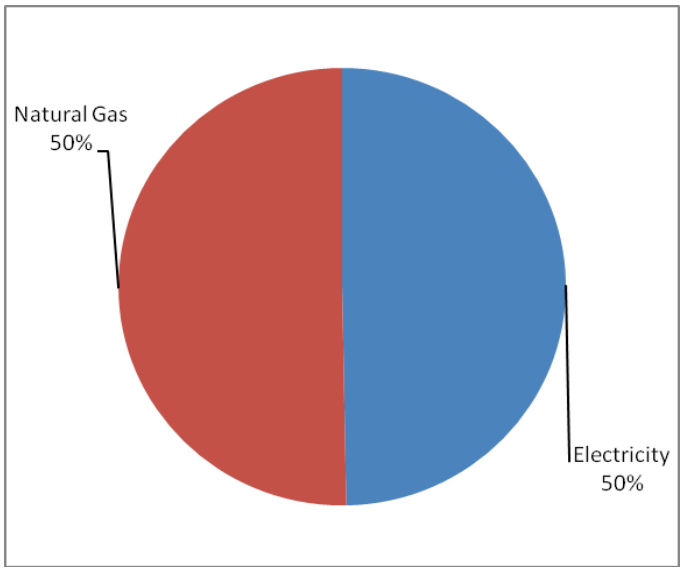

Table 6: Buildings and Other Facilities Emissions by Source

Source	metric tons CO_2e
Electricity	21
Natural Gas	21
Totals	**43**

Table 7: Top 5 Largest Contributors to Emissions from Buildings Sector

Facility	% of Sector Emissions from Electricity	% of Sector Emissions from Natural Gas	% of Sector Emissions from Other Sources	CO_2e Emissions from Electricity	CO_2e Emissions from Natural Gas	Total CO_2e Emissions
City Hall	39%	36%	0%	16.52	15.48	32.01
Monte Verde Store	2%	11%	0%	0.81	4.58	5.39
Community Building	9%	3%	0%	3.90	1.42	5.32
Totals	**50%**	**50%**	**0%**	**21.23**	**21.49**	**42.72**

Table 8: LGO Protocol Report - Buildings Sector Emissions by Scope and Emission Type

BUILDINGS & OTHER FACILITIES				
Scope	**Emission Type**	**Greenhouse Gas Emissions (metric tons)**		
SCOPE 1		CO_2e	CO_2	CH_4
	Stationary Combustion	21.486	21.431	0.002
	Total Direct Emissions	**21.486**	**21.431**	**0.002**
SCOPE 2		CO_2e	CO_2	CH_4
	Purchased Electricity	21.234	21.060	0.001
	Total Indirect Emissions	**21.234**	**21.060**	**0.001**

Streetlights, Traffic Signals, and Other Public Lighting

Like most local governments, City of Sutter Creek operates a range of public lighting including lighting for parks and streetlights. The majority of emissions associated with the operation of this infrastructure are due to electricity consumption. Data relating to electricity consumption for public lighting was obtained from PG&E. Figure 6 and Table 9 show the majority of public lighting emissions belong to streetlights (92%), and Table 10 shows that CO_2 is the only greenhouse gas emission from public lighting. Information items include electricity used for LS-1 designated streetlights (PG&E owned, operated, maintained and directly paid for, indirectly paid for through City of Sutter Creek's general rate case with PG&E). Note that LS-1's are not under operational control of the City, emissions are included for informational purposes only and are not included in the total roll up number described in the executive summary.

Figure 6: Public Lighting Emissions by Subsector

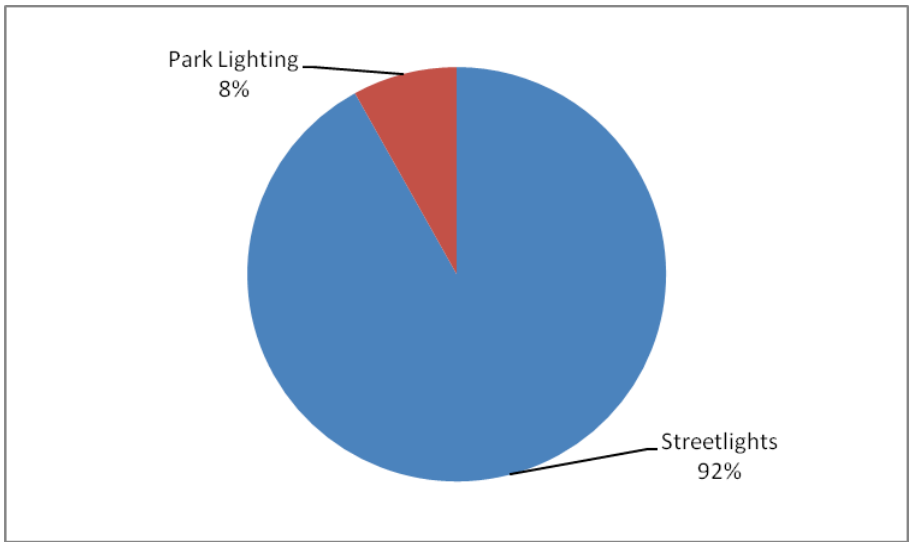

Table 9: Public Lighting Emissions by Subsector

Subsector (Light Type)	metric tons CO_2e	% of Sector Emissions	Electricity Use (kWh)	Cost ($)
Streetlights	0.56	92%	2,492	$ 496
Park Lighting	0.05	8%	219	$ 150
Totals	**0.61**	**100%**	**2,711**	**$ 646**

Table 10: LGO Protocol Report – Public Lighting Emissions by Scope and Emission Type

STREETLIGHTS, TRAFFIC SIGNALS, AND OTHER PUBLIC LIGHTING					
Scope	**Emission Type**	**Greenhouse Gas Emissions (metric tons)**			
SCOPE 2		CO_2e	CO_2	CH_4	N_2O
	Purchased Electricity	0.606	0.602	0.000	0.000
	Total Indirect Emissions	0.606	0.602	0.000	0.000
Information Item		CO_2e			
PG&E Owned Streetlights (LS-1's)	Purchased Electricity	20.934			

Wastewater Treatment Facilities

Wastewater coming from homes and businesses is rich in organic matter and has a high concentration of carbon and nitrogen (along with other organic elements). As wastewater is collected, treated, and discharged, chemical processes in aerobic and anaerobic conditions lead to the creation and emission of two greenhouse gases: methane and nitrous oxide. Local governments that operate wastewater treatment facilities, including treatment plants, septic systems, collection lagoons, and other facilities, must therefore account for the emission of these gases.

City of Sutter Creek has operated their centralized wastewater treatment plant since the early 1950's. These facilities serve approximately 3,242 people, including the residents and businesses located in Sutter Creek, Amador City, and Martell. Figure 7 and Table 11 show that the majority of wastewater emissions are from nitrification (77%), and that 100 metric tons of CO_2e are attributed to wastewater treatment. Table 12 illustrates the emissions from wastewater by scope and emission type.

Figure 7: Wastewater Treatment Facilities Emissions by Subsector

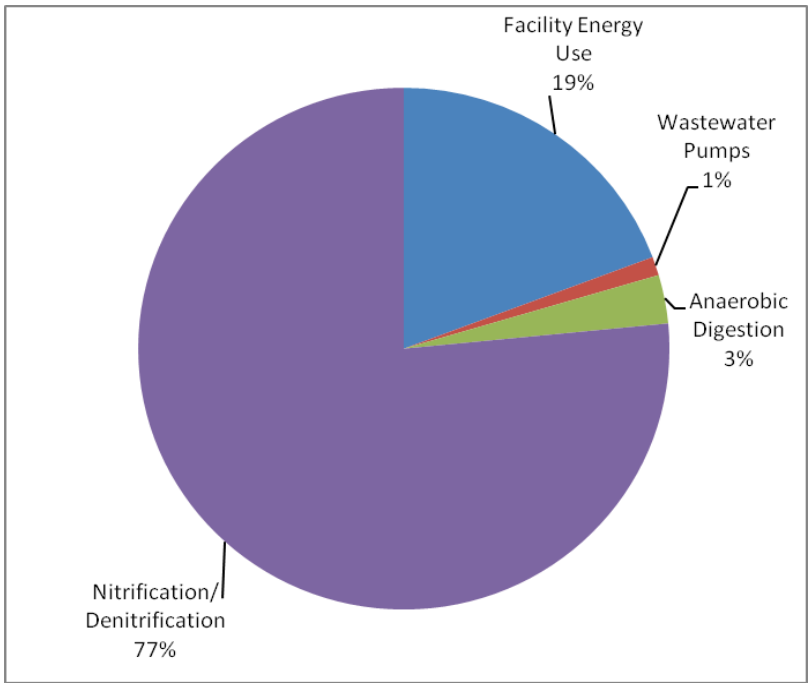

Table 11: Wastewater Treatment Facilities Emissions by Subsector

Subsector	metric tons CO_2e
Facility Energy Use	19
Wastewater Pumps	1
Anaerobic Digestion	3
Nitrification/ Denitrification	77
Totals	**100**

Table 12: LGO Protocol Report - Wastewater Treatment Facilities Emissions by Scope and Emission Type

WASTEWATER TREATMENT FACILITIES					
Scope	Emission Type	Greenhouse Gas Emissions (metric tons)			
SCOPE 1		CO_2e	CO_2	CH_4	N_2O
	Process Emissions	79.877	0.000	0.144	0.248
	Total Direct Emissions	**79.877**	**0.000**	**0.144**	**0.248**
SCOPE 2		CO_2e	CO_2	CH_4	N_2O
	Purchased Electricity	20.517	20.349	0.001	0.000
	Total Indirect Emissions	**20.517**	**20.349**	**0.001**	**0.000**

Vehicle Fleet and Mobile Equipment

The vehicles and mobile equipment used in City of Sutter Creek's daily operations, including maintenance trucks used for parks and recreation to police cruisers and fire trucks, burn gasoline, diesel, and other fuels, which results in greenhouse gas emissions. In addition, vehicles with air conditioning or refrigeration equipment use refrigerants that can leak from the vehicle.

In 2005, City of Sutter Creek operated a vehicle fleet with 12 light trucks and passenger cars. City of Sutter Creek's vehicle fleet performed Police and Public Works operations. In 2005, the majority of vehicles in the fleet were used by the Police Department (57%). As shown in Figure 8 and Table 13 gasoline is the largest contributor to emissions for the vehicle fleet (98%). Figure 9 shows that the Police department operates the majority of the vehicle fleet (57%). Table 14 shows emissions by scope and type for this sector.

Figure 8: Vehicle Fleet Emissions by Source

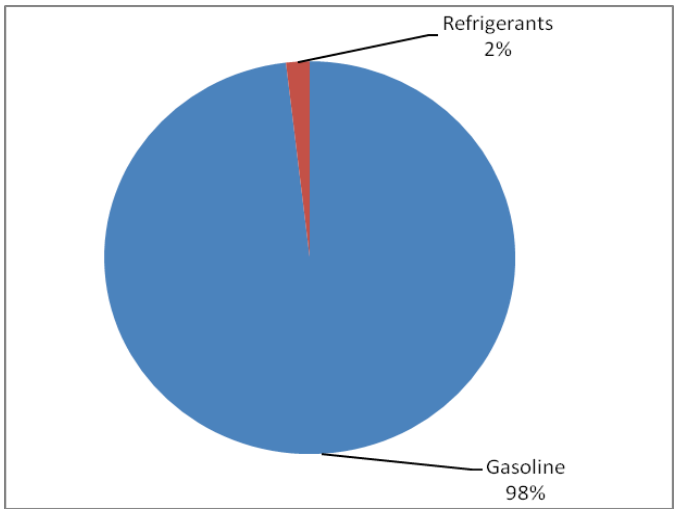

Table 13: Vehicle Fleet Emissions by Source

Source	metric tons CO_2e	Consumption (gal)	Cost ($)
Gasoline	165.03	18,347	$ 39,995
Refrigerants	3.12	NA*	NA
Totals	**168.15**	**18,347**	**$ 39,995**

*Leaked refrigerants are measured in metric tons

Figure 9: Vehicle Fleet Emissions by Department

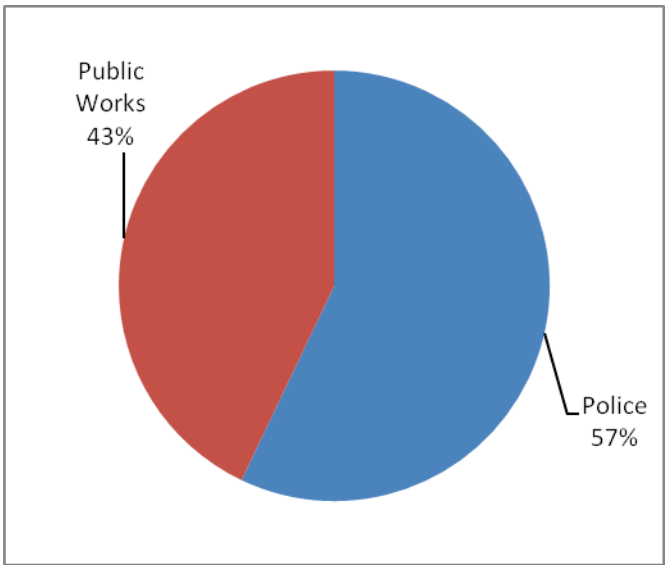

Table 14: LGO Protocol Report - Vehicle Fleet Emissions by Scope and Emission Type

VEHICLE FLEET					
Scope	**Emission Type**	**Greenhouse Gas Emissions (metric tons)**			
SCOPE 1		CO_2e	CO_2	CH_4	N_2O
	Mobile Combustion	165.031	161.083	0.009	0.012
	Fugitive Emissions	3.120	0.000	0.000	0.000
	Total Direct Emissions	**168.151**	**161.083**	**0.009**	**0.012**
INDICATORS	Number of Vehicles	12			
	Vehicle Miles Traveled	420,006			

Government-Generated Solid Waste

Many local government operations generate solid waste, much of which is eventually sent to a landfill. Typical sources of waste in local government operations include paper and food waste from offices and facilities, construction waste from public works, and plant debris from parks departments. Organic materials in government-generated solid waste

(including paper, food scraps, plant debris, textiles, wood waste, etc.) generate methane as they decay in the anaerobic environment of a landfill. Emissions from the waste sector are an estimate of methane generation that will result from the anaerobic decomposition of all organic waste sent to landfill in the base year. It is important to note that although these emissions are attributed to the inventory year in which the waste is generated, the emissions themselves will occur over the 100+ year timeframe that the waste will decompose.

Figure 10 and Table 15 show that waste generated by the Sewer Plant accounts for 54% of the city's total, while Table 16 shows that all waste generated are scope 3 emissions.

Figure 10: Government Waste Emissions by Subsector

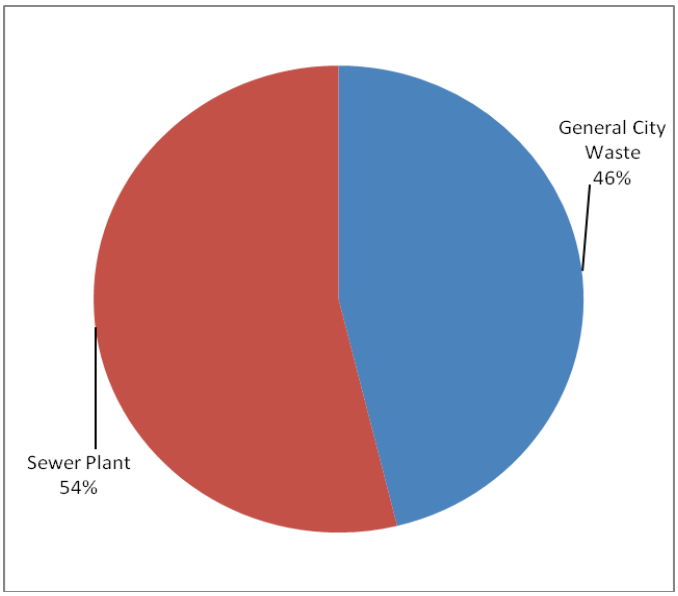

Table 15: Government Waste Emissions by Subsector

Department	metric tons CO_2e
General City Waste	12
Sewer Plant	14
Totals	**26**

Table 16: LGO Protocol Report - Government Waste Emissions by Scope and Emission Type

SOLID WASTE GENERATION			
Scope	**Emission Type**	**Greenhouse Gas Emissions (metric tons)**	
SCOPE 3		CO_2e	
	Waste All Facilities	25.72	
INDICATORS	Short tons of solid waste	101.40	

Employee Commute

Emissions in the Employee Commute sector are due to combustion of fuels in vehicles used by government employees for commuting to work at City of Sutter Creek. Results from a survey designed by ICLEI and administered by City of Sutter Creek are shown below. The survey was used to collect the data needed to calculate emissions and also capture other information that will help City of Sutter Creek set effective policy addressing this sector.

Figure 11 and Table 17 show the majority of emission attributed to employee commute result from passenger cars (61%), with remaining emissions coming from the use of the Light Trucks/SUV/Pickup/Van category. Table 18 illustrates that all emissions within this sector are categorized as scope 3. Employees were also queried on their reasoning for choosing certain commute modes over others. Tables 21-25 describe the results from survey respondents. The majority of employees choose not to carpool due to working "late or irregular hours" (25%). Most respondents don't use public transit because it "doesn't match their route or schedule" (41%). Fifty five percent of employees do not bike or walk to work because of distance. Most employees commute to work alone (82%), and live 6-10 or 15-25 miles away from work (27% each). Over half of the employees commute takes anywhere from 6-25 minutes, and many employees are interested in carpooling (25%), public transit (16.7%), or walking (8.3%) to work.

Figure 11: Employee Commute Emissions by Vehicle Class

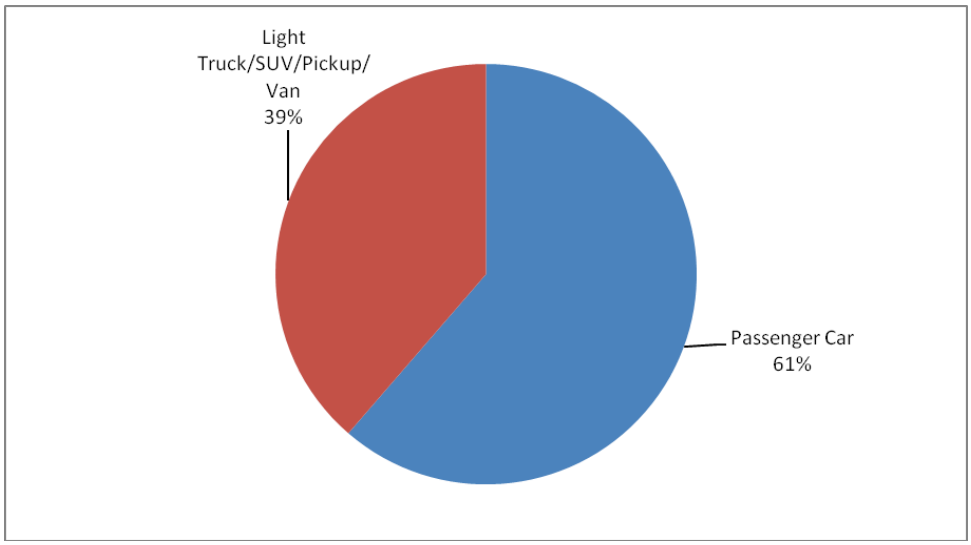

Table 17: Employee Commute Emissions by Vehicle Class

Vehicle Class	metric tons CO_2e
Passenger Car	41
Light Truck/SUV/Pickup/Van	26
Totals	**68**

Table 18: LGO Protocol Report - Employee Commute Emissions by Scope and Emission Type

EMPLOYEE COMMUTE		
Scope	**Emission Type**	**Greenhouse Gas Emissions (metric tons)**
SCOPE 3		CO_2e
	Mobile Combustion	67.64
INDICATORS	Vehicle Miles Traveled	190,776
	Number of Vehicles	12

Table 19: Employee Commute - Reasons for Not Carpooling Data

Reason	Percentage
Work late or irregular hours	25%
Other people do not match my schedule or route	17%
Need to make stops on the way to work or home	13%
Difficult to find others to carpool/vanpool	8%
Like the privacy when I'm in my own car	8%
Dislike being dependent on others	8%
Need my car on the job	8%
May not be able to get home quickly in an emergency	4%
Never considered carpooling or vanpooling	4%
Other	4%
Makes my trip too long	0%
I don't know enough about carpooling or vanpooling	0%

*Other responses included: "I do transport one person from my community with me to work."

Table 20: Employee Commute - Reasons for Not Taking Transit

Reason	Percentage
Transit service doesn't match my route or schedule	41%
I work late or irregular hours	18%
Like the privacy when I'm in my own car	12%
Need my car on the job	12%
It takes too long	6%
It is not safe or easy to walk to work from the transit stop	6%
Need to make stops on the way to work or home	6%
It costs too much	0%
Not enough parking at the transit stop from which I'd depart	0%
It is too far to walk to work from the transit stop	0%
May not be able to get home quickly during an emergency	0%
I don't know enough about taking transit	0%
Never considered using public transit	0%

Table 21: Employee Commute - Reasons for Not Walking/Biking

Reason	Percentage
I live too far away	55%
There isn't a safe or easy route for walking or biking	27%
May not be able to get home quickly in an emergency	9%
Other	9%
Weather	0%
No place at work to store bikes safely	0%
It's not easy to look good and feel comfortable for work after walking or biking	0%
Workplace does not have adequate facilities for showering/changing	0%
Need to make stops on the way to work or home	0%
Never considered walking or biking to work	0%
I don't know enough about walking or biking to work	0%

*Other responses included: "Company vehicle."

Table 22: Employee Commute - Travel Mode Data

Mode	Percentage
Drive Alone	82%
Carpool/Vanpool	0%
Transit	0%
Biking	0%
Walking	0%
Other/Telecommute	0%
Split Modes	18%

Table 23: Employee Commute - Miles from Work Data

Miles	Percentage
0-5	18%
6-10	27%
11-15	0%
15-20	27%
21-25	9%
26-30	0%
31-35	0%
36-40	0%
41-45	0%
46-50	9%
51-75	9%
76-100	0%
Over 100	0%

Table 24: Employee Commute - Time to Work Data

Time (Minutes)	Percentage
Less than 5	18%
6 to 15	27%
16 to 25	27%
26 to 35	9%
36 to 45	0%
Over 45	18%

Table 25: Employee Commute - Interest in Other Modes

Mode	Percentage
Carpooling	25%
Vanpooling	0%
Public Transit	16.7%
Biking	0%
Walking	8.3%
Telecommuting	0%

Inventory Methodologies

Buildings and Other Facilities

For City of Sutter Creek's Buildings and Facilities data, LGO protocol recommended methods were used in collection and analysis of this activity data. Energy usage data from Pacific Gas & Electric Company (PG&E) was produced by the Rate Data Analysis Group, Phase 1 Gas and Electric GHG Summary for Incorporated Cities and Unincorporated Portions of City of Sutter Creek for year 2005, based on energy usage of PG&E service accounts. This PG&E activity data was originally requested by the City of Sutter Creek Planning Department then passed along to the intern for conditioning.

Streetlights, Traffic Signals, and Other Public Lighting

Energy usage data from PG&E from was produced by the Rate Data Analysis Group, Phase 1 Gas and Electric GHG Summary for Incorporated Cities and Unincorporated Portions of City of Sutter Creek for year 2005, based on energy usage of PG&E service accounts. LGO protocol recommended methods were followed in collection and analysis of this activity data. Over 78% of the usage is labeled as "lighting" in the account information, so it is classified as "other outdoor lighting".

Wastewater Treatment Facilities

Energy usage data from PG&E from was produced by the Rate Data Analysis Group, Phase 1 Gas and Electric GHG Summary for Incorporated Cities and Unincorporated Portions of City of Sutter Creek for year 2005, based on energy usage of PG&E service accounts. The process emissions data was obtained from City of Sutter Creek Planning Department.

LGO protocol recommended methods were followed in collection and analysis of the electricity consumption data; however, alternate methods were required for process emissions from centralized wastewater treatment plants and anaerobic digesters. Daily nitrogen levels at the centralized wastewater treatment plant and volume of digester gas for the anaerobic digester were not available at the time this inventory was taken, so population data was used to estimate these process emissions.

Vehicle Fleet and Mobile Equipment

The activity data for City of Sutter Creek's vehicle fleet was provided by City of Sutter Creek's Planning Department. LGO protocol recommended methods were followed in collection and analysis of the fuel purchase data. The fuel purchase data available was in the form of dollars spent per department on fuel. The gallons of gasoline consumed were calculated using average fuel prices, yielding total fuel consumed.

Government-Generated Solid Waste

The activity data for City of Sutter Creek's waste hauling and recycling was provided by City of Sutter Creek's Planning Department. LGO protocol recommended methods were followed in collection and analysis of this activity data. City of Sutter Creek's Planning Department inventoried each account and recorded receptacle volume, frequency of pickup, and classification of waste. Minor conditioning was needed to insert this data into the Master Data Workbook under "Solid Waste by Volume".

Employee Commute

The City of Sutter Creek Planning Department distributed surveys to all city employees, yielding a 57% response rate. Even though there is no specific reference in the LGO protocol to collecting employee commute data, this methodology was recommended by ICLEI and City of Sutter Creek's 57% response rate is considered acceptable for extrapolating information to obtain estimates for 2005 data. Since some of the questions were open ended there was some conditioning needed on the intern's part to produce measureable results. For example if the distance from the employee's home to their place of work was responded as 20-25 miles, then it was conditioned to 22.5 miles, and so forth.

Information Items

The only information items tracked for City of Sutter Creek are the scope 2 emissions from electricity used for LS-1 designated streetlights (PG&E owned, operated, maintained and directly paid for, indirectly paid for through City of Sutter Creek's general rate case with PG&E). These emissions, however, account for over 97% of the emissions from the Public Lighting sector, and nearly 5% of the overall city's emissions. These are significant percentages and should not be ignored when developing reduction strategies.

Next Steps

ICLEI's Five Milestone Process

While City of Sutter Creek has already begun to reduce greenhouse gas emissions through its actions, this inventory represents the first step in a systematic approach to reducing City of Sutter Creek's emissions. This system, developed by ICLEI, is called the Five Milestones for Climate Mitigation. This Five Milestone process involves the following steps:

Milestone One: Conduct a baseline emissions inventory and forecast

Milestone Two: Adopt an emissions reduction target for the forecast year

Milestone Three: Develop a local climate action plan

Milestone Four: Implement the climate action plan

Milestone Five: Monitor progress and report results

Figure 12: ICLEI's Five Milestones for Climate Mitigation

ICLEI staff are available to local governments who are members and should be contacted to discuss the full range of resources available at each stage of the Milestone process. The following sections provide a glimpse at next steps and help capture the lessons learned in conducting this inventory.

Setting Emissions Reduction Targets

This inventory provides an emissions baseline that can be used to inform Milestone Two of ICLEI's Five-Milestone process—setting emissions reduction targets for City of Sutter Creek's municipal operations. The greenhouse gas emissions reduction target is a goal to reduce emissions to a certain percentage below base year levels by a chosen planning horizon year. An example target might be a 30 percent reduction in emissions below 2005 levels by 2020. A target provides an objective toward which to strive and against which to measure progress. It allows a local government to quantify its commitment to fighting global warming—demonstrating that the jurisdiction is serious about its commitment and systematic in its approach.

In selecting a target, it is important to strike a balance between scientific necessity, ambition, and what is realistically achievable. City of Sutter Creek should give itself enough time to implement chosen emissions reduction measures—noting that the farther out the target year is, the more City of Sutter Creek should pledge to reduce. ICLEI recommends that regardless of the chosen long-term emissions reduction target (e.g., 15-year, 40-year), City of Sutter Creek should establish linear interim targets for every two- to three-year period. Near-term targets facilitate additional support and accountability, and linear goals help to ensure continued momentum around local climate protection efforts. To monitor the effectiveness of its programs, City of Sutter Creek should plan to re-inventory its emissions on a regular basis; many jurisdictions are electing to perform annual inventories. ICLEI recommends conducting an emissions inventory every three to five years.

The Long-Term Goal

ICLEI recommends that near-term climate work should be guided by the long-term goal of reducing its emissions by 80 percent to 95 percent from the 2005 baseline level by the year 2050. By referencing a long-term goal that is in accordance with current scientific understanding, City of Sutter Creek can demonstrate that it intends to do its part towards addressing greenhouse gas emissions from its internal operations.

It is important to keep in mind that it will be next to impossible for local governments to reduce emissions by 80 to 95 percent without the assistance of state and federal policy changes that create new incentives and new sources of funding for emissions reduction projects and programs. However, in the next 15 years, there is much that local governments can do to reduce emissions independently. It is also important that City of Sutter Creek works to reduce its emissions sooner, rather than later: the sooner a stable level of greenhouse gases in the atmosphere is achieved, the less likely it is that some of the most dire climate change scenarios will be realized. Additionally, cost saving projects can be undertaken now – why wait to increase the quality of local government service and operations, while reducing taxpayer costs?

State of California Targets and Guidance

An integral component of the State of California's climate protection approach has been the creation of three core emissions reduction targets at the community level. While these targets are specific to the community-scale, they can be used to inform emissions targets for government operations as well. On June 1, 2005, California Governor Schwarzenegger signed Executive Order S-3-05 establishing climate change emission reductions targets for the State of California. The California targets are an example of near-, mid- and long-term targets:

- Reduce emissions to 2000 levels by 2010
- Reduce emissions to 1990 levels by 2020
- Reduce emissions to 80 percent below 1990 levels by 2050

The AB 32 Scoping Plan also provides further guidance on establishing targets for local governments; specifically the Plan suggests creating an emissions reduction goal of 15 percent below "current" levels by 2020. This target has informed many local government's emission reduction targets for municipal operations—most local governments in California with adopted targets have targets of 15 to 25 percent reductions under 2005 levels by 2020.

Departmental Targets

If possible, ICLEI recommends that City of Sutter Creek consider department-specific targets for each of the departments that generate emissions within its operations. This allows City of Sutter Creek staff to do a more in-depth analysis of what is achievable in each sector in the near, mid and long-term, and also provides encourages department leaders to consider their department's impact on the climate and institute a climate-conscious culture within their operations.

Creating an Emissions Reduction Strategy

This inventory identifies the major sources of emissions from City of Sutter Creek's operations and, therefore, where policymakers will need to target emissions reductions activities if they are to make significant progress toward adopted targets. For example, since vehicle fleet was a major source of emissions from City of Sutter Creek's operations, it is possible that City of Sutter Creek could meet near-term targets by implementing a few major actions within vehicle fleet. Medium-term targets could be met by focusing emissions reduction actions on the wastewater treatment plant and employee commute, and the long term (2050) target will not be achievable without major reductions in all of these sectors.

Please note that, whenever possible, reduction strategies should include cost-saving projects that both reduce costs (such as energy bills) while reducing greenhouse gas emissions. These "low hanging fruit" are important because they frequently represent win-win situations in which there is no downside to implementation. Selecting these projects in the

order of largest to smallest benefit ensures that solid, predictable returns can be realized locally. These projects lower recurring expenditures, save taxpayer dollars, create local jobs, and benefit the community environmentally.

Given the results of the inventory, ICLEI recommends that City of Sutter Creek focus on the following tasks in order to significantly reduce emissions from its government operations:

- Reducing usage of city owned vehicles and replacing those which are not fuel efficient, and change procurement policy to specify high fuel efficiency for each vehicle class.
- Comprehensive municipal retrofit of existing buildings
- Switch traffic signals from incandescent bulbs to Light Emitting Diodes (LEDs)
- Explore alternative transportation methods for employees to get to work
- Increase office recycling, e.g. paper, cardboard, cans, toner cartridges
- Participate in Phase II of Green Communities: Community-Wide Inventory
- Implement methane capture system to utilize digester gas for electricity and heating.

Using these strategies as a basis for a more detailed overall emissions reductions strategy, or climate action plan, City of Sutter Creek should be able to reduce its impact on global warming. In the process, it may also be able to improve the quality of its services, reduce costs, stimulate local economic development, and inspire local residents and businesses to redouble their own efforts to combat climate change.

Improving Emissions Estimates

One of the benefits of a local government operations emissions inventory is that local government staff can identify areas in their current data collection systems where data collection can be improved. For example, a local government may not directly track fuel consumption by each vehicle and instead will rely upon estimates based upon VMT or purchased fuel to calculate emissions. This affects the accuracy of the emissions estimate and may have other implications for government operations as a whole.

During the inventory process, City of Sutter Creek staff identified the following gaps in data that, if resolved, would allow City of Sutter Creek to meet the recommended methods outlined in LGO Protocol in future inventories.

- Direct tracking of refrigerants recharged into HVAC and refrigeration equipment
- Fuel consumption by individual vehicles
- Odometer readings of individual vehicles
- Fuel consumption by mobile equipment
- Fuel consumption by diesel and other generators
- Refrigerants recharged into vehicles in the vehicle fleet

ICLEI encourages staff to review the areas of missing data and establish data collection systems for this data as part of normal operations. In this way, when staff are ready to re-inventory for a future year, they will have the proper data to make a more accurate emissions estimate.

Project Resources

ICLEI has created tools for City of Sutter Creek to use to assist with future monitoring inventories. These tools are designed to work in conjunction with LGO Protocol, which is the primary reference document for conducting an emissions inventory. The following tools should be saved as resources and supplemental information to this report:

- The "Master Data Workbook" that contains most or all of the raw data (including emails), data sources, emissions, notes on inclusions and exclusions, and reporting tools
- The "Data Gathering Instructions" on the types of emissions and data collection methodology for each inventory sector